

**AUGUST 10, 2016 CITY COUNCIL AGENDA  
CERTIFICATION**

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



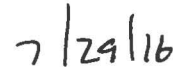
A.C. Gonzalez  
City Manager



Date



Jeanne Chipperfield  
Chief Financial Officer



Date





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CITY SECRETARY  
DALLAS, TEXAS



# COUNCIL AGENDA

August 10, 2016

Date

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

## **General Information**

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

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

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

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

## **Rules of Courtesy**

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

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

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

## **Información General**

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

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaría 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 Disabilities 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 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 (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

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

# SUPPLEMENTAL NOTICE

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

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

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

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



**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, AUGUST 10, 2016  
ORDER OF BUSINESS**

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

9:00 a.m.      **INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 51

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 52 - 62

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 63 - 87

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





**AGENDA**  
**CITY COUNCIL MEETING**  
**AUGUST 10, 2016**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

**VOTING AGENDA**

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

**CONSENT AGENDA**

**Aviation**

2. Authorize a five-year lease agreement with Harry Hines Venture, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 5.27 acres or 229,781 square feet (site 1) of land located at 6612 and 6720 Harry Hines Boulevard for an employee parking facility for Dallas Love Field - Not to exceed \$7,157,844 - Financing: Aviation Current Funds (Not to exceed \$2,102,676 for Year 1 and \$1,263,792 annually for Years 2 through 5) (subject to annual appropriations)
3. Authorize a five-year lease agreement with Harry Hines Venture II, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 3.55 acres or 154,658 square feet (site 2) of land located at 2032, 2108, 2110, 2112, 2114, 2116, and 2128 Hawes Avenue, to be used for an employee parking facility for Dallas Love Field - Not to exceed \$4,675,089 - Financing: Aviation Current Funds (Not to exceed \$1,581,921 in Year 1 and \$773,292 annually in Years 2 through 5) (subject to annual appropriations)

CONSENT AGENDA (Continued)**Aviation (Continued)**

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

**Business Development & Procurement Services**

5. Authorize a two-year service contract, with a one-year renewal option, for maintenance and support of Visual Fire software - ESO Solutions, Inc., only proposer - Not to exceed \$312,797 - Financing: Current Funds (subject to annual appropriations)
6. Authorize a thirty-four month service contract for hardware, software maintenance and support for the City's Symantec electronically stored information discovery system - Symantec distributed by Carahsoft Technology Corp. and sold through TEQSYS, Inc., through the Department of Information Resources, State of Texas Cooperative - Not to exceed \$301,721 - Financing: Current Funds (subject to annual appropriations)
7. Authorize a three-year service contract to provide professional auctioneer services at the City's auctions - Lone Star Auctioneers, Inc., most advantageous proposer of four - Financing: No cost consideration to the City (commissions to be paid by a buyer's premium)
8. Authorize a three-year master agreement for the purchase of animal food - Lab Animal Supplies, Inc. dba Lab Supply in the amount of \$331,205 and Simba Industries in the amount of \$25,047, lowest responsible bidders of three - Total not to exceed \$356,252 - Financing: Current Funds
9. Authorize a three-year master agreement for hydrogen peroxide to be used in the water purification process - U.S. Peroxide, LLC, lowest responsible bidder of three - Not to exceed \$593,640 - Financing: Water Utilities Current Funds
10. Authorize a three-year master agreement for janitorial supplies, trash bags and liners - MANS Distributors, Inc. in the amount of \$8,134,179, Eagle Brush & Chemical, Inc. in the amount of \$3,611,700, All American Poly Corp. in the amount of \$595,511, Nationwide-Supplies, LP dba USA Supply in the amount of \$140,050, JBG Purchasing Group, LLC in the amount of \$81,639, Interboro Packaging Corp. in the amount of \$68,498, Central Poly Corporation in the amount of \$28,505 and Pollock Investments dba Pollock Paper Distributors in the amount of \$687, lowest responsible bidders of eleven - Total not to exceed \$12,660,769 - Financing: Current Funds (\$3,483,196), Convention and Event Services Current Funds (\$87,333), Aviation Current Funds (\$8,585,878), Water Utilities Current Funds (\$366,021), Sanitation Current Funds (\$94,426), Stormwater Drainage Management Current Funds (\$34,302), Department of State Health Services Grant Funds (\$5,413) and 2016-17 Community Development Block Grant Funds (\$4,200)

CONSENT AGENDA (Continued)

**Business Development & Procurement Services** (Continued)

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

**Economic Development**

12. Authorize approval of out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law - Financing: No cost consideration to the City
13. Authorize the first amendment to the development agreement with Dallas Hartford, LLC for the Hartford Building project to **(1)** extend the completion deadlines for the public improvements on the Open Space portion of the Hartford Building redevelopment project from June 30, 2016 to December 31, 2016; and **(2)** split the approved TIF funding into two phases, thereby allowing for separate reimbursement for the Hartford Building and the Open Space - Financing: No cost consideration to the City
14. Authorize an amendment to the development agreement with Trinity Groves, LLC, for the Trinity Groves Retail/Restaurant Project to extend the completion date for the project by one year, from June 30, 2015 to June 30, 2016 - Financing: No cost consideration to the City
15. Authorize amendments to the Dallas Development Fund's certificate of formation and bylaws, and the City Manager to file the amended certificate of formation with the Secretary of State - Financing: No cost consideration to the City

**Fair Housing**

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

**Housing/Community Services**

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

CONSENT AGENDA (Continued)**Housing/Community Services** (Continued)

18. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City
19. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Contractors, Inc. for the construction of affordable houses; **(2)** the sale of 11 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper Contractors, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 11 properties that may have been filed by the City - Financing: No cost consideration to the City
20. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and **(2)** the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer (list attached) - Financing: No cost consideration to the City
21. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
22. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
23. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Housing/Community Services** (Continued)

24. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
25. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Milton Semper for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Milton Semper; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
26. Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 - Not to exceed \$1,900,855 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds
27. Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of \$225,000 from May 27, 2016 to May 31, 2017 for the Creekside project - Financing: No cost consideration to the City
28. Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation (list attached) - Financing: No cost consideration to the City
29. Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 - Not to exceed \$121,000, from \$15,749,144 to \$15,870,144 - Financing: Department of State Health Services Grant Funds
30. Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

**Housing/Community Services** (Continued)

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

**Office of Emergency Management**

32. Authorize the acceptance of a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program for the period October 1, 2015 through March 31, 2017 - Not to exceed \$169,381 - Financing: U.S. Department of Homeland Security Grant Funds
33. Authorize **(1)** acceptance of Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management in an amount not to exceed \$10,000,000 to reimburse emergency response and permanent disaster recovery work efforts by the City as a result of the May 2015 Presidentially Declared Disaster; **(2)** the receipt and deposit of funds from the Federal Emergency Management Agency in an amount not to exceed \$10,000,000; **(3)** the establishment of appropriations in an amount not to exceed \$10,000,000 in the FEMA Public Assistance Fund; and **(4)** execution of the grant agreement and any other documents required - Not to exceed \$10,000,000 - Financing: FEMA Public Assistance Funds

**Office of Financial Services**

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

**Public Works Department**

35. Authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed \$632,602 - Financing: Aviation Capital Construction Funds
36. Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Street Group 12-458; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law (list attached); and **(2)** a benefit assessment hearing to be held on September 28, 2016, to receive comments - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Public Works Department (Continued)**

37. Authorize a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area - Financing: No cost consideration to the City
38. Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for the design review of Rosemont Safe Routes to School Project - Not to exceed \$2,609 - Financing: Davis Garden TIF District Funds

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

**Keller Springs Road**

39. \* Authorize **(1)** an increase in the Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout in the amount of \$204,204, from \$342,043 to \$546,247; **(2)** the receipt and deposit of funds from Dallas County in the amount of \$179,204; and **(3)** an increase in appropriations in the amount of \$179,204 in the Capital Projects Reimbursement Fund - Not to exceed \$204,204 - Financing: Capital Projects Reimbursement Funds
40. \* Authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015, to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout - Financing: No cost consideration to the City

**Sustainable Development and Construction**

41. Authorize acquisition of a wastewater easement from The CTC Family Limited Partnership, of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project - Not to exceed \$58,000 (\$53,000 plus closing cost and title expenses not to exceed \$5,000) - Financing: Water Utilities Capital Construction Funds
42. Authorize the quitclaim of 106 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$1,160,933
43. Authorize an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for the continued use of a 22,500 square foot building known as the Family Gateway Center located at 711 South St. Paul Street for the period September 27, 2016 through September 26, 2026 - Revenue: \$1



CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

44. An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway - Revenue: \$1,000, plus \$100 one-time fee, plus the \$20 ordinance publication fee
45. An ordinance granting a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain, and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street - Revenue: \$2,867 annually, plus the \$20 ordinance publication fee
46. An ordinance granting a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road - Z156-191 - Financing: No cost consideration to the City

**Trinity Watershed Management**

47. Authorize an application for a grant, requiring matching funds, through the Federal Emergency Management Agency for FY 2016-17 for the Cooperating Technical Partners program, to provide a cost share for updating certain flood studies in the City of Dallas - Financing: This action has no cost consideration to the City
48. Ratify emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station with Bar Constructors, Inc., lowest responsive bidder of three - Not to exceed \$77,648 - Financing: Stormwater Drainage Management Current Funds

**Water Utilities**

49. Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$10,443,584 - Financing: Water Utilities Capital Improvement Funds
50. Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed \$136,430, from \$21,970,756 to \$22,107,186 - Financing: Water Utilities Capital Improvement Funds
51. Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed \$1,286,023, from \$490,000 to \$1,776,023 - Financing: Water Utilities Capital Construction Funds

## ITEMS FOR INDIVIDUAL CONSIDERATION

### **City Secretary's Office**

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

### **City Attorney's Office**

53. Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$150,000, from \$175,000 to \$325,000 - Financing: Current Funds
54. Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$25,000, from \$70,000 to \$95,000 - Financing: Current Funds
55. An ordinance **(1)** appointing 12 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2018; **(2)** designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018; and **(3)** establishing the annual salary for the full-time and associate (part-time) municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City

## ITEMS FOR FURTHER CONSIDERATION

### **Housing/Community Services**

56. Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3834~~ 4400 North Prairie Creek Road - Not to exceed \$844,192 - Financing: 2012 Bond Funds

### **Park & Recreation**

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

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)ITEMS FOR FURTHER CONSIDERATION (Continued)**Public Works Department**

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

**Sustainable Development and Construction**

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

## DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development****Neighborhood Empowerment Zone and Business  
Personal Property Tax Abatement Authorization**

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

60. \* Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue, Dallas, Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City
61. \* Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at \$97,553; eight-year revenue estimated at \$578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$578,813)

**Housing/Community Services**

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

PUBLIC HEARINGS AND RELATED ACTIONS**Sustainable Development and Construction**ZONING CASES - CONSENT

63. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and an ordinance granting the repeal of Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility  
Z112-281(OTH)
64. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z156-124(SH)
65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for private school and an ordinance repealing Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane  
Recommendation of Staff and CPC: Approval for a four-year period, subject to a site plan, traffic management plan, and conditions; and approval of repealing Specific Use Permit No. 67  
Z156-174(SM)
66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 740 on the southeast corner of East Mockingbird Lane and North Central Expressway  
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions  
Z156-176(SM)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - CONSENT (Continued)

67. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions  
Z156-207(SM)
68. A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue  
Recommendation of Staff and CPC: Approval, subject to a tower exhibit and conditions  
Z156-228(SM)
69. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z156-239(OTH)
70. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions  
Z156-240(OTH)
71. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Services District and a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Road and west of Marsh Lane  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant; and approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z156-248(SM)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - CONSENT (Continued)

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

ZONING CASES - INDIVIDUAL

73. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street  
Recommendation of Staff: Approval, subject to a development plan, landscape plan, and staff's conditions  
Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions  
Z156-164(OTH)
74. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle  
Recommendation of Staff: Approval for a three-year period, subject to a site plan and staff's recommended conditions  
Recommendation of CPC: Approval for an 18-month period, subject to a site plan and conditions  
Z156-208(OTH)
75. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue  
Recommendation of Staff: Approval for a two-year period, subject to conditions  
Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions  
Z156-241(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - INDIVIDUAL (Continued)

76. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z156-242(JM)
77. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z156-258(WE)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

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

DESIGNATED ZONING CASES - INDIVIDUAL

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



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**DESIGNATED ZONING CASES - INDIVIDUAL (Continued)

80. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z156-135(OTH)
81. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive  
Recommendation of Staff and CPC: Approval, subject to conditions  
Z156-247(WE)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

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

**FLOODPLAIN APPLICATIONS****Trinity Watershed Management**

83. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 8.08 acres of the current 10.90 acres of land in the floodplain, located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River, Fill Permit 15-07 - Financing: No cost consideration to the City
84. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.0988 acres of the current 0.1326 acres of land located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of the Trinity River, Fill Permit 16-03 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## THOROUGHFARE PLAN AMENDMENTS

**Planning and Urban Design**

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

## MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

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

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

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

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

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

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

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

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>
1. 1908 Gallagher	44J	6
2. 2017 Morris	43M	6

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>
1. 4007 Furey	43F	6
2. 5608 Fannie	42U	6

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

<b><u>Property Address</u></b>	<b><u>Mapsc</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1031 E. 11th	55E	4	\$22,729.12
2. 618 Ezekial	57R	5	\$26,292.95



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

<b><u>Property Address</u></b>	<b><u>Mapsc</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 603 E. Woodin	55N	4	\$24,755.38

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

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

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1520 Rowan	46M	2	\$6,314.05

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

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

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

<b><u>Property Address</u></b>	<b><u>Mapsc</u></b>	<b><u>Council District</u></b>
1. 2615 Crossman	44P	6

**Tax Foreclosure and Seizure Property Resale**  
Agenda Item # 30

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

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**Street Group 12-458**  
Agenda Item # 36

<b><u>Project</u></b>	<b><u>Limits</u></b>	<b><u>Council District</u></b>
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

## Tax Foreclosed and Seizure Warrant Property Resales

## Agenda Item # 42

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



**Tax Foreclosed and Seizure Warrant Property Resales**  
**Agenda Item # 42 (Continued)**

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

**Tax Foreclosed and Seizure Warrant Property Resales****Agenda Item # 42 (Continued)**

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

**Installation of Water and Wastewater Mains**  
Agenda Item # 49

**District 2**

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

**District 4**

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

**District 5**

Ava Lane from Piedmont Drive to Eccles Drive

**District 6**

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

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

**District 7**

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

**District 9**

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

**District 14**

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

\*Project limits in more than one Council District

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

# AGENDA DATE August 10, 2016

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

# AGENDA DATE

August 10, 2016

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

# AGENDA DATE August 10, 2016

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



# AGENDA DATE August 10, 2016

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

# AGENDA DATE August 10, 2016

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
48			6	C	TWM	\$77,648.00	NA	NA	Ratify emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station with Bar Constructors, Inc., lowest responsive bidder of three - Not to exceed \$77,648 - Financing: Stormwater Drainage Management Current Funds
49			2, 4, 5, 6, 7, 9, 14	C	WTR	\$10,443,584.00	81.30%	25.33%	Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$10,443,584 - Financing: Water Utilities Capital Improvement Funds
50			Outside	C	WTR	\$136,430.00	15.23%	24.97%	Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed \$136,430, from \$21,970,756 to \$22,107,186 - Financing: Water Utilities Capital Improvement Funds
51			10	C	WTR	\$1,286,023.00	97.22%	28.53%	Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed \$1,286,023, from \$490,000 to \$1,776,023 - Financing: Water Utilities Capital Construction Funds
52			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
53			N/A	I	ATT, CES	\$150,000.00	100.00%	0.00%	Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$150,000, from \$175,000 to \$325,000 - Financing: Current Funds
54			N/A	I	ATT, CES	\$25,000.00	0.00%	0.00%	Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Berghold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$25,000, from \$70,000 to \$95,000 - Financing: Current Funds
55			N/A	I	ATT	NC	NA	NA	An ordinance (1) appointing 12 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2018; (2) designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018; and (3) establishing the annual salary for the full-time and associate (part-time) municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City
56			7	I	HOU	\$844,192.00	NA	NA	Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at 3834 4400 North Prairie Creek Road - Not to exceed \$844,192 - Financing: 2012 Bond Funds
57			14	I	PKR	NC	NA	NA	Authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option with CFO2 DALLAS II, LLC for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail located at 3535 Travis Street - Financing: No cost consideration to the City
58			2, 7	I	PBW, OEQ	\$970,170.97	0.00%	69.13%	Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed \$970,171 - Financing: 2006 Bond Funds (\$480,298) and Capital Construction Funds (\$489,873)
59			14	I	DEV, ECO	REV \$1,000	NA	NA	Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: \$1,000
60			3	I	ECO	NC	NA	NA	Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization: Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue, Dallas, Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City

# AGENDA DATE August 10, 2016

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

# AGENDA DATE August 10, 2016

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

**AGENDA DATE**      August 10, 2016

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

**TOTAL      \$44,876,038.36**





## AGENDA ITEM # 2

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34N

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### **SUBJECT**

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

### **BACKGROUND**

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

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

- (1) Be critical to future employee parking facility accommodations.
- (2) Offer current Aviation employees immediate parking operations (available in six months).



**BACKGROUND** (Continued)

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

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

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

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

**FISCAL INFORMATION**

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

**OWNER**

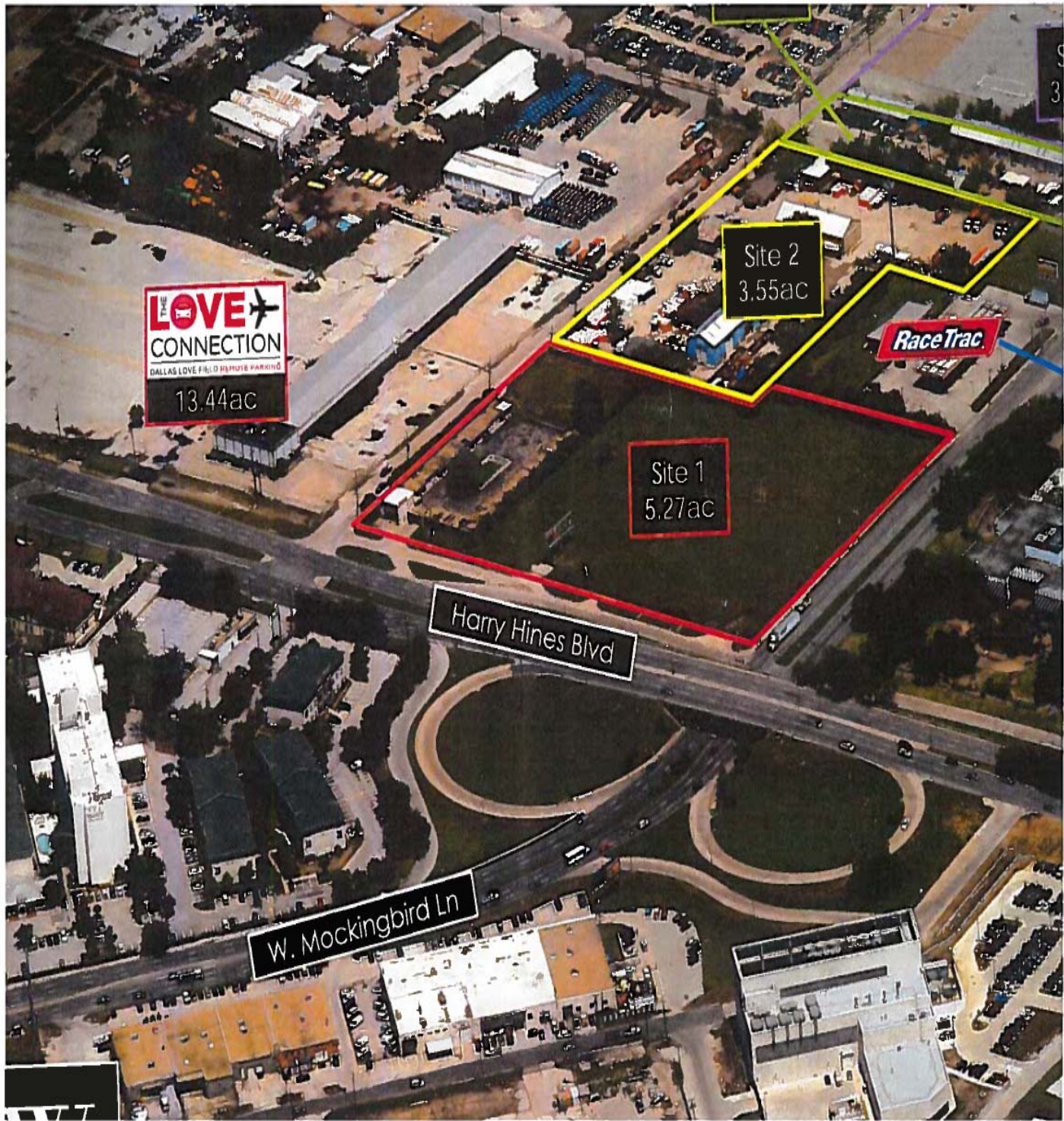
**Harry Hines Venture, LP, a Texas Limited Partnership**

Alex Whitman, Manager

**MAP**

Attached

DALLAS LOVE FIELD  
**Harry Hines Venture, LP**  
Lease Premises  
MAPSCO 34N





August 10, 2016

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

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

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

**Now, Therefore,**

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

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

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

- (a) The lease is for a term of five (5) years with a purchase option agreement. The estimated base rental shall not exceed \$2,102,676.00 annually for Year 1 which will consist of a base monthly rental and parking lot construction and development and \$1,263,792.00 annually (\$105,316.00 monthly) rent in Years 2 through 5.
- (b) The Lessor will deliver the leased premises to the City as a parking lot facility.
- (c) The City shall pay all operating expenses for the Leased Premises, including utilities, insurance, (self-insurance being allowed), repair and maintenance in addition to the monthly rental.

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

August 10, 2016

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

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

## AGENDA ITEM # 3

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34N

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### SUBJECT

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

### BACKGROUND

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

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

- (1) Be critical to future employee parking facility accommodations.
- (2) Offer current Dallas Aviation employees immediate parking operations (available in six months).



**BACKGROUND** (Continued)

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

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

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

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

**FISCAL INFORMATION**

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

**OWNER**

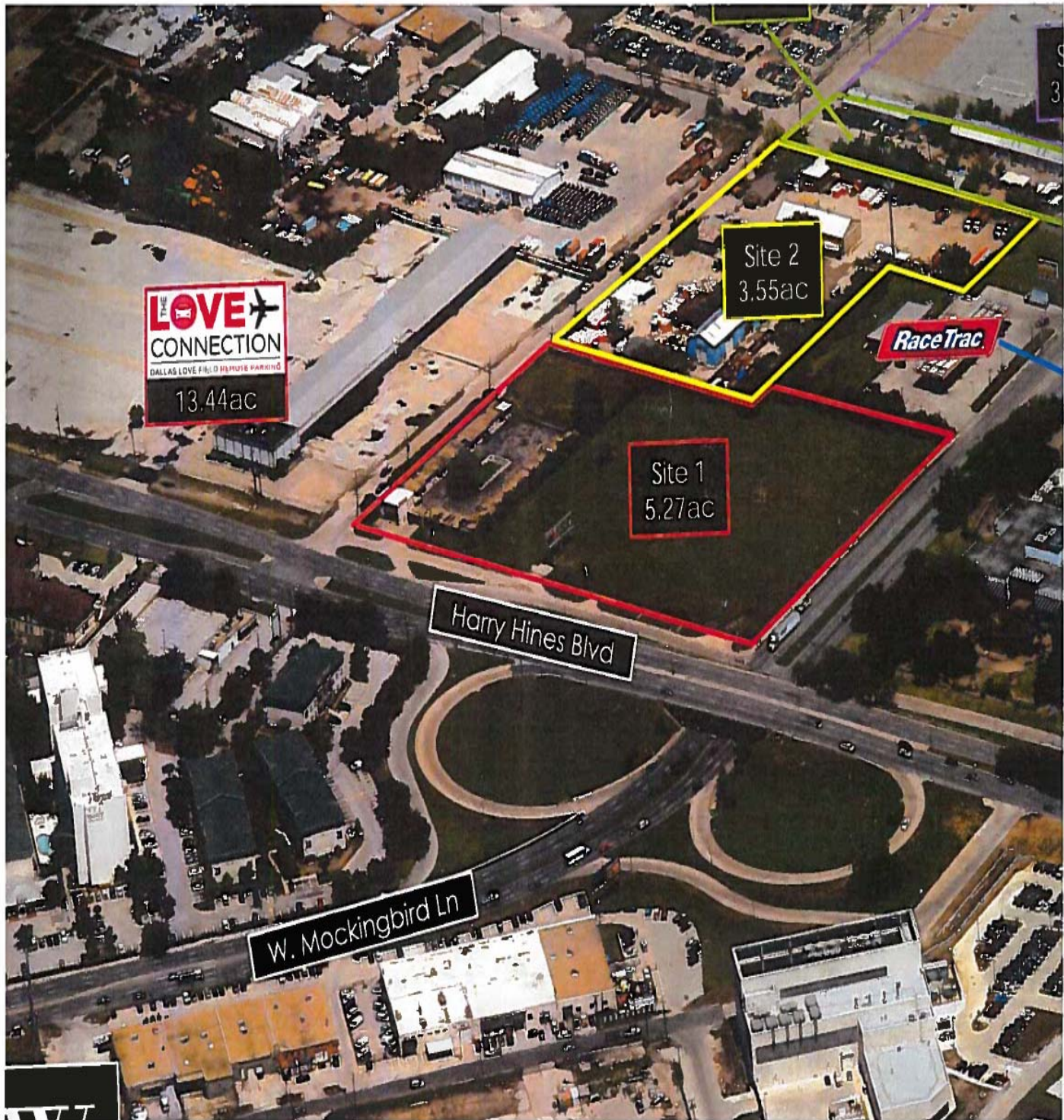
**Harry Hines Venture II, LP, a Texas Limited Partnership**

Alex Whitman, Manager

**MAP**

Attached

DALLAS LOVE FIELD  
**Harry Hines Venture II, LP**  
Lease Premises  
MAPSCO 34N







August 10, 2016

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

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

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

**Now, Therefore,**

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

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

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

- (a) The lease is for a term of five (5) years with a purchase option agreement. The estimated base rental shall not exceed \$1,581,921.00 in Year 1 which will consist of a base monthly rental and parking lot construction and development and \$773,292.00 annual (\$64,441.00 monthly) in Years 2 through 5.
- (b) The Lessor will deliver the leased premises to the City as a parking lot facility.
- (c) The City shall pay all operating expenses for the Leased Premises, including utilities, insurance, repair and maintenance in addition to the monthly rental.

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

August 10, 2016

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

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

## **AGENDA ITEM # 4**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 3

**DEPARTMENT:** Aviation

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 63R

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### **SUBJECT**

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

### **BACKGROUND**

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

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

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

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

## **BACKGROUND** (Continued)

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

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

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

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

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

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

**FISCAL INFORMATION**

\$3,320,000.00 - Aviation Current Funds

**OWNER**

**Jet Center of Dallas, LLC**

Dalton Lott, Owner, Chief Executive Officer

**MAP**

Attached.

DALLAS EXECUTIVE  
Jet Center of Dallas  
Lease Premises  
MAPSCO 63R



August 10, 2016

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

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

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

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

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

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

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

**WHEREAS**, the City now desires to pay Jet Center a final termination payment based upon independent aviation appraisals acquired by the Department of Aviation and Jet Center pursuant to the terms of the early Termination Agreement.



August 10, 2016

**Now, Therefore,**

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

**Section 1.** That the City Manager is hereby authorized to pay Jet Center of Dallas, LLC a Final Termination Payment of \$3,320,000.00 as per the terms of the early Termination Agreement executed by the City of Dallas and Jet Center approved by Resolution No. 15-2195, on December 9, 2015.

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

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

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

## AGENDA ITEM # 5

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

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

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

**MAPSCO:** N/A

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### **SUBJECT**

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

### **BACKGROUND**

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

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

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

## **BACKGROUND (Continued)**

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

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

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

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

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

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

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

## **FISCAL INFORMATION**

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

## **M/WBE INFORMATION**

242 - Vendors contacted

242 - No response

0 - Response (Bid)

0 - Response (No Bid)

0 - Successful

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

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

## **ETHNIC COMPOSITION**

ESO Solutions, Inc.

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

## **PROPOSAL INFORMATION**

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

\*Denotes successful proposer

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

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

**OWNER**

**ESO Solutions, Inc.**

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

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

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

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

**PROJECT CATEGORY:** Other Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$312,797.00	100.00%
<b>TOTAL CONTRACT</b>	<b>\$312,797.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
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	<u>\$0.00</u>	<u>0.00%</u>	<u>\$0.00</u>	<u>0.00%</u>

August 10, 2016

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

**NOW, THEREFORE,**

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

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

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$312,797.00 (subject to annual appropriations) from Service Contract number MASCDV18DFDTI.

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

## AGENDA ITEM # 6

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

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

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

**MAPSCO:** N/A

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### **SUBJECT**

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

### **BACKGROUND**

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

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

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



## **BACKGROUND (Continued)**

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

## **FISCAL INFORMATION**

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

## **ETHNIC COMPOSITION**

TEQSYS, Inc.

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

## **OWNER**

**TEQSYS, Inc.**

Keri Ramirez, President  
Laura Cruise, Secretary

August 10, 2016

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

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

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

**NOW, THEREFORE,**

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

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

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$301,720.01 (subject to annual appropriations) from Service Contract number MASCDV19CLRTEQ.

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



## AGENDA ITEM # 7

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Business Development & Procurement Services

**CMO:** Jeanne Chipperfield, 670-7804

**MAPSCO:** 33-Y, 44-S

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### **SUBJECT**

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

### **BACKGROUND**

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

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

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

## **BACKGROUND (Continued)**

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

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

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

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

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

## **FISCAL INFORMATION**

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

## **M/WBE INFORMATION**

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

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

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

## **ETHNIC COMPOSITION**

### **Lone Star Auctioneers, Inc.**

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

## **PROPOSAL INFORMATION**

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

\*Denotes successful proposer

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

**PROPOSAL INFORMATION (continued)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
Gov Deals	100 Capitol Commerce Blvd. Suite 110 Montgomery, AL 36117	61%

**OWNER****Lone Star Auctioneers, Inc.**

Marilyn K. Burgess, President  
Ed Lanford, Vice President

August 10, 2016

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

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

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

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

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

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

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

**NOW, THEREFORE,**

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

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

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



August 10, 2016

**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

<b>KEY FOCUS AREA:</b>	Clean, Healthy Environment
<b>AGENDA DATE:</b>	August 10, 2016
<b>COUNCIL DISTRICT(S):</b>	All
<b>DEPARTMENT:</b>	Business Development & Procurement Services Code Compliance Fire Police
<b>CMO:</b>	Jeanne Chipperfield, 670-7804 Joey Zapata, 670-3009 Eric Campbell, 670-3255
<b>MAPSCO:</b>	N/A

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### **SUBJECT**

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

### **BACKGROUND**

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

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

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

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

## **BACKGROUND (Continued)**

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

## **FISCAL INFORMATION**

\$356,251.90 - Current Funds

## **M/WBE INFORMATION**

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

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

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

## **ETHNIC COMPOSITION**

### **Lab Animal Supplies, Inc. dba Lab Supply**

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

### **Simba Industries**

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

## **BID INFORMATION**

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

\*Denotes successful bidders

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

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

## **OWNERS**

### **Lab Animal Supplies, Inc. dba Lab Supply**

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

### **Simba Industries**

Vickie L. Kasten, President

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

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

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

**PROJECT CATEGORY:** Goods

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$25,046.80	7.03%
Total non-local contracts	\$331,205.10	92.97%
<b>TOTAL CONTRACT</b>	<b>\$356,251.90</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Simba Industries	WFWB08925N0718	\$25,046.80	100.00%
<b>Total Minority - Local</b>		<b>\$25,046.80</b>	<b>100.00%</b>

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$25,046.80	100.00%	\$25,046.80	7.03%
<b>Total</b>	<b>\$25,046.80</b>	<b>100.00%</b>	<b>\$25,046.80</b>	<b>7.03%</b>

August 10, 2016

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

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

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

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

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



## AGENDA ITEM # 9

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6, Outside City Limits

**DEPARTMENT:** Business Development & Procurement Services  
Water Utilities

**CMO:** Jeanne Chipperfield, 670-7804  
Mark McDaniel, 670-3256

**MAPSCO:** 50A N S T 33C G

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### SUBJECT

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

### BACKGROUND

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

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

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

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



## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

## **FISCAL INFORMATION**

\$593,640.00 - Water Utilities Current Funds

<b><u>Council District</u></b>	<b><u>Amount</u></b>
6	\$247,350.00
Outside City Limits	<u>\$346,290.00</u>
Total	\$593,640.00

## **M/WBE INFORMATION**

185 - Vendors contacted

185 - No response

0 - Response (Bid)

0 - Response (No bid)

0 - Successful

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

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

## **ETHNIC COMPOSITION**

### **U.S. Peroxide, LLC**

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

## **BID INFORMATION**

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

\*Denotes successful bidder

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

## **OWNER**

**U.S. Peroxide, LLC**

Marvin DeVries, President

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

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

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

**PROJECT CATEGORY:** Goods

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$593,640.00	100.00%
<b>TOTAL CONTRACT</b>	<b>\$593,640.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

August 10, 2016

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

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

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

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

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



## AGENDA ITEM # 10

**KEY FOCUS AREA:** Clean, Healthy Environment

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

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

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

**MAPSCO:** N/A

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### **SUBJECT**

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

### **BACKGROUND**

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

## **BACKGROUND (Continued)**

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

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

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

## **FISCAL INFORMATION**

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

## **M/WBE INFORMATION**

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

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

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

## **ETHNIC COMPOSITION**

### **MANS Distributors, Inc.**

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

### **Eagle Brush & Chemical, Inc.**

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

### **All American Poly Corp.**

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



## **ETHNIC COMPOSITION (Continued)**

### **Nationwide-Supplies, LP dba USA Supply**

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

### **JBG Purchasing Group, LLC**

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

### **Interboro Packaging Corp.**

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

### **Central Poly Corporation**

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

### **Pollock Investments dba Pollock Paper Distributors**

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

## **BID INFORMATION**

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

**BID INFORMATION (Continued)**

\*Denotes successful bidders

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

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

## **OWNERS**

### **MANS Distributors, Inc.**

Suresh Kara, President  
Purnima Kara, Chief Executive Officer

### **Eagle Brush & Chemical, Inc.**

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

### **All American Poly Corp.**

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

### **Nationwide-Supplies, LP dba USA Supply**

Kristi Boylan, President  
Patrick Boylan, Vice President

### **JBG Purchasing Group, LLC**

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

### **Interboro Packaging Corp.**

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

### **Central Poly Corporation**

Andrew Hoffer, President  
Agres Serhofer, Secretary

**OWNERS (Continued)**

**Pollock Investments dba Pollock Paper Distributors**

Lawrence Pollock III, President

Tracy Evatt, Vice President

Richard Pollock, Secretary

Paul A. Garcia, Treasurer



## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

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

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

**PROJECT CATEGORY:** Goods

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

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

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
MANS Distributors	IFMB37378N0718	\$6,507,343.00	67.72%
<b>Total Minority - Local</b>		<b>\$6,507,343.00</b>	<b>67.72%</b>

**Non-Local Contractors / Sub-Contractors**

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

**TOTAL M/WBE CONTRACT PARTICIPATION**

	<b><u>Local</u></b>	<b><u>Percent</u></b>	<b><u>Local &amp; Non-Local</u></b>	<b><u>Percent</u></b>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$6,507,343.00	67.72%	\$6,507,343.00	51.40%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$2,345,439.58	18.53%
Total	<b>\$6,507,343.00</b>	<b>67.72%</b>	<b>\$8,852,782.58</b>	<b>69.92%</b>

August 10, 2016

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

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

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

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

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

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

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

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

**NOW, THEREFORE,**



August 10, 2016

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

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

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

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

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

## AGENDA ITEM # 11

**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

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

**CMO:** Jeanne Chipperfield, 670-7804  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

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### SUBJECT

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

### BACKGROUND

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

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

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

## **FISCAL INFORMATION**

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

## **ETHNIC COMPOSITION**

### **AT&T DataComm, LLC**

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

## **OWNER**

### **AT&T DataComm, LLC**

Ralph De La Vega, President

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

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

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

**PROJECT CATEGORY:** Other Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$702,077.64	100.00%
Non-local contracts	\$0.00	0.00%
<b>TOTAL THIS ACTION</b>	<b>\$702,077.64</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
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%
<b>Total</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>0.00%</b>

August 10, 2016

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

**NOW, THEREFORE,**

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

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

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

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

## AGENDA ITEM # 12

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 L Q

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### SUBJECT

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

### BACKGROUND

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

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

## **BACKGROUND** (Continued)

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

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

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

1. To indemnify the city for all claims arising from the bond issuance, other agreements, actions/inactions of the trustee, and any and all actions by the parties not subject to the development agreement.
2. That the City shall have no responsibility or liability of any kind, direct or indirect, with respect to the terms, sale, issuance, security or payment of the Bonds, which shall be the sole responsibility of the Authority.
3. That the official statement and all offering documents for these bonds shall emphasize that the City has no obligation to pay anything beyond the TIF Subsidy and that the TIF Subsidy is subject to all the terms and conditions of the development agreement and the availability of future TIF revenues received, if any.
4. That the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.
5. That payment of the TIF Subsidy shall be subject to all contractual terms and contingencies in the development agreement including the superiority of prior projects such as the obligations issued for the Mercantile block and the increment allocation policy.
6. That all statements characterizing the project shall be accurately described.

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

## **ESTIMATED SCHEDULE OF PROJECT**

Started Construction	June 2015
Complete Construction	October 2017

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

## **FISCAL INFORMATION**

No cost consideration to the City.

## **PROJECT COUNCIL DISTRICT**

14

### **OWNER**

Centurion Acquisitions, LP

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

### **DEVELOPER**

Centurion Acquisitions, LP

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

### **MAP**

Attached.



## Statler/Library/Jackson Street Redevelopment Project



**City of Dallas**  
**Office of Economic Development**

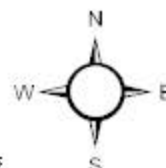


Area Redevelopment Division  
<http://www.Dallas-EcoDev.org>

Created 3/2014

### Legend

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



August 10, 2016

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

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

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

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

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

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

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

August 10, 2016

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

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

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

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

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

**NOW, THEREFORE,**

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

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

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

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

August 10, 2016

**Section 2.** (Continued)

- (b) That the City shall have no responsibility or liability of any kind, direct or indirect, with respect to the terms, sale, issuance, security or payment of the Bonds, which shall be the sole responsibility of the Authority.
- (c) That the official statement and all offering documents for these bonds shall emphasize that the City has no obligation to pay anything beyond the TIF Subsidy and that the TIF Subsidy is subject to all the terms and conditions of the development agreement and the availability of future TIF revenues received, if any.
- (d) That the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.
- (e) That payment of the TIF Subsidy shall be subject to all contractual terms and contingencies in the development agreement including the superiority of prior projects such as the obligations issued for the Mercantile block and the increment allocation policy.
- (f) That all statements characterizing the project shall be accurately described.

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

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

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

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





**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 L

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**SUBJECT**

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

**BACKGROUND**

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

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

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

## **BACKGROUND** (Continued)

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

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

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

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

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

**OWNER**

**Dallas Hartford, LLC**

Ken Good, Principal  
400 N. St. Paul, Suite 1350  
Dallas, TX 75201

**DEVELOPER**

**Dallas Hartford, LLC**

Ken Good, Principal  
400 N. St. Paul, Suite 1350  
Dallas, TX 75201

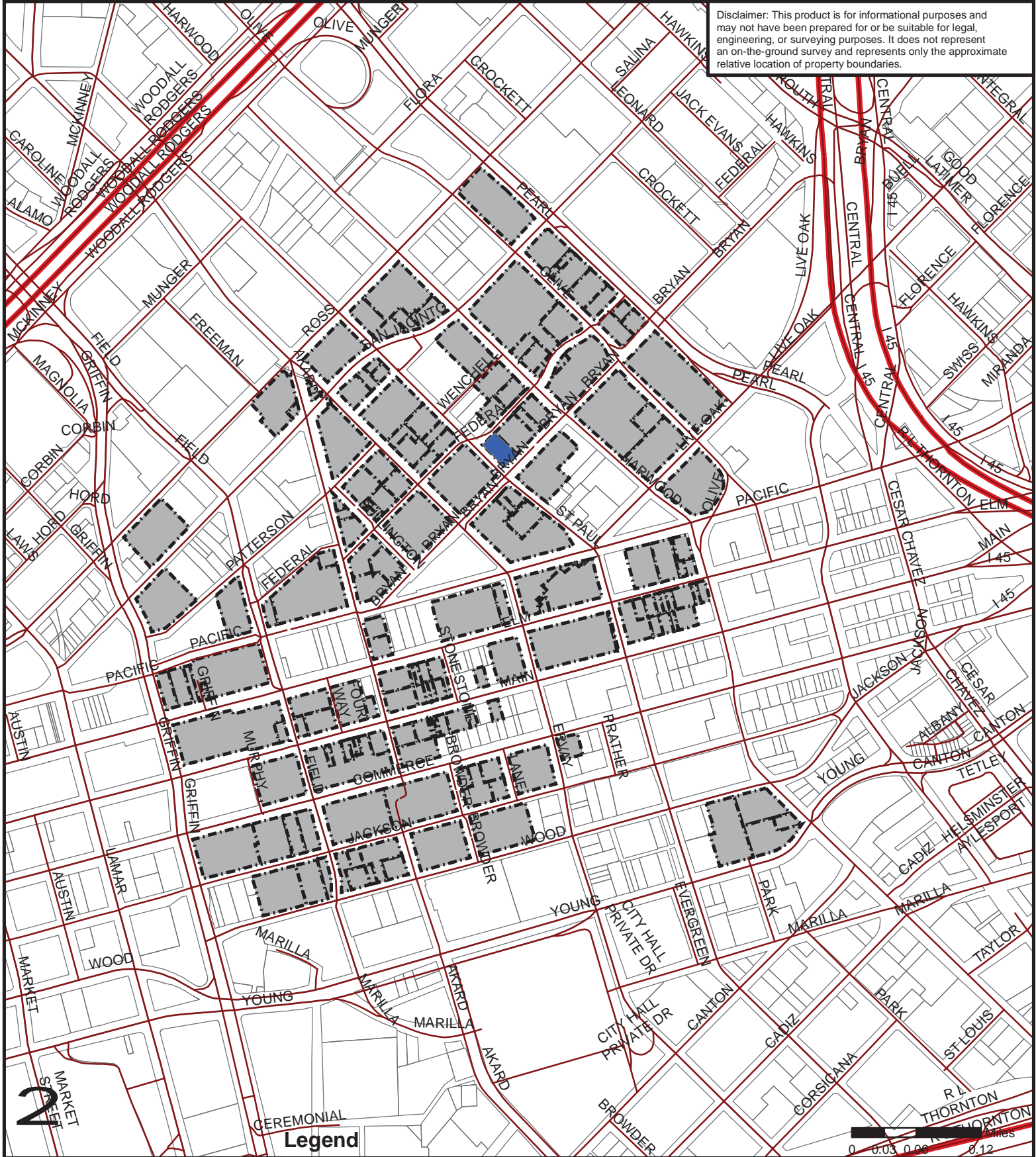
**MAP**

Attached.



# The Hartford Building - 400 N St. Paul St.

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



**DALLAS  
ECONOMIC  
DEVELOPMENT**

Area Redevelopment Division  
214.670.1685  
dallas-ecodev.org

Created MM.DD.YY, Last Updated MM.DD.YY - FileName.ABC

STREETS

The Hartford Bldg - 400 N St. Paul St.

CityCenter TIF Parcels

Properties Outside of TIF

August 10, 2016

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

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

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

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

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

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

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

August 10, 2016

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

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

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

**NOW, THEREFORE,**

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

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

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

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

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

## AGENDA ITEM # 14

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 6, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 44 Q

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### **SUBJECT**

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

### **BACKGROUND**

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

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

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

## **BACKGROUND** (Continued)

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

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

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

## **ESTIMATED SCHEDULE OF PROJECT**

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

## **FISCAL INFORMATION**

No cost consideration to the City.

**PROJECT COUNCIL DISTRICT**

6

**OWNER**

**West Dallas Investments, LP**

Jim Reynolds, Manager  
425 Bedford Street  
Dallas, Texas 75212

**DEVELOPER**

**Trinity Groves, LLC**

Jim Reynolds, Manager  
425 Bedford Street  
Dallas, Texas 75212

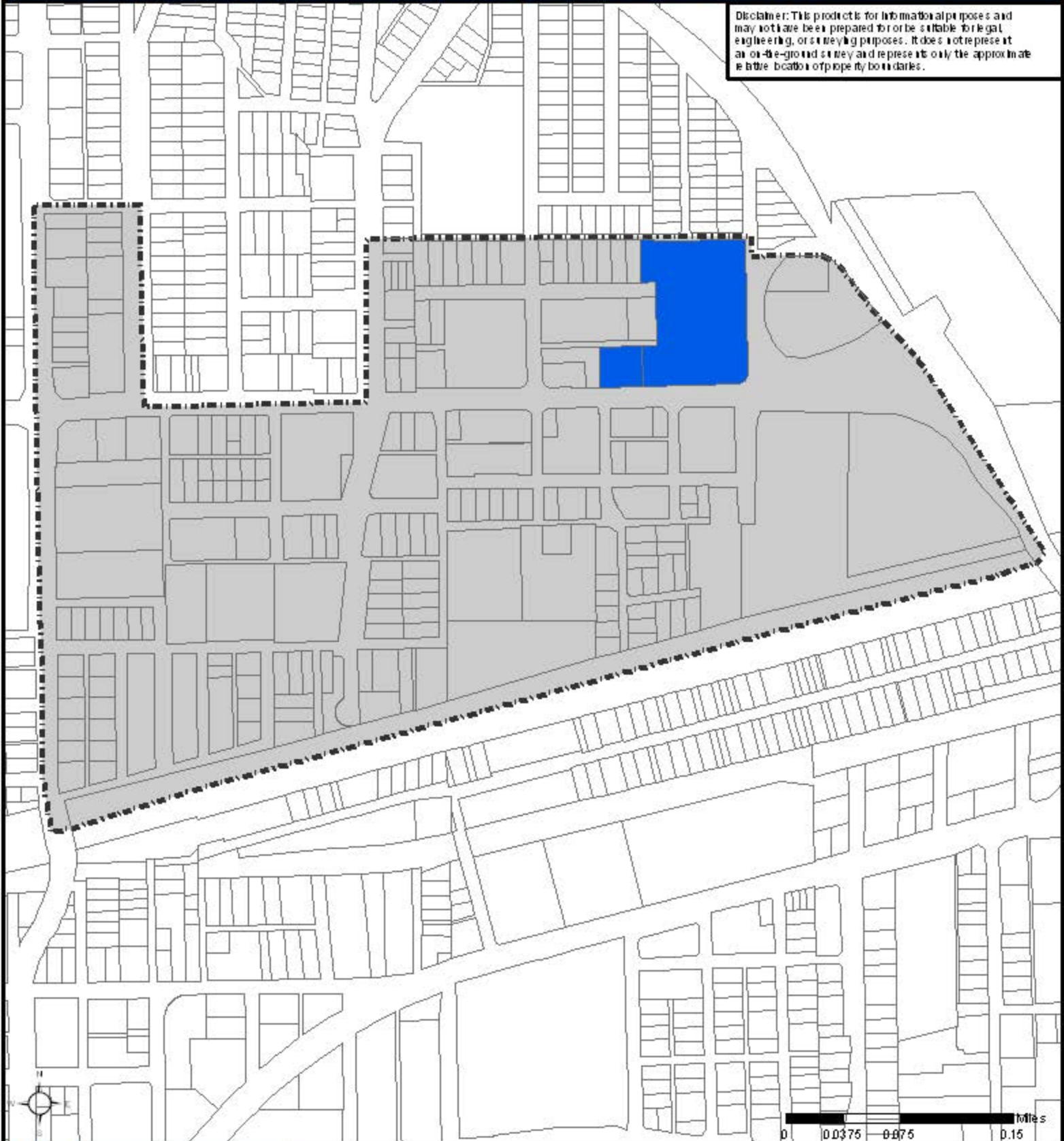
**MAP**

Attached.



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

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



DALLAS  
ECONOMIC  
DEVELOPMENT

Area Redevelopment Division  
214.670.1685  
dallas-ecodev.org

Created MM.DD.YY, Last Updated MM.DD.YY - File Name.ABC

## Legend

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

August 10, 2016

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

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

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

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

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

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

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



August 10, 2016

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

**NOW, THEREFORE,**

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

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

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

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

## AGENDA ITEM # 15

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** N/A

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### SUBJECT

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

### BACKGROUND

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

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC program. The credit provided to the investor totals 39% of the cost of the investment and is claimed over a 7-year credit allowance period. To date, DDF and the City Council have authorized \$111 million in NMTC allocation to ten projects throughout the City.

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

## **BACKGROUND** (Continued)

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 11, 2009, City Council authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE) by Resolution No. 09-0461.

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

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

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

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

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

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

## **FISCAL INFORMATION**

No cost consideration to the City.



August 10, 2016

**WHEREAS**, the City is committed to supporting enhanced economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

**WHEREAS**, the United States Department of Treasury has established the New Markets Tax Credit (NMTC) program to stimulate investments in predominately low-income communities; and

**WHEREAS**, the goals and purposes of the NMTC program are consistent with and complementary to the economic development programs previously established by the City to support expanded economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

**WHEREAS**, under the NMTC program, tax credits are competitively awarded annually by the Treasury Department through its Community Development Financial Institutions (CDFI) Fund to qualified Community Development Entities (CDEs) after review and evaluation of applications submitted by CDEs, which are then made available to investors; and

**WHEREAS**, the City of Dallas created the Dallas Development Fund (DDF) as a non-profit Texas corporation in order to apply for an award under the NMTC program; and

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

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

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

**NOW, THEREFORE,**

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

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

August 10, 2016

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

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

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

**ARTICLE I**

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

**ARTICLE II**

The Corporation is a public non-profit corporation.

**ARTICLE III**

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

**ARTICLE IV**

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



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

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

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

## **ARTICLE V**

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

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

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

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

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

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

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

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

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

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

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

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

## **ARTICLE VI**

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



## ARTICLE VII

All powers of the Corporation shall be vested in a Board of Directors consisting of seven (7) members. At the first regular or special meeting of the Corporation following the filing of ~~this the Fourth Amended and Restated~~ Certificate with and acceptance of same by the Texas Secretary of State ("said meeting hereinafter called "the Class Determination Meeting"), the existing members of the Board of Directors ~~shall be~~ divided into two classes of Directors. By lottery, election or other manner of determination decided by the Board, four (4) Director positions ~~shall be~~ classified by the Board as "Class I Directors" who shall thereafter be re-filled by appointment by the City's City Manager and confirmed by the Dallas City Council. The remaining existing Director positions ~~shall be~~ classified as "Class II Directors." These Class II Director's positions shall be re-filled by majority vote of the ~~Class II~~ Directors on the Board. To be eligible to serve as a Director, a person must be a resident of the City and at least eighteen (18) years of age. In addition, at least ~~three-four~~ (34) members of the Board shall be representative of a ~~"low-income community" (as defined in the law and regulations governing the N.M.T.C. Program)~~ Low-Income Community.

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

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



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

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

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

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

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

#### ARTICLE VIII

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

#### ARTICLE IX

A resolution approving the form of this Amended and Restated Certificate of Formation was adopted by the Dallas City Council on ~~January~~August 10-27, 20106.

#### ARTICLE X

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

NAME	ADDRESS
1. Gilbert Gerst	2707 South Boulevard, Dallas, Texas 75215
2. <del>Brenda Garza</del> <u>Dora Ramirez</u>	<del>7815 Kirkland Court</del> <u>421 East Sixth Street</u> , Dallas, Texas <del>75203</del> <u>75237</u>
3. <del>Anthony Pace</del> <u>Benjamin Salazar</u>	<del>14939-4056</del> Knoll View Dr, Dallas, Texas <del>75248</del> <u>75244</u>
4. Bill Hall	5935 Belmont Avenue, Dallas, Texas 75206
5. Brentt Shropshire	<del>729 Rockwood Street</del> <u>1409 Lamar Street</u> , #406, Dallas, Texas <del>75215</del> <u>503</u>
6. Zenetta Drew	3852 Treeline Drive, Dallas, Texas 75224



## **ARTICLE XI**

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

## **ARTICLE XII**

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

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

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

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

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

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

### **ARTICLE XIII**

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

### **ARTICLE XIV**

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

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

#### **ARTICLE XV**

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

#### **ARTICLE XVI**

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

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



IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of  
\_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Gilbert Gerst  
President, Dallas Development Fund

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

ARTICLE I

PURPOSES

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

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

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

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

ARTICLE II

BOARD OF DIRECTORS

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



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

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

~~Notwithstanding the foregoing, a Director shall continue to serve for as long as needed to allow at least a majority of the Directors to meet the Low-Income Community accountability requirements of the Community Development Financial Institutions Fund.~~

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



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

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

To be eligible to serve as a Director, a person must be a resident of the City and at least eighteen (18) years of age. In addition, at least ~~three-four~~ (34) members of the Board shall be representative of a "low-income community" (as defined in the law and regulations governing the N.M.T.C. Program). In the event that the City Council does not confirm the City Manager's appointment or re-appointment of a Class I Director, and such failure to confirm would result in the Board having less than ~~three~~ (34) (4) of its members representing a ~~low-income community~~Low-Income Community, the prior Class I Director filling such position will remain in holdover status, as described in the following paragraph, until a qualified successor Class I Director may be appointed and confirmed. If the Low-Income Community accountability status of any sitting Director changes, causing the Corporation to have fewer than four (4) Low-Income Community -accountable Directors, the next Director to be elected or appointed, whether Class I or Class II, must be Low-Income Community accountable.

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

- (a) one or more other officers or employees of the Corporation; or
- (b) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person's professional or expert competence.

### ARTICLE III

#### OFFICERS

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

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

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

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

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

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

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

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

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

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

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

## ARTICLE IV

### MISCELLANEOUS PROVISIONS

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

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

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

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

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

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

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



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

## **ARTICLE V**

### **INDEMNIFICATION OF DIRECTORS AND OFFICERS**

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

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

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

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

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

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

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

## **ARTICLE VI**

### **CODE OF ETHICS**

#### **Section 1. *Policy and Purposes.***

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



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

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

## Section 2. *Conflicts of Interest.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ARTICLE VII

## AMENDMENTS

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

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

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Fair Housing

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

**MAPSCO:** N/A

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**SUBJECT**

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

**BACKGROUND**

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

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

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

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

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

**FISCAL INFORMATION**

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

August 10, 2016

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

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

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

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

**NOW, THEREFORE,**

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

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

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

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

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



August 10, 2016

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

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

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

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

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



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 65E K

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**SUBJECT**

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

**BACKGROUND**

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

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

### **BACKGROUND (continued)**

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

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

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

### **FISCAL INFORMATION**

No cost consideration to the City

### **DEVELOPER**

**Camden Homes, LLC**

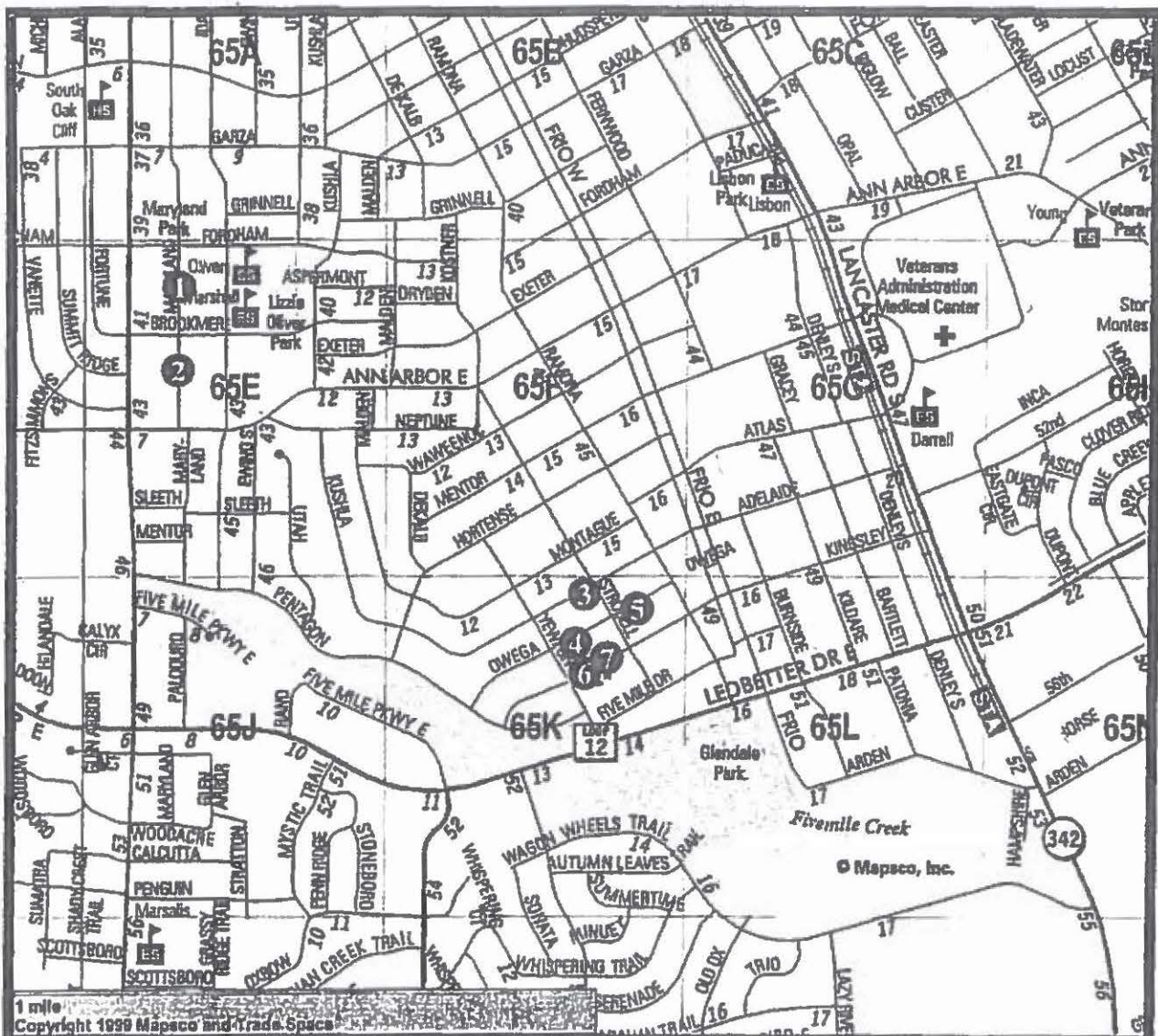
M. T. Akhavizadeh, Director

### **MAP**

Attached

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

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



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

August 10, 2016

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

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

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

**NOW, THEREFORE,**

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

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

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

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





EXHIBIT "A"

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

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 7
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

see attached

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built 3  
Square Footage range of each home 1,200 - 1,700  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 0-2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick/Siding Which sides \_\_\_\_\_  
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$110K - \$150K

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

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

Completion of Construction: 90 days after start of construction

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

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

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

## AGENDA ITEM # 18

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 55P

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### SUBJECT

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

### BACKGROUND

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

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

## **BACKGROUND (continued)**

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

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

## **FISCAL INFORMATION**

No cost consideration to the City

## **DEVELOPER**

**Confia Homes, L.L.C.**

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

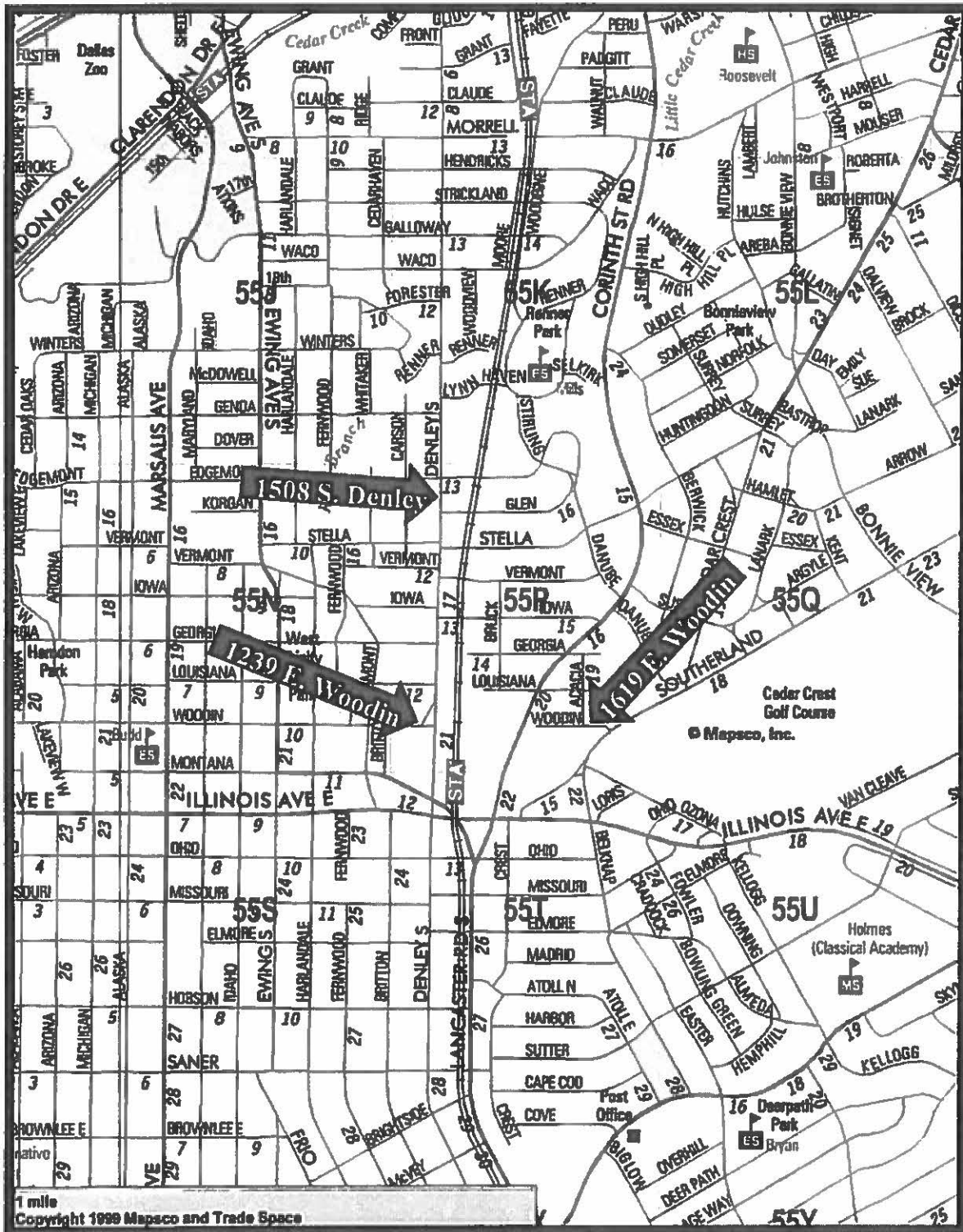
## **MAP**

Attached

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

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





**MAPSCO 55P**

August 10, 2016

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

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

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

**NOW, THEREFORE,**

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

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

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

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



EXHIBIT "A"

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

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

See property list.

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

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

## Proposed Lot Acquisition List for Confia Homes, LLC

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

## AGENDA ITEM # 19

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4

**DEPARTMENT:** Housing/Community Services

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

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

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### SUBJECT

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

### BACKGROUND

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

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



### **BACKGROUND (continued)**

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

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

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

### **FISCAL INFORMATION**

No cost consideration to the City

### **DEVELOPER**

**Cooper Contractors, Inc.**

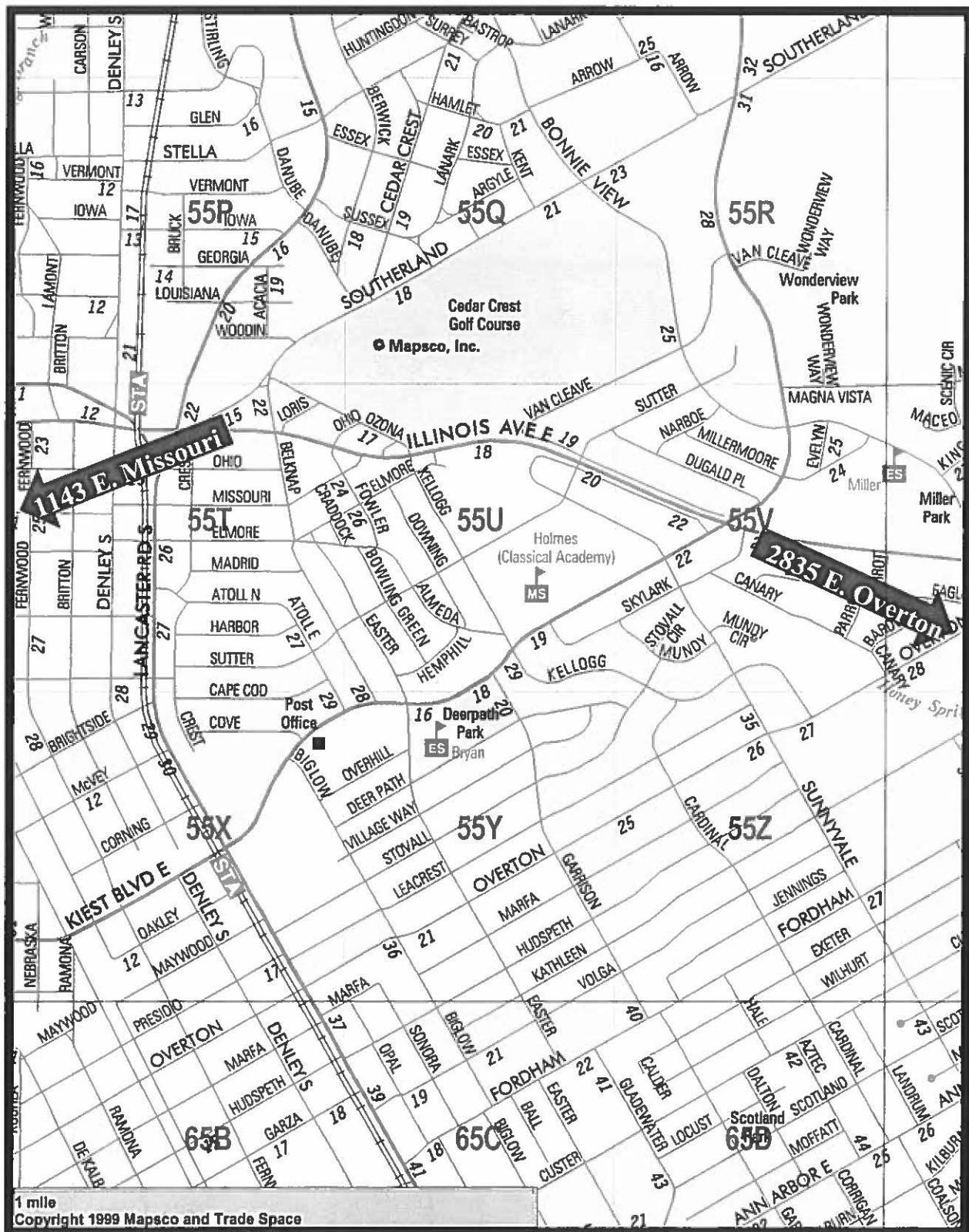
Simmie Cooper, President

### **MAPS**

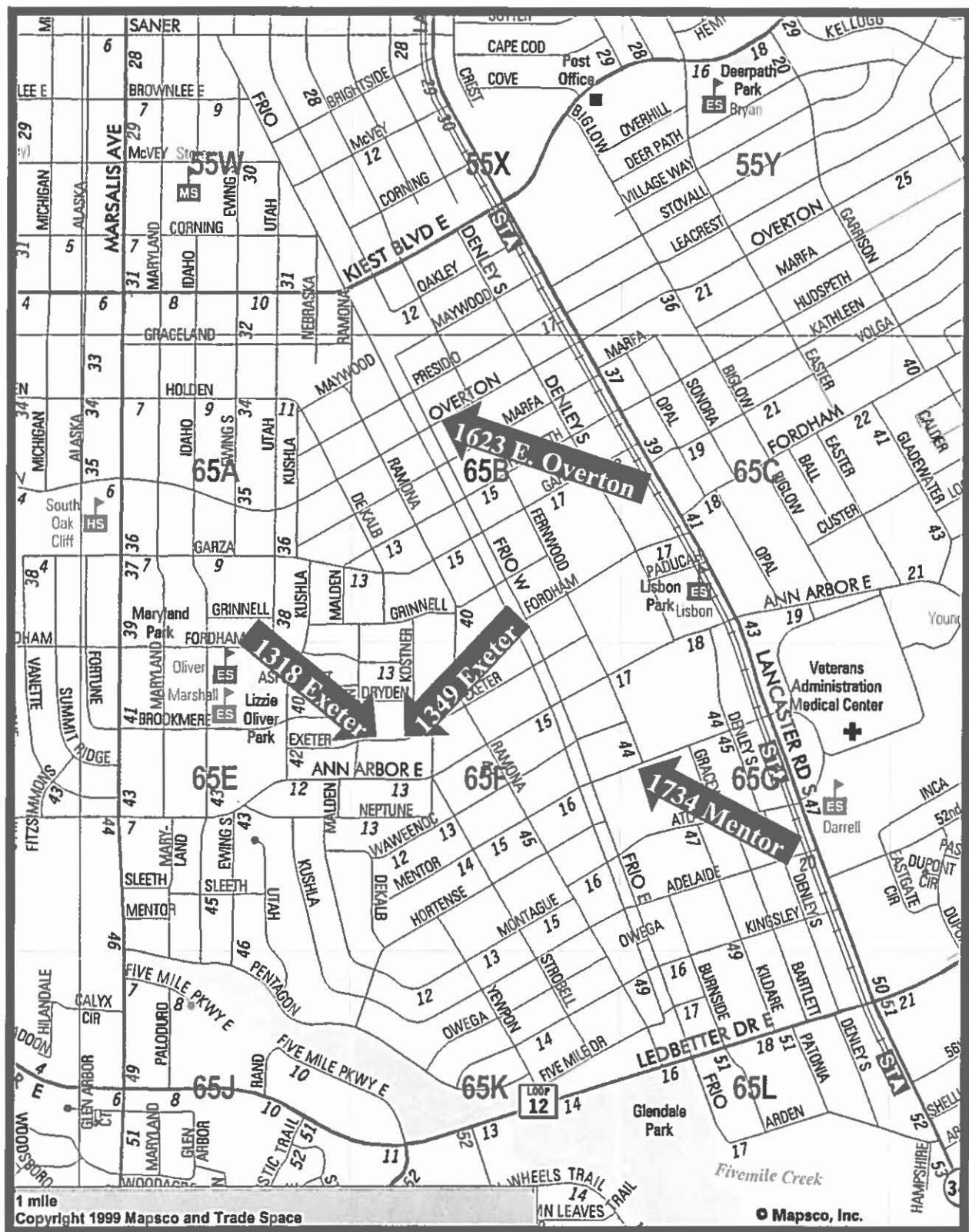
Attached

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

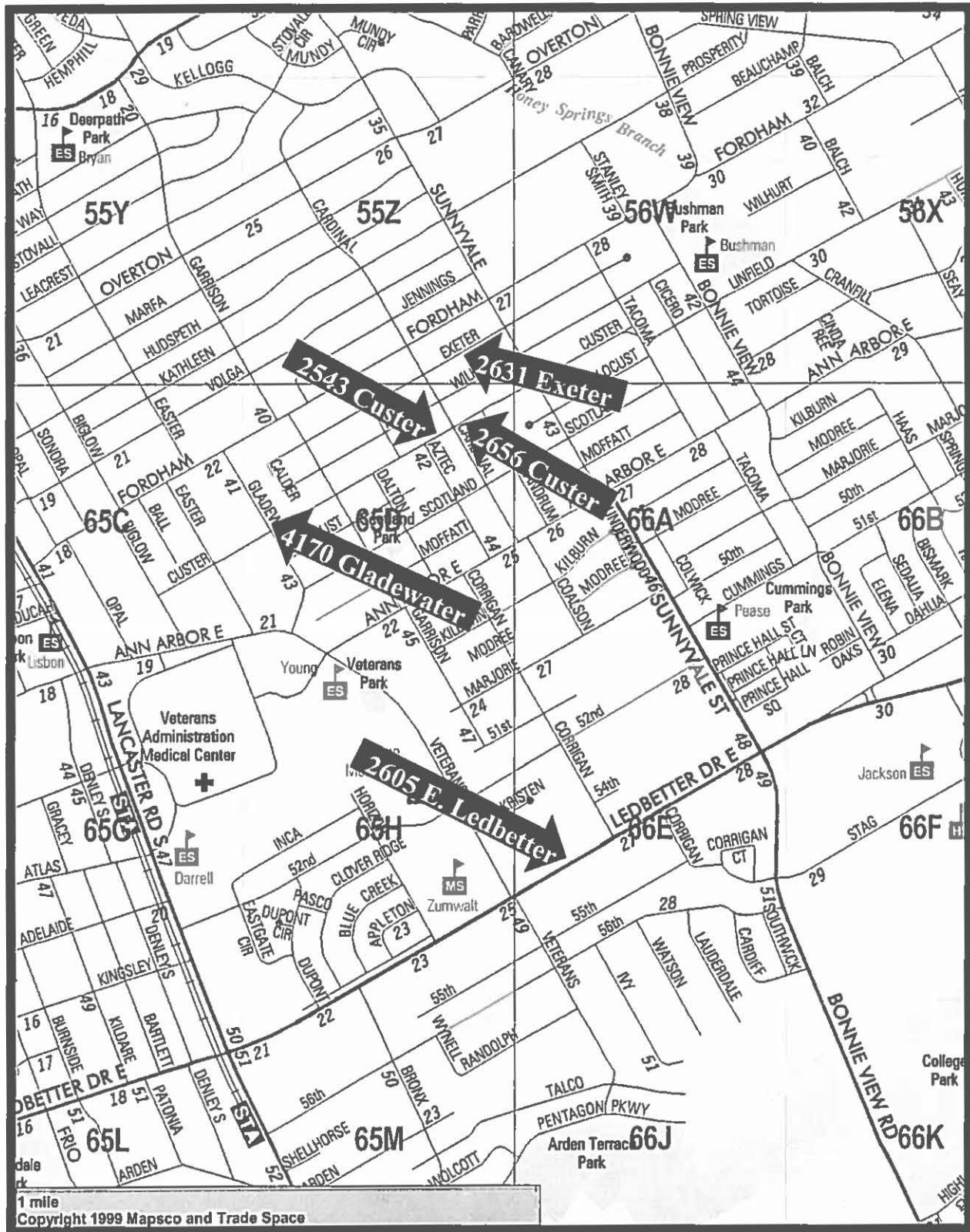
<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 2543 Custer	65D	4	\$16,193.24
2. 2656 Custer	65D	4	\$ 2,521.28
3. 1318 Exeter	65F	4	\$20,826.93
4. 1349 Exeter	65F	4	\$15,438.19
5. 2631 Exeter	55Z	4	\$ 2,424.82
6. 4170 Gladewater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



**MAPSCO 55S & 56S**



**MAPSCO 65B,65F,65G**



**MAPSCO 55Z,65D,66E**

August 10, 2016

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

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

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

**NOW, THEREFORE,**

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

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

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

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



# EXHIBIT "A"

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



## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

See attached

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### **C. CONSTRUCTION TIMETABLE**

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

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

Completion of Construction: 100 days after start of construction

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

Sale of last affordable unit to low income households: 182 days after completion of first house

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

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

## AGENDA ITEM # 20

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 42U 43F

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### SUBJECT

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

### BACKGROUND

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

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

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

### **FISCAL INFORMATION**

No cost consideration to the City

### **DEVELOPER**

**DFW Projects, LLC**

Johnny Aguinaga, Managing Member

### **MAP**

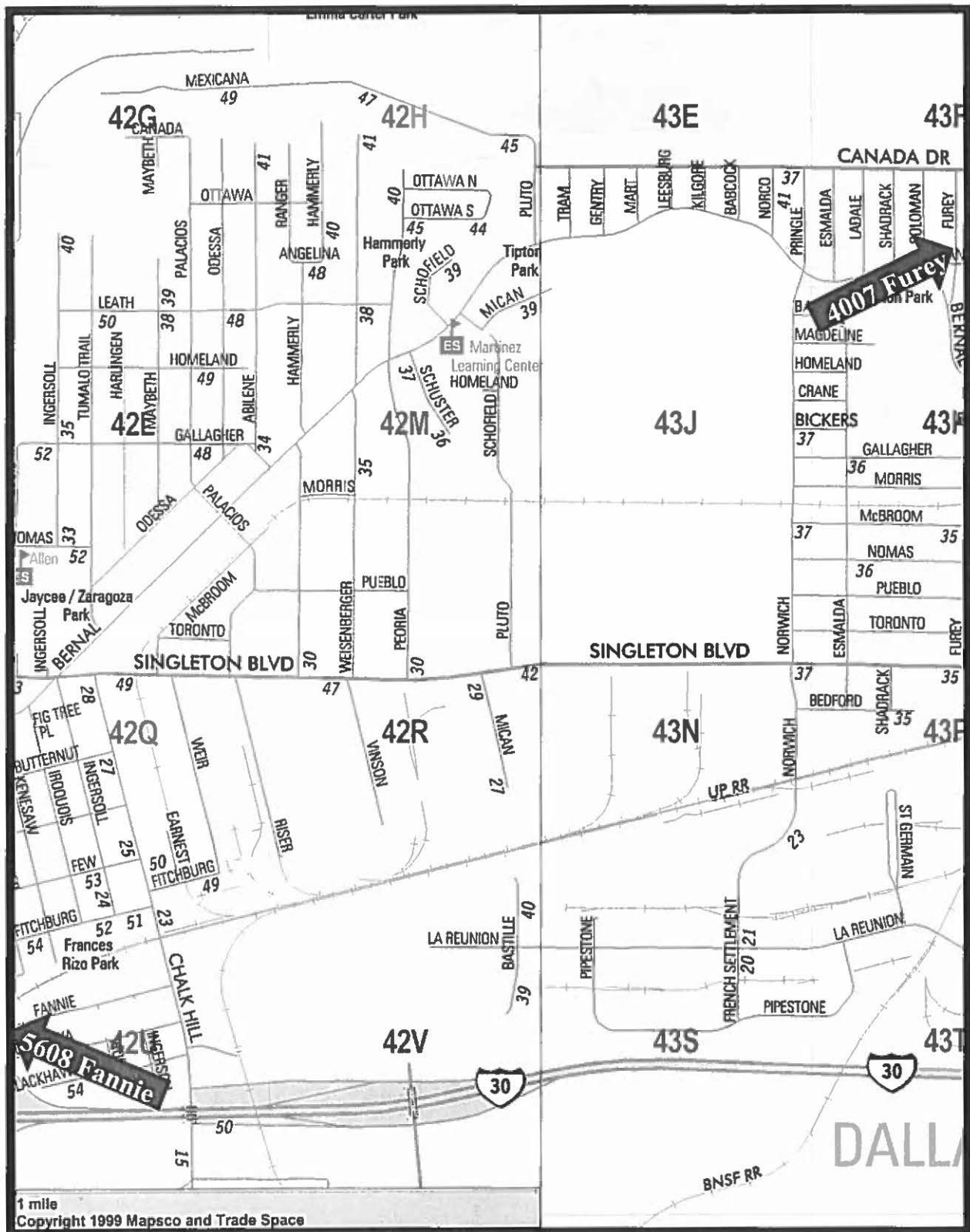
Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>
1. 1908 Gallagher	44J	6
2. 2017 Morris	43M	6

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>
1. 4007 Furey	43F	6
2. 5608 Fannie	42U	6



MAPSCO 42U & 43F

August 10, 2016

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

**WHEREAS**, DFW Projects, LLC submitted a proposal and development plan to DHADC to exchange the deed restrictions from 2 lots previously purchased from the Land Bank to 2 comparable lots owned by the developer as shown on Exhibit "A", as permitted under Section 379C.0105 of the Texas Local Government Code and the DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" submitted by DFW Projects, LLC and authorize the exchange of the deed restrictions to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" submitted by DFW Projects, LLC and the exchange of the deed restrictions from 2 lots previously purchased from the Land Bank to 2 comparable lots owned by the developer as shown on Exhibit "A" are approved.

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



EXHIBIT "A"

LAND BANK PROPERTY					
EXCHANGE	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS ACQUIRED FROM LAND BANK			
1	1908 Gallagher Part of Lots 30 & 31, Lake Como Unrec Addition Block 7128	DFW Projects, LLC	1	3,662	\$5,860
2	2017 Morris West 35.5 Feet of Lot 10, Victory Gardens No. 5 Addition Block 23/7127	DFW Projects, LLC	1	3,511	\$5,620
TOTAL					\$11,480

TO BE EXCHANGED	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS EXCHANGED BY DEVELOPER			
1	4007 Furey Lot 20, Westmoreland Park No. 3 Addition Block E/3892	DFW Projects, LLC	1	6,830	\$12,000
2	5608 Fannie Lot 19, Eagle Heights Development Company Addition Block A/7191	DFW Projects, LLC	1	5,520	\$4,800
TOTAL					\$16,800

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND BANK LOT(S) ACQUIRED BY DEVELOPER AND THE PROPOSED LOT(S) TO BE EXCHANGED

(1) Provide the property address and legal description of the lot(s) acquired from the Land Bank by the developer to be exchanged (attach extra sheets if necessary) (the "Property").

1908 GALLAGHER DALLAS TX 75212 / BIK 7128 PT-LTS 30931 / LAKE CEMO PLACE UNREC.  
2017 MORRIS DALLAS TX 75212 / BIK 23/7127 W 35.5 FT LT 10 / VICTORY GARDENS NO. 5 SEC 2

(2) Provide the property address and legal description of the proposed lot(s) owned by the developer to be exchanged for the Land Bank lot(s) (attach extra sheets if necessary) (the "Property").

4007 FUREY ST. DALLAS TX 75212 / BIK 18/7146 LT 20 / Westmacdon Park NO. 3  
5609 FANNIE ST. DALLAS TX 75212 / BIK A/7191 LT 19 / Eagle Heights Development CO.

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

Number of homes to be built on lots 2  
Square Footage of each home 1,400 - 1,680  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 1 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Hardy siding Which sides 80% and 100% Column in Front  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$165,000 - \$185,000

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

**PROVIDE FLOOR PLANS AND ELEVATIONS.**

**C. CONSTRUCTION TIMETABLE**

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

Commencement of Construction 180 days

Completion of Construction 180 days

Sale of first affordable housing unit to low income households 180 days

Sale of last affordable unit to low income households 180 days

## AGENDA ITEM # 21

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4, 5

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 55E 57R

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### SUBJECT

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

### BACKGROUND

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

JDS-Q Services, LLC has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by JDS-Q Services, LLC to DHADC, the sale of those lots from DHADC to JDS-Q Services, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to JDS-Q Services, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by JDS-Q Services, LLC and construction financing is not closed within three years of conveyance.

## **BACKGROUND (continued)**

JDS-Q Services, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,500 square feet and from \$120,000 to \$159,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$10,000.00 for the sales price of the vacant lots to JDS-Q Services, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to JDS-Q Services, LLC.

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

## **FISCAL INFORMATION**

No cost consideration to the City

## **DEVELOPER**

**JDS-Q Services, LLC**

La'Quonda Brewer, Managing Member

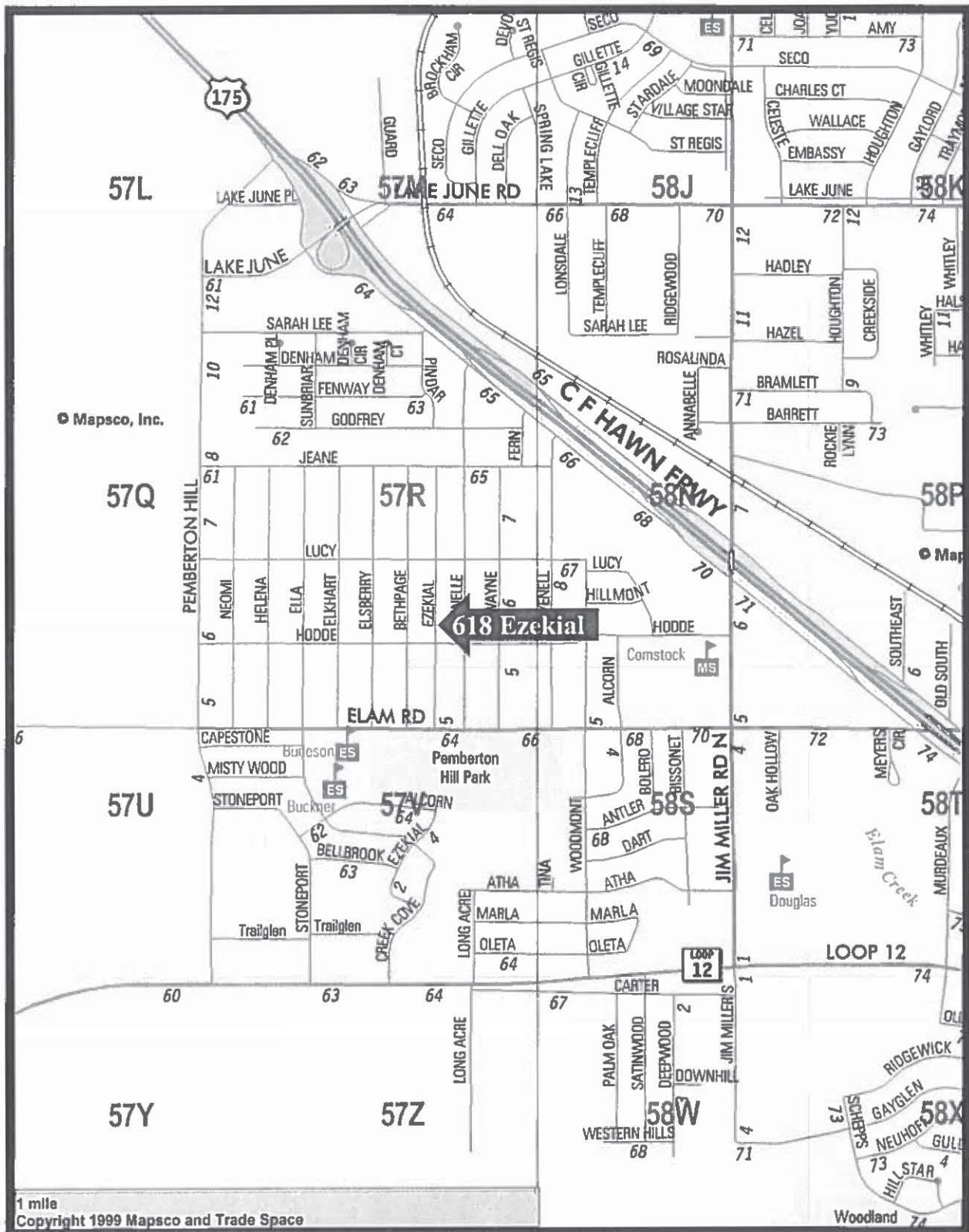
## **MAPS**

Attached

**Land Bank (DHADC) Sale of Lots to  
JDS-Q Services, LLC**

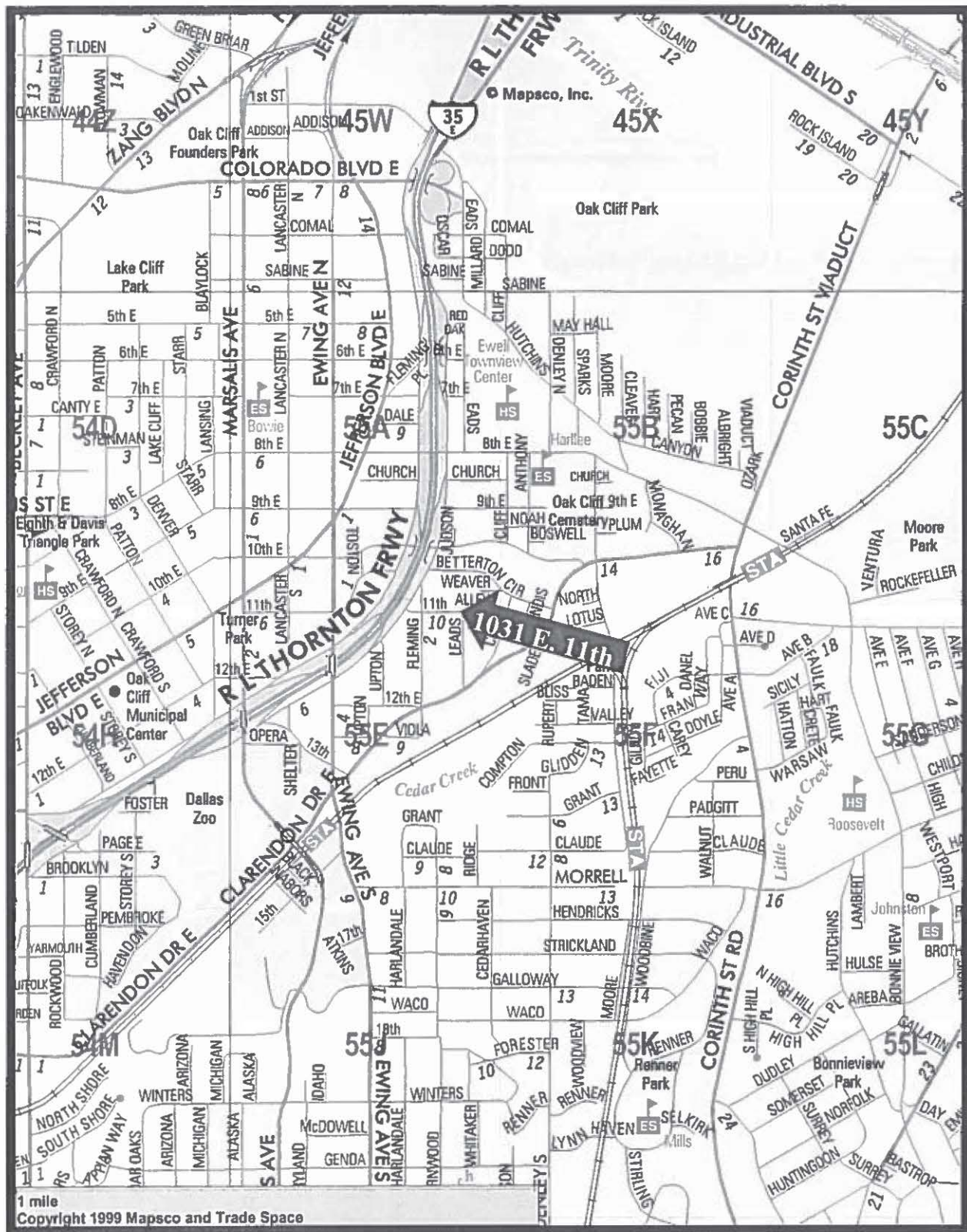
<b><u>Property Address</u></b>	<b><u>Mapsc</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1031 E. 11th	55E	4	\$22,729.12
2. 618 Ezekial	57R	5	\$26,292.95





MAPSCO 57R





MAPSCO 55E

August 10, 2016

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

**WHEREAS**, JDS-Q Services, LLC submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by JDS-Q Services, LLC and authorize the sale of 2 lots from DHADC to JDS-Q Services, LLC to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by JDS-Q Services, LLC and the sale of 2 lots shown on Exhibit "A" from DHADC to JDS-Q Services, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	<b>1031 E. 11th</b> East 1/2 of Lot 12, West 3 feet of Lot 11 of Original Town of Oak Cliff Block 102/3085	JDS-Q Services, LLC	1	\$5,000.00
2	<b>618 Ezekial</b> Lot 12, Home Gardens No. 3 Addition Block T/6256	JDS-Q Services, LLC	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

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

618 Ezekiel  
1031 11th St.

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built 2  
Square Footage range of each home 1,200-1,500 sqft  
Number of Bedrooms/Baths in each home 4, 2  
Number of Garages 1 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick Which sides Front  
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120-159,000

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

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

### C. CONSTRUCTION TIMETABLE

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

Start of Construction: 7 days after receiving the deed to the property

Completion of Construction: 45 days after start of construction

Sale of first affordable housing unit to low income household: 60 days after completion of construction

Sale of last affordable unit to low income households: 60 days after completion of first house

## AGENDA ITEM # 22

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 55N

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### SUBJECT

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

### BACKGROUND

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

King Home Builders, LLC has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by King Home Builders, LLC to DHADC, the sale of that lot from DHADC to King Home Builders, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to King Home Builders, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by King Home Builders, LLC and construction financing is not closed within three years of conveyance.

## **BACKGROUND (continued)**

King Home Builders, LLC will build an affordable house on the lot. The approximate square footage and sales price of the house will be from 1,300 to 1,650 square feet and from \$135,000 to \$175,000. The lot will be deed restricted for sale to a low income family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to King Home Builders, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)**

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

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

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to King Home Builders, LLC.

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

## **FISCAL INFORMATION**

No cost consideration to the City

## **DEVELOPER**

**King Home Builders, LLC**

Jorge G. Lariz, Managing Member

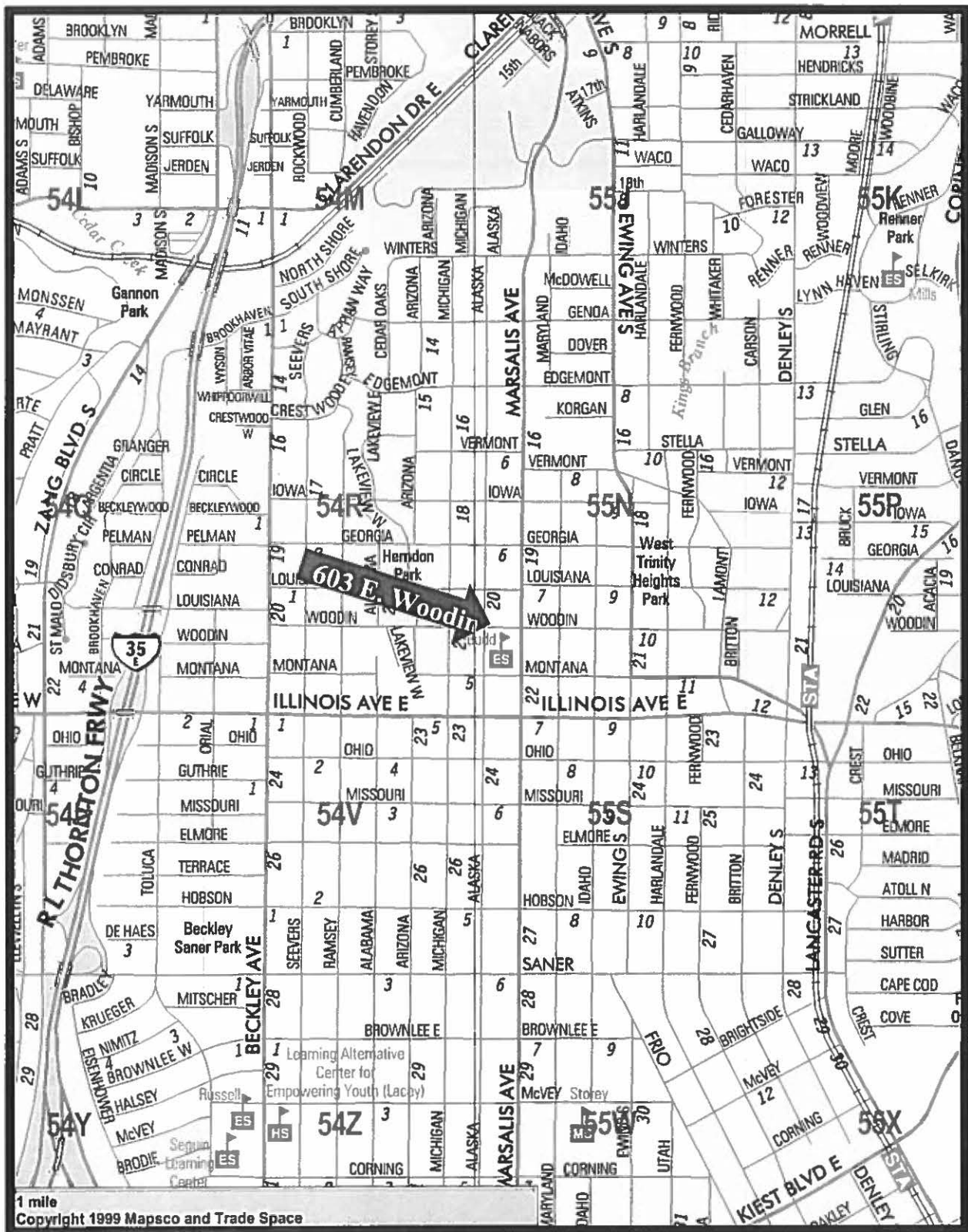
## **MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
King Home Builders, LLC**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 603 E. Woodin	55N	4	\$24,755.38





MAPSCO 55N

August 10, 2016

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

**WHEREAS**, King Home Builders, LLC submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by King Home Builders, LLC and authorize the sale of 1 lot from DHADC to King Home Builders, LLC to build an affordable house;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by King Home Builders, LLC and the sale of 1 lot shown on Exhibit "A" from DHADC to King Home Builders, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	603 E. Woodin Lot 9, Trinity Heights 2 Addition Block 19/3641	King Home Builders, LLC	1	\$5,000.00
TOTAL				\$5,000.00

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

603 E Woodin

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

Number of homes to be built 1  
Square Footage range of each home 1300-1650  
Number of Bedrooms/Baths in each home 4 / 2  
Number of Garages 0 Number of Carports — Detached — Attached —  
Type of Exterior Veneer Brick + Siding Which sides 75% siding 25% Brick  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 135-175k

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Start of Construction: 10 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: <sup>within</sup> 30 days after completion of construction

Sale of last affordable unit to low income households: 0 days after completion of first house

## AGENDA ITEM # 23

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4, 5

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 56T W 57R 65B D F

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### SUBJECT

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

### BACKGROUND

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

Marcer Construction Company, LLC has submitted a proposal and development plan to DHADC for 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Marcer Construction Company, LLC to DHADC, the sale of those lots from DHADC to Marcer Construction Company, LLC and the release of lien for any non-tax liens that may have been filed by the City.

## **BACKGROUND (continued)**

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Marcer Construction Company, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Marcer Construction Company, LLC and construction financing is not closed within three years of conveyance.

Marcer Construction Company, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,100 to 1,600 square feet and from \$110,000 to \$145,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$50,000.00 for the sales price of the vacant lots to Marcer Construction Company, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)**

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

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

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to Marcer Construction Company, LLC.

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

## **FISCAL INFORMATION**

No cost consideration to the City

## **DEVELOPER**

**Marcer Construction Company, LLC**

Raul Estrada, Managing Member

## **MAPS**

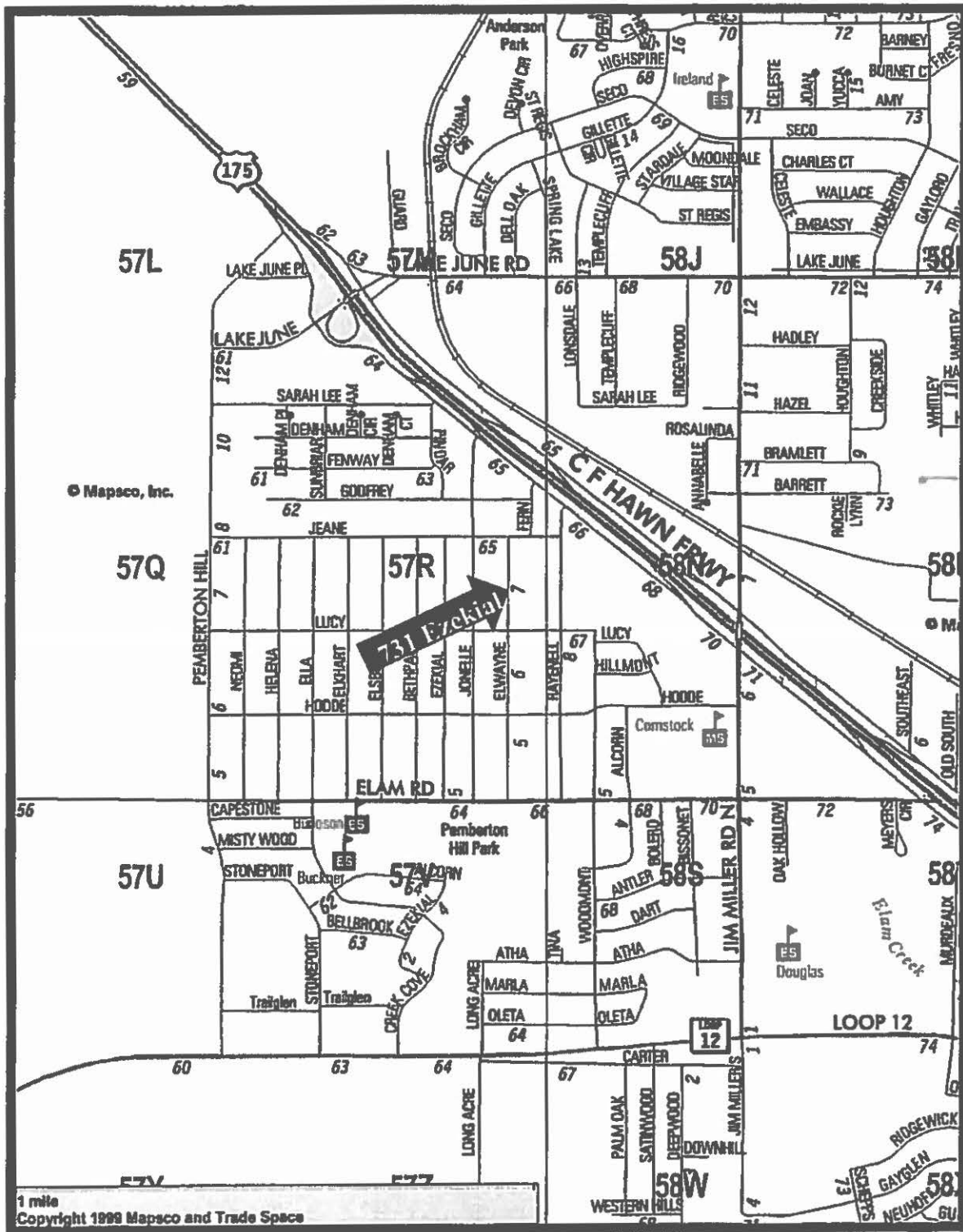
Attached

**Land Bank (DHADC) Sale of Lots to  
Marcer Construction Company, LLC**

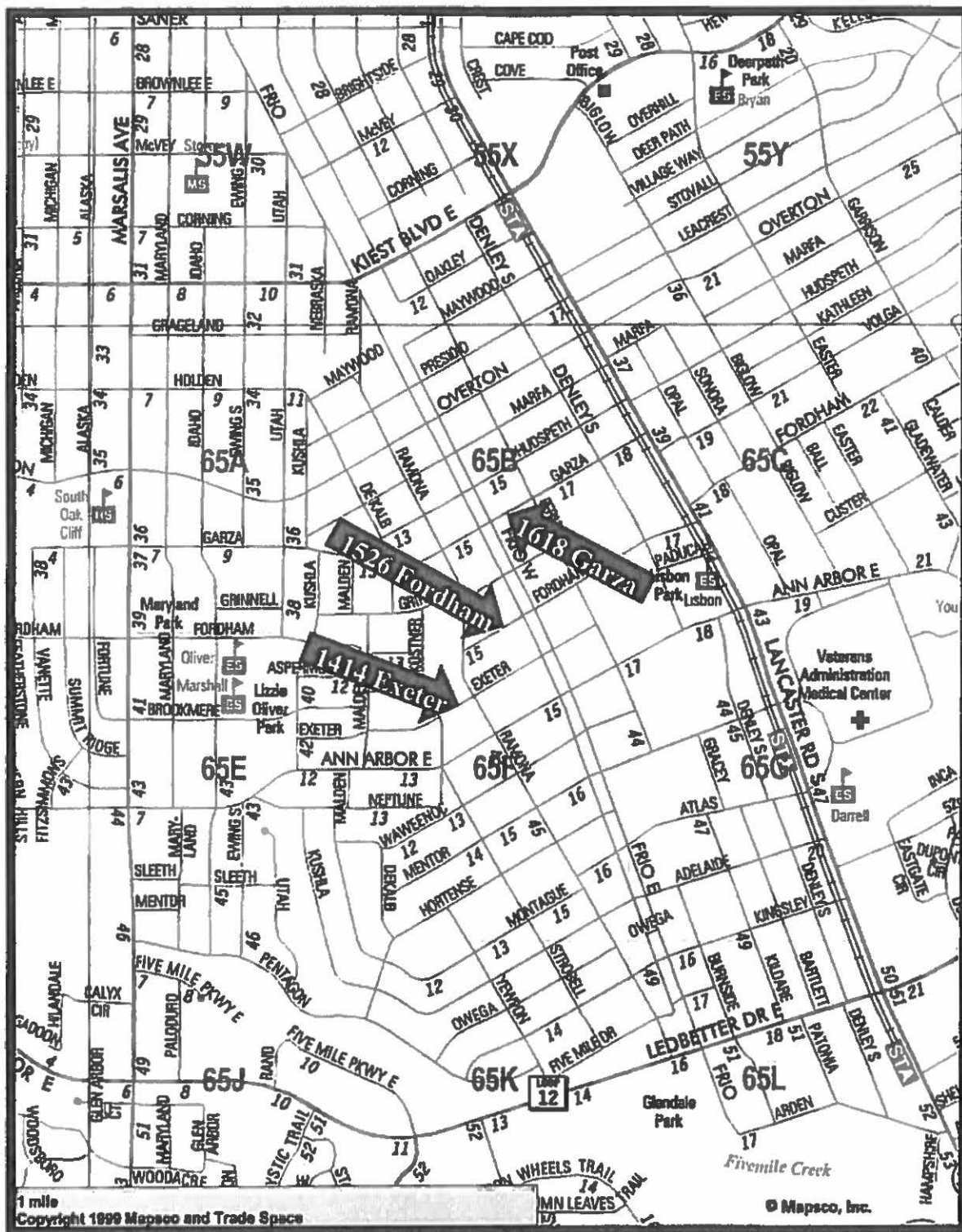
<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1414 Exeter	65F	4	\$14,792.52
2. 731 Ezekial	57R	5	\$14,308.29
3. 1526 Fordham	65B	4	\$ 8,833.66
4. 1618 Garza	65B	4	\$14,215.69
5. 3731 Humphrey	56T	4	\$16,406.98
6. 3710 Prosperity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







MAPSCO 57R



MAPSCO 65B & 65F

August 10, 2016

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

**WHEREAS**, Marcer Construction Company, LLC submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Marcer Construction Company, LLC and authorize the sale of 10 lots from DHADC to Marcer Construction Company, LLC to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Marcer Construction Company, LLC and the sale of 10 lots shown on Exhibit "A" from DHADC to Marcer Construction Company, LLC is approved.

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

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



# EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	<b>1414 Exeter</b> Lot 14, Bellevue Addition Block 9/4309	Marcer Construction Company, LLC	1	\$5,000.00
2	<b>731 Ezekial</b> Lot 29, Home Gardens No. 3 Addition Block K/6256	Marcer Construction Company, LLC	1	\$5,000.00
3	<b>1526 Fordham</b> Lot 22, Bellevue Addition Block 13/4313	Marcer Construction Company, LLC	1	\$5,000.00
4	<b>1618 Garza</b> Lot 14, Bellevue Addition Block 25/4321	Marcer Construction Company, LLC	1	\$5,000.00
5	<b>3731 Humphrey</b> Lot 13, Bonnie View Gardens Addition No. 2 Block H/6094	Marcer Construction Company, LLC	1	\$5,000.00
6	<b>3710 Prosperity</b> Lot 2, Spring Dell Addition Block F/6095	Marcer Construction Company, LLC	1	\$5,000.00
7	<b>3720 Vandervoort</b> Lot 25, Spring Dell Addition Block B/6095	Marcer Construction Company, LLC	1	\$5,000.00
8	<b>3810 Vandervoort</b> Lot 20, Spring Dell Addition Block B/6095	Marcer Construction Company, LLC	1	\$5,000.00
9	<b>2507 Willhurl</b> Lot 13, Lisbon Heights Addition Block 3/5852	Marcer Construction Company, LLC	1	\$5,000.00
10	<b>2747 Willhurl</b> Lot 31, Southgate Annex Addition, 1st Revision Block 5/6081	Marcer Construction Company, LLC	1	\$5,000.00
<b>TOTAL</b>				<b>\$50,000.00</b>

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 10

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

See attached page

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built 6  
Square Footage range of each home 1100-1300  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 2 Number of Carports 0 Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer 3 wood side, 1 partial stone Which sides \_\_\_\_\_  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 110,000-145,000

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

Number of homes to be built 4  
Square Footage range of each home 1200-1600  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 2 Number of Carports 0 Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 110,000-145,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Start of Construction: 7 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

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

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



## ADDENDUM - MARCER CONSTRUCTION

	Address	Legal Description	Census Tract
1	2747 Wilhurt Avenue Dallas, TX 75216	Lot 31, Blk 5/6081 Southgate	87.03
2	2507 Wilhurt Avenue Dallas, TX 75216	Lot 13, Blk 3/5852 Southgate	87.03
3	1414 Exeter Avenue Dallas, TX 75216	Lot 14, Blk 9/4309 Bellevue	59.01
4	1526 Fordham Road Dallas, TX 75216	Lot 22 Blk 13/4313 Bellevue	57.00
5	1618 Garza Avenue Dallas, TX 75216	Lot 14 Blk 25/4321 Bellevue	57.00
6	731 Ezekiel Avenue Dallas, TX 75217	Lot 29 Blk K/6256 Home Gardens	93.03
7	3731 Humphrey Drive Dallas, TX 75216	Lot 13 Blk H/6094 Bonnie View Gardens	86.04
8	3810 Vandervoort Drive Dallas, TX 75216	Lot 20 Blk B/6095 Spring Dell	86.04
9	3720 Vandervoort Drive Dallas, TX 75216	Lot 25 Blk B/6095 Spring Dell	86.04
10	3710 Prosperity Avenue Dallas, TX 75216	Lot 2 Blk F/6095 Spring Dell	86.04

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 46M

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**SUBJECT**

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

**BACKGROUND**

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

Meredith Investment Properties has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Meredith Investment Properties to DHADC, the sale of that lot from DHADC to Meredith Investment Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Meredith Investment Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Meredith Investment Properties and construction financing is not closed within three years of conveyance.

## **BACKGROUND (continued)**

Meredith Investment Properties will build an affordable house on the lot. The approximate square footage and sales price of the house will be from 1,500 to 1,800 square feet and from \$115,000 to \$160,000. The lot will be deed restricted for sale to a low income family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, as calculated from the 2015-16 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)**

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

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

On June 23, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

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

## **FISCAL INFORMATION**

No cost consideration to the City

## **DEVELOPER**

### **Meredith Investment Properties**

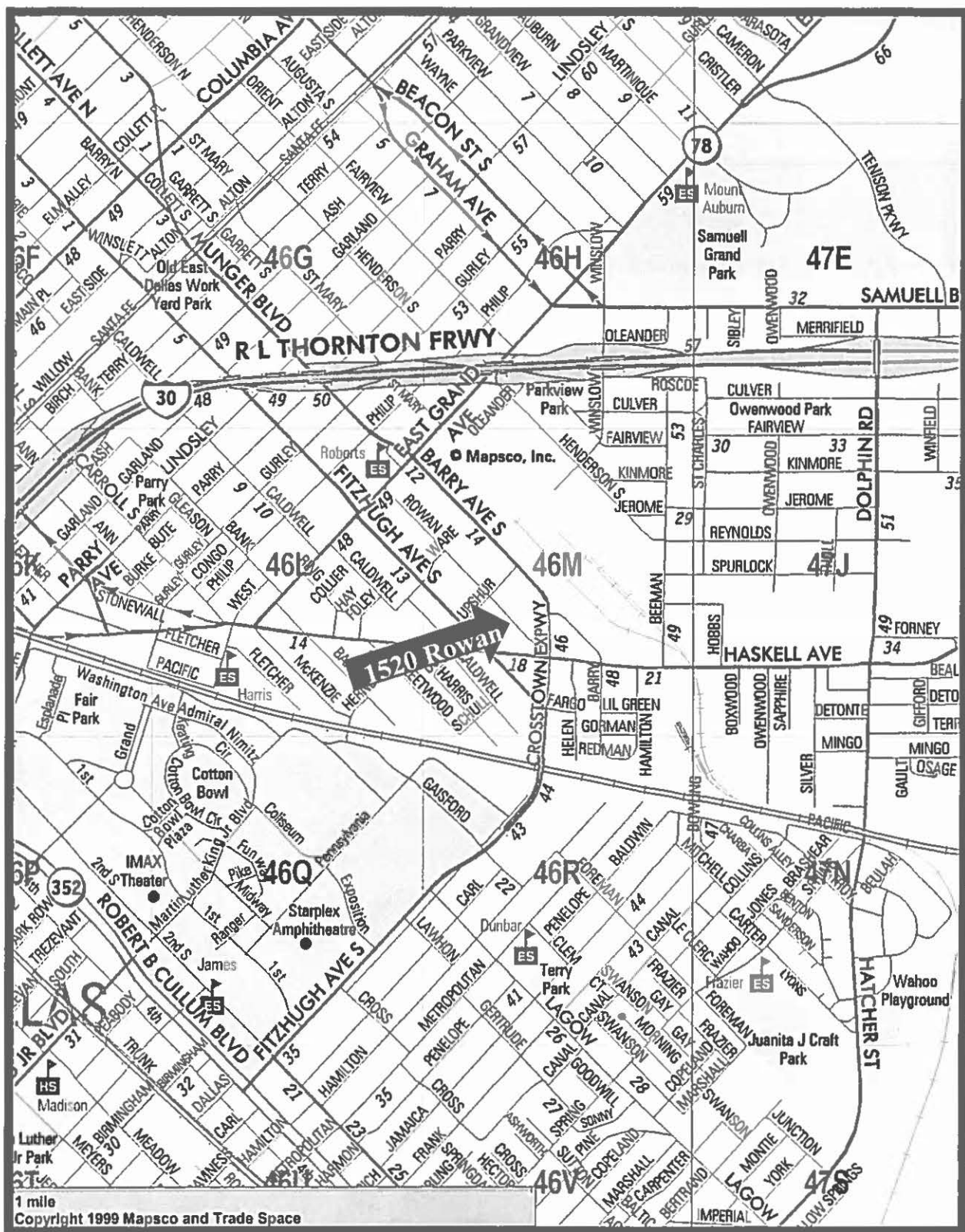
Lessel Meredith, Owner

## **MAP**

Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1520 Rowan	46M	2	\$6,314.05



**MAPSCO 46M**

August 10, 2016

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

**WHEREAS**, Meredith Investment Properties submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by Meredith Investment Properties and authorize the sale of 1 lot from DHADC to Meredith Investment Properties to build an affordable house;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by Meredith Investment Properties and the sale of 1 lot shown on Exhibit "A" from DHADC to Meredith Investment Properties is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1520 Rowan Part of Lot 18, D. Rowen's Addition Block 1451	Meredith Investment Properties	1	\$5,000.00
TOTAL				\$5,000.00

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

1520 ROWAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built \_\_\_\_\_  
Square Footage range of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home 1  
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 1  
Square Footage range of each home 1500 TO 1800  
Number of Bedrooms/Baths in each home 3 TO 4 2  
Number of Garages N/A Number of Carports N/A Detached N/A Attached N/A  
Type of Exterior Veneer BRICK & SIDING Which sides ALL 4  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 115K TO 160K

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

Number of homes to be built \_\_\_\_\_  
Square Footage range of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home 1  
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

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 65C

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**SUBJECT**

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

**BACKGROUND**

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

Milton Semper has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Milton Semper to DHADC, the sale of those lots from DHADC to Milton Semper and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Milton Semper will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Milton Semper and construction financing is not closed within three years of conveyance.

### **BACKGROUND (continued)**

Milton Semper will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,700 to 1,900 square feet and from \$108,000 to \$124,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$10,000.00 for the sales price of the vacant lots to Milton Semper, as calculated from the 2015-16 Land Bank Plan approved by City Council.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to Milton Semper.

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

### **FISCAL INFORMATION**

No cost consideration to the City

### **DEVELOPER**

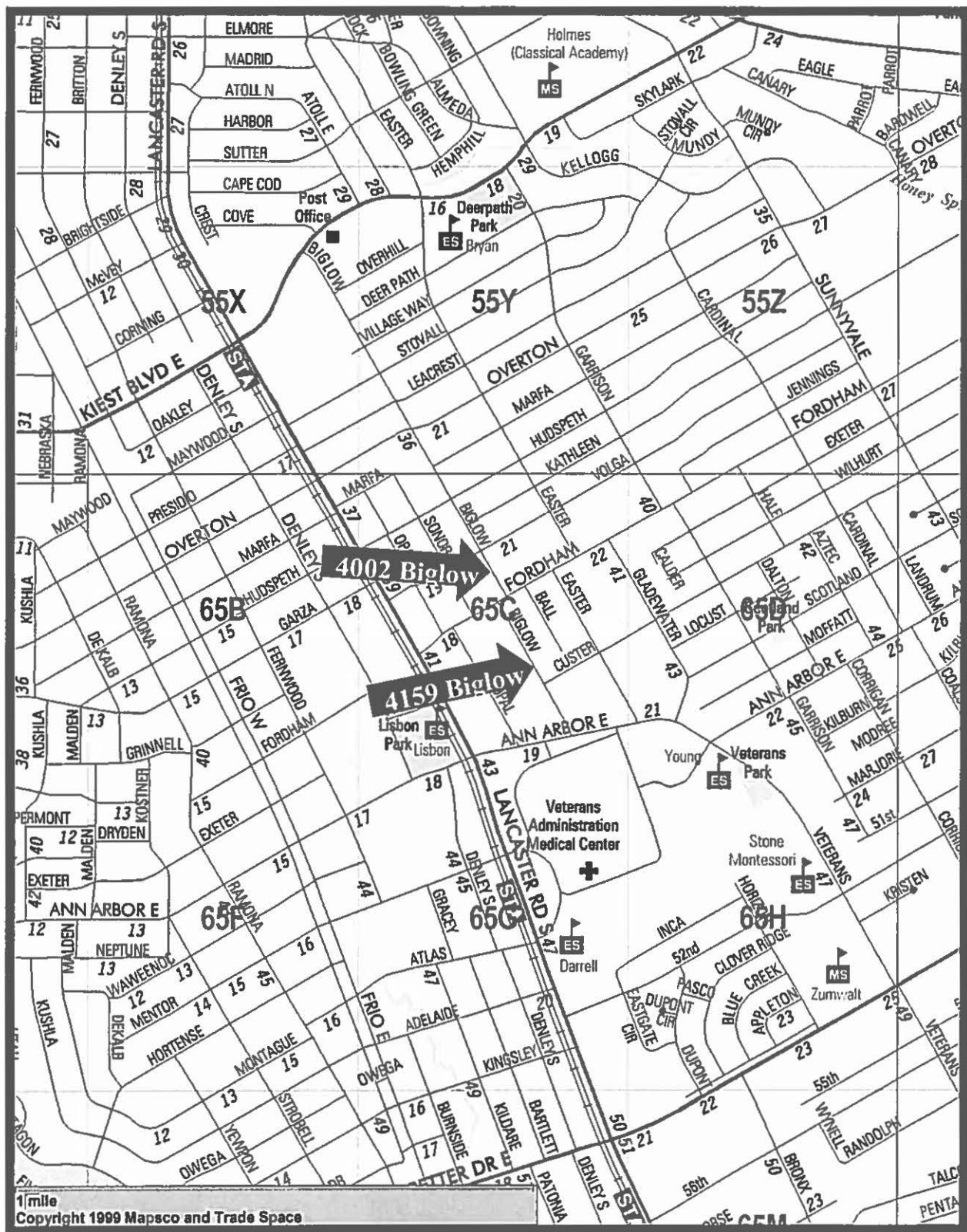
**Milton Semper**

### **MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
Milton Semper**

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



**MAPSCO 65C**

August 10, 2016

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

**WHEREAS**, Milton Semper submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Milton Semper and authorize the sale of the said 2 lots from DHADC to Milton Semper to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Milton Semper and the sale of 2 lots shown on Exhibit "A" from DHADC to Milton Semper is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	<b>4159 Biglow</b> South 50 Feet of Lot 5, Oak Cliff Gardens Addition Block 1/4340 1/2	Milton Semper	1	\$5,000.00
2	<b>4002 Biglow</b> Part of Lots 28, 29 & 30, Fordham Heights Addition Revised Block D/5854	Milton Semper	1	\$5,000.00
TOTAL				\$10,000.00

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

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

4159 + 4002 BIGLOW

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots \_\_\_\_\_  
Square Footage of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home 1  
Number of Garages \_\_\_\_\_ Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

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

Number of homes to be built on lots 2  
Square Footage of each home 1,700-1,900  
Number of Bedrooms/Baths in each home 3/2  
Number of Garages 2 Number of Carports 0 Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer Brick 80% Which sides ALL SIDES  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 108-124k

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.



### **C. CONSTRUCTION TIMETABLE**

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

Commencement of Construction 90 days

Completion of Construction 180days

Sale of first affordable housing unit to low income households 210days

Sale of last affordable unit to low income households 280days

**KEY FOCUS AREA:** Clean, Healthy Environment

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** N/A

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**SUBJECT**

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

**BACKGROUND**

On June 22, 2016, City Council adopted the FY2016-17 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds. The FY2016-17 Consolidated Plan includes the Housing Opportunities for Persons with AIDS (HOPWA) grant in the amount of \$6,409,124. The grant funds are available beginning October 1, 2016, contingent upon approval of the City's FY2016-17 Action Plan, and execution of grant agreements with HUD.

The City of Dallas has received HOPWA funds since 1993. HOPWA funds serve not only the City of Dallas, but also Dallas County and six other counties: Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall. This area is defined as the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA).

Dallas County has provided HOPWA scattered site housing assistance (emergency assistance, tenant based rental assistance, supportive services, and administrative costs) to eligible persons residing primarily in Dallas County through Interlocal Agreement since approximately 1993. The agency has the organizational capacity, including one full-time HOPWA supervisor, three full-time HOPWA caseworkers, and a full-time HOPWA clerk, in place to continue providing these services to eligible persons without disruption.

## **BACKGROUND** (Continued)

In addition, Dallas County is the administrative agency for other local area HIV/AIDS grant funding and, as such, has collaborative relationships with HIV/AIDS service providers in this community. For these reasons, Dallas County is recommended for funding to continue providing scattered site housing assistance services to eligible persons residing primarily in Dallas County.

Under the HOPWA program, Dallas County provides short-term emergency assistance and long-term tenant based rental assistance to low income persons living with HIV/AIDS in Dallas County. The emergency assistance program includes short-term rent, mortgage, and utility payments, for up to 21 weeks in any 52-week period, to prevent the homelessness of the client. The tenant-based rental assistance program includes rent assistance (with a utility allowance) similar to the Section 8 voucher program. In addition to housing assistance, HOPWA clients receive housing support services through case managers who ensure that clients have access to other services, such as medical care, transportation, legal services and food pantry.

Dallas County provides services for non-English speaking clients through bilingual staff and by providing written materials in English and in Spanish.

Approval of this item will provide funding in the amount of \$1,900,855 to Dallas County to continue providing HOPWA scattered site housing assistance, as follows: \$1,526,800 in Emergency/Tenant Based Rental Assistance - Financial Assistance, \$249,700 in Emergency/Tenant Based Rental Assistance - Housing Services, and \$124,355 in Program Administration.

## **PERFORMANCE MEASURES**

Number of Persons Assisted:

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>	2016-17 <u>Goal</u>
Emergency - unduplicated clients served	140	125	110
Tenant-based - unduplicated clients served	190	158	200
Total - unduplicated clients served	330	283	310

\*YTD data through 5/31/16 (8 months)

## **BACKGROUND** (Continued)

### OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2015-16	2015-16	2016-17
	<u>Goal</u>	<u>Actual*</u>	<u>Goal</u>
Emergency - percent in stable housing	92%	TBD**	98%
Tenant-based - percent in stable housing	92%	99%	96%

\*YTD data through 5/31/16 (8 months)

\*\*TBD - Housing Stability for Emergency Assistance determined at year end

In FY2016-17, the agency will also collect and report data on access to care and support per HOPWA requirements.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized the FY2014-15 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 13, 2014, by Resolution No. 14-1220.

Authorized Supplemental Agreement No. 1 to the FY2014-15 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on June 17, 2015, by Resolution No. 15-1151.

Authorized the FY2015-16 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on August 12, 2015, by Resolution No. 15-1361.

Authorized Supplemental Agreement No. 1 to the FY2015-16 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on April 13, 2016, by Resolution No. 16-0538.

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

### **FISCAL INFORMATION**

\$1,900,855 - 2016-17 Housing Opportunities for Persons with AIDS Grant Funds

August 10, 2016

**WHEREAS**, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development (HUD) have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

**WHEREAS**, the FY2016-17 Consolidated Plan Budget includes HOPWA Grant funds from the U.S. Department of Housing and Urban Development in the amount of \$6,409,124; and

**WHEREAS**, the City of Dallas seeks to enter into an Interlocal Agreement with Dallas County Health and Human Services to continue providing these services under the HOPWA entitlement grant; and

**WHEREAS**, this contract is funded by FY2016-17 HOPWA Grant funds, which are available beginning October 1, 2016, and are contingent upon HUD's approval of the City's FY2016-17 Action Plan and execution of the grant agreements;

**NOW, THEREFORE,**

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

**Section 1.** That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, and execute any and all documents required by the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Dallas County Health and Human Services (Vendor No. 254643), an amount not to exceed \$1,900,855, from Service Contract number 16-17DCHHSHW, as follows:

<u>Fund</u>	<u>Unit</u>	<u>Object</u>	<u>Description</u>	<u>Amount</u>
HW16	561A	3099	E/TBRA - Financial Assistance	\$1,526,800
HW16	562A	3099	E/TBRA - Housing Services	\$ 249,700
HW16	568A	3099	Program Admin/Project Sponsors	\$ 124,355
<b>Total</b>				<b>\$1,900,855</b>

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

## **AGENDA ITEM # 27**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 64W

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### **SUBJECT**

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

### **BACKGROUND**

This project received \$225,000 as gap financing for the construction of ten single family homes by May 27, 2016. BOH received private financing from Benchmark Bank, Inwood Bank and American National Bank for construction of the ten units and has pulled permits and began construction of three of the ten units. As each of the units are sold, the developer's lien is partially released.

Several events contributed to the delay resulting in a late start for the project. BOH had to wait on the Texas Department of Affordable Housing Corporation to execute a lessor contract which took several months to complete. In August 2015, BOH had a change in executive staff that also contributed to some delay in the completion of this project.

The extension of the maturity date of the loan agreement will allow BOH to continue its efforts to build and sell the remaining units.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 27, 2015, City Council approved a development loan with Builders of Hope CDC, by Resolution No. 15-0989.

On November 10, 2015, City Council authorized an amendment to the loan agreement with Builders of Hope CDC (BOH), by Resolution No. 15-2069.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)**

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

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER**

**Builders of Hope CDC**

Damon Polk, Interim President

**DEVELOPER**

**Builders of Hope CDC**

Damon Polk, Interim President

**MAP**

Attached







August 10, 2016

**WHEREAS**, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

**WHEREAS**, on May 27, 2015, City Council approved a development loan with Builders of Hope CDC, by Resolution No. 15-0989; and

**WHEREAS**, on November 10, 2015, City Council authorized an amendment to the loan agreement with Builders of Hope CDC (BOH), by Resolution No. 15-2069; and

**WHEREAS**, Builders of Hope CDC has requested an extension of time to the development loan agreement to allow them to continue their efforts to construct the ten units and complete the sale of the units to low-to-moderate income families at or below 80% AMFI; **NOW, THEREFORE**,

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

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to amend the loan agreement with Builders of Hope CDC in the amount of \$225,000 to extend the completion date from May 27, 2016 to May 31, 2017 for the Creekside project.

**Section 2.** That the terms of the agreement will include:

- (a) Borrower must execute a Notes Payable and Deed Restrictions.
- (b) BOH will use the funds to gap the construction costs for the units and will keep the proceeds from the sale of the units.
- (c) BOH will have one (1) year to fully complete the project.
- (d) BOH must build and occupy the affordable units with low and moderate income families with incomes at or below 80% of area median family income.
- (e) The City will subordinate first lien position to the interim construction lender.
- (f) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase on the home.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

August 10, 2016

**Section 4.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

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

## AGENDA ITEM # 28

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Housing/Community Services

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

**MAPSCO:** 44P

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### SUBJECT

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

### BACKGROUND

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

KH Solutions, Inc. previously submitted a proposal and development plan to DHADC for the purchase of 1 lot. The proposal set the proposed square footage range from 1,000 to 1,200 and sales price range from \$105,000 to \$115,000 for the lot. KH Solutions, Inc. has submitted an amended development plan to change the square footage range from 1,200 to 1,700 and sales price range from \$140,000 to \$175,000 for the lot. The DHADC Board has approved the amended development plan, subject to City Council approval. This item will authorize City Council approval of the amended development plan submitted by KH Solutions, Inc. to the City's Land Bank. KH Solutions, Inc. will build an affordable house on the lot. Total amount to be paid for the lot is \$5,000.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to KH Solutions, Inc.

On February 10, 2016, the City Council approved the sale of 1 lot from DHADC to KH Solutions, Inc. by Resolution No. 16-0275.

On June 23, 2016, DHADC approved the amended development plan for the 1 lot acquired by KH Solutions, Inc. from DHADC.

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

### **FISCAL INFORMATION**

No cost consideration to the City

### **DEVELOPER**

**KH Solutions, Inc.**

Zarinah Curry, President

### **MAP**

Attached

**Land Bank (DHADC) Lot Owned by  
KH Solutions, Inc.**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>
1. 2615 Crossman	44P	6



August 10, 2016

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

**WHEREAS**, on February 10, 2016, by Resolution No. 16-0275, City Council approved the acquisition of 1 Land Bank lot by KH Solutions, Inc. from DHADC; and

**WHEREAS**, KH Solutions, Inc. submitted an amended development plan to change the square footage range from approximately 1,200 to 1,700 and sales price range from approximately \$140,000 to \$175,000 for the 1 lot acquired by the developer as shown on Exhibit "A"; and

**WHEREAS**, City Council desires to approve the amended development plan shown on Exhibit "B" submitted by KH Solutions, Inc.;

**NOW, THEREFORE,**

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

**Section 1.** That the amended development plan shown on Exhibit "B" submitted by KH Solutions, Inc. for the 1 lot acquired by the developer as shown on Exhibit "A" is approved.

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2615 Crossman Lot 15 & South 40 feet of Lot 16, West End Addition Block 13/7265	KH Solutions, Inc.	1	\$5,000.00
TOTAL				\$5,000.00

## EXHIBIT B

### SECTION II: DEVELOPMENT PLAN

#### A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2615 Crossman Ave  
Dallas, TX 75212  
Legal: 2'E Coombs West End  
BLK 13/7265 L&S 40FT 16

#### B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

Number of homes to be built on lots 1  
Square Footage of each home 1,200 - 1,700  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached ✓  
Type of Exterior Veneer Brick/Vinyl Which sides Brick-Front Vinyl-Sides  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 140,000 - 175,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 45 days  
Completion of Construction 90 days  
Sale of first affordable housing unit to low income households 135 days  
Sale of last affordable unit to low income households 135 days

**KEY FOCUS AREA:** Clean, Healthy Environment

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Housing/Community Services

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** N/A

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**SUBJECT**

Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 - Not to exceed \$121,000, from \$15,749,144 to \$15,870,144 - Financing: Department of State Health Services Grant Funds

**BACKGROUND**

Since 1974, the Department of State Health Services (DSHS) has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. In Dallas County, the WIC Program is administered by the City of Dallas, Housing/Community Services Department.

This item authorizes the acceptance of additional grant funds, increasing the total contract budget by \$121,000. These funds are for clinic improvements to two (2) WIC clinics; upgrades to internet availability and connectivity in preparation of new Texas Integrated Network (TXIN) and phone costs for relocation of one (1) WIC clinic; the moving costs to relocate one (1) WIC Clinic; and expenditures associated with the Summer Food Service Program (SFSP), i.e., salaries of temporary staff, office supplies to include trash receptacles, liners, plastic ware, and insulated coolers for the seven (7) WIC clinics piloting the SFSP as provided in funding award email dated June 10, 2016. The total expenditures are not to exceed \$121,000.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized first amendment to contract 2016-048796-001 for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$150,000 on February 24, 2016, by Resolution No. 16-0349.

Authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$15,599,144 on October 14, 2015, by Resolution No. 15-1871.

Information about this item will be provided to the Housing Committee on August 1, 2016.

### **FISCAL INFORMATION**

\$121,000 - Department of State Health Services Grant Funds

August 10, 2016

**WHEREAS**, on October 14, 2015, City Council authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$15,599,144, by Resolution No. 15-1871; and

**WHEREAS**, the Department of State Health Services has awarded additional grant funds in the amount of \$121,000 for the continuation of the City of Dallas Women, Infants, and Children (WIC) Program; and

**WHEREAS**, there is a continued need for the Special Supplemental Nutrition Program for Women, Infants and Children, funded through the Department of State Health Services;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute the second amendment to the contract (Contract No. 2016-048796-0001 and CFDA No. 10.557) with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016, in an amount not to exceed \$121,000, from \$15,749,144 to \$15,870,144, and execute any and all documents required by the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to receive and deposit grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1954, Revenue Source 6509 in an amount not to exceed \$121,000.

**Section 3.** That the City Manager is hereby authorized to increase appropriations in the amount of \$121,000, from \$15,749,144 to \$15,870,144 in Fund F470, Dept. HOU, to be established in Unit 1954 various Object Codes, according to the attached Schedule.

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1954, various Object Codes, according to the attached Schedule in an amount not to exceed \$121,000.

August 10, 2016

**Section 5.** That the City Manager is hereby authorized to reimburse to the Department of State Health Services any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

**Section 6.** That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

**Section 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

## **SCHEDULE**

**Department of State Health Services  
Women, Infant and Children Program  
October 1, 2015 through September 30, 2016**

**Fund F470, Dept. HOU, Unit 1954, Revenue Source 6509**

<b><u>Object Code</u></b>	<b><u>Description</u></b>	<b><u>Amount</u></b>
1510	Temporary Help	\$ 20,681
2110	Office Supplies	\$ 3,000
2710	Furniture & Fixtures	\$ 8,000
3051	Telephone Equipment Charges	\$ 30,000
3099	Misc Special Services	\$ 15,000
3330	Rents	\$ 40,000
3361	Professional Development	<u>\$ 4,319</u>
	Total	\$121,000





**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Housing/Community Services

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 43H 44J N

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**SUBJECT**

Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

**BACKGROUND**

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

## **BACKGROUND (continued)**

Dallas Neighborhood Alliance for Habitat, Inc. (DNAH), submitted a proposal to construct eight (8) single-family homes containing approximately 1,378 square feet on the eight (8) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price of approximately \$95,000 to \$110,000 with construction to begin in September 2019.

This item calls for a public hearing on September 14, 2016, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the eight (8) unimproved properties to DNAH. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to DNAH by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Housing Committee on August 1, 2016.

## **FISCAL INFORMATION**

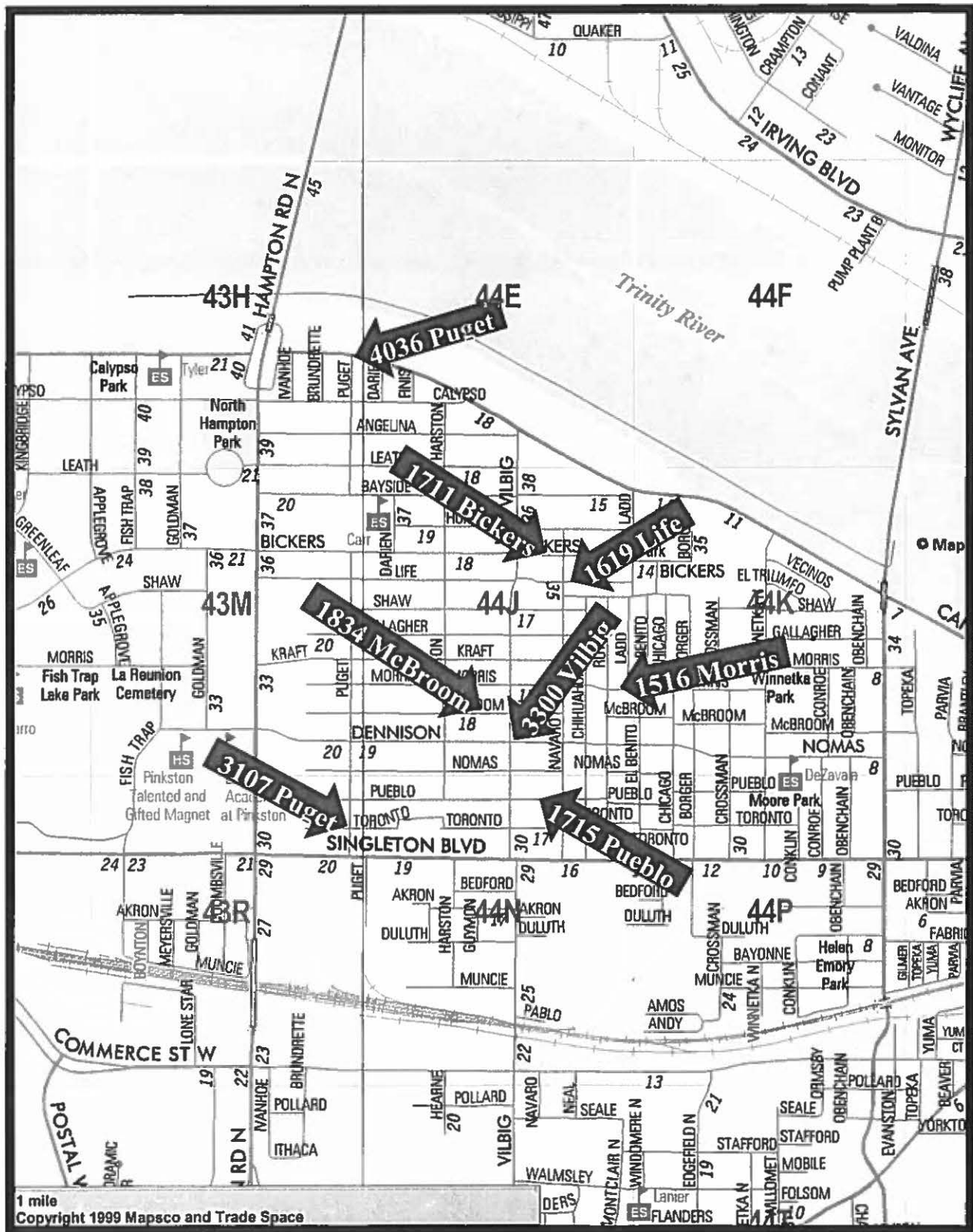
No cost consideration to the City

## **MAP**

Attached

## Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>	<u>Council District</u>
1.	1715 Pueblo	Dallas Neighborhood Alliance for Habitat, Inc.	44N	\$9,600	\$1,000.00	V	R-5(A)	6
2.	1516 Morris	Dallas Neighborhood Alliance for Habitat, Inc.	44J	\$7,590	\$1,000.00	V	R-5(A)	6
3.	1619 Life	Dallas Neighborhood Alliance for Habitat, Inc.	44J	\$8,210	\$1,000.00	V	R-5(A)	6
4.	1711 Bickers	Dallas Neighborhood Alliance for Habitat, Inc.	44J	\$8,070	\$1,000.00	V	R-5(A)	6
5.	3300 Vilbig	Dallas Neighborhood Alliance for Habitat, Inc.	44J	\$8,640	\$1,000.00	V	CR	6
6.	1834 McBroom	Dallas Neighborhood Alliance for Habitat, Inc.	44J	\$9,050	\$1,000.00	V	R-5(A)	6
7.	3107 Puget	Dallas Neighborhood Alliance for Habitat, Inc.	44N	\$9,000	\$1,000.00	V	R-5(A)	6
8.	4036 Puget	Dallas Neighborhood Alliance for Habitat, Inc.	43H	\$8,130	\$1,000.00	V	R-5(A)	6



MAPSCO 43H, 44J, 44N

August 10, 2016

**WHEREAS**, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

**WHEREAS**, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

**WHEREAS**, the quitclaim deeds must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

**WHEREAS**, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deeds in the real property records; and

**WHEREAS**, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

**WHEREAS**, Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct eight (8) single-family homes containing approximately 1,378 square feet on the eight (8) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyers at a proposed sales price from approximately \$95,000 to \$110,000 with construction to begin in September 2019; and

**WHEREAS**, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News; and

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**Section 1.** That the public hearing shall be held at 1:00 p.m. on September 14, 2016 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of eight (8) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to DNAH, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

**Section 2.** That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	<b>1715 Pueblo</b> Lot 7, Homestead Addition Block C/7116	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
2	<b>1516 Morris</b> Lot 10, Wheeler & Reuss Eagle Ford Addition Block E/7111	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
3	<b>1619 Life</b> Lot 15, Homestead Gardens Addition Block B/7120	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
4	<b>1711 Bickers</b> Lot 8, Homestead Gardens Addition Block F/7120	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
5	<b>3300 Vilbig</b> Lot 13, Homestead Manor Addition Block 2/7117	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
6	<b>1834 McBroom</b> Lot 17, Victory Gardens Addition Block F/7122	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
7	<b>3107 Puget</b> Lot 6, Victory Gardens No. 4 Addition Block 15/7126	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
8	<b>4036 Puget</b> Lot 1, Roosevelt Manor 1st Inst., Addition Block 5/7130	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
<b>TOTAL</b>				<b>\$8,000.00</b>





## AGENDA ITEM # 31

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 1, 2, 3, 4, 5, 6, 7, 8

**DEPARTMENT:** Housing/Community Services

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56  
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

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### SUBJECT

Authorize **(1)** a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

### BACKGROUND

The governing body of the municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The Plan must include a list of parcels of real property that may become eligible for sale to the land bank for affordable housing development on those parcels of real property, and the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2016-17 Plan is attached as "Exhibit A" to the resolution.

Before adopting the FY 2016-17 Annual Plan, the City of Dallas must hold a public hearing on the proposed Plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDO's) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the taxing entities and to the public beginning August 10, 2016. There must be a sixty-day public comment period prior to City Council action on the plan per state statute. A briefing on the Urban Land Bank Demonstration Program will be presented to the appropriate Council Committee prior to the public hearing.

Approval of this agenda item will call a public hearing for October 11, 2016 to consider public comment on the proposed FY 2016-17 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" to the resolution and authorizes consideration of the Plan following the hearing.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)**

On January 28, 2004, by Resolution No. 04-0458, City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 14, 2015, City Council approved the City of Dallas FY 2015-16 Urban Land Bank Demonstration Program Plan by Resolution No. 15-1905.

Information about this item will be provided to the Housing Committee on August 1, 2016.

### **FISCAL INFORMATION**

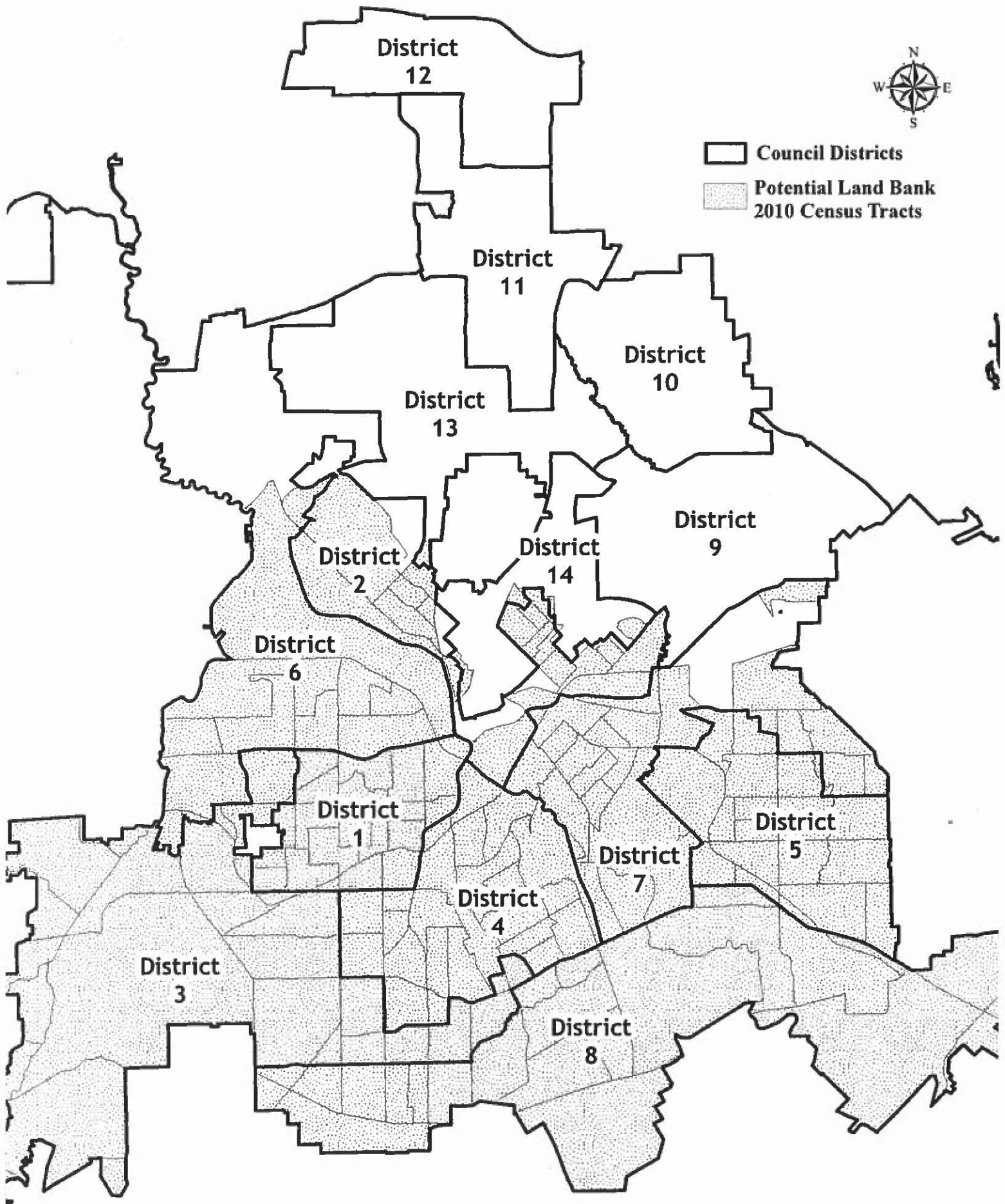
No cost consideration to the City

### **MAP**

Attached

# Potential Land Bank Census Tracts

2016-2017



August 10, 2016

**WHEREAS**, on January 28, 2004, City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

**WHEREAS**, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2016-17, beginning October 1, 2016; and

**WHEREAS**, State law requires that a public hearing be held and action taken to adopt the Urban Land Bank Demonstration Program Plan annually; and

**WHEREAS**, holding a public hearing on October 11, 2016 for public comment on the proposed FY 2016-17 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" will satisfy requirements set forth in the Urban Land Bank Demonstration Program Act;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That (1) a public hearing be held on October 11, 2016 before the Dallas City Council to receive comments from citizens on the proposed FY 2016-17 Urban Land Bank Demonstration Program Plan attached as "Exhibit A"; and (2) at the close of the public hearing, consider approval of the FY 2016-17 Urban Land Bank Demonstration Program Plan.

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

# Urban Land Bank Demonstration Program Plan Fiscal Year 2016-17



**City of Dallas**

**Housing Department  
1500 Marilla Street  
Room 6DN  
Dallas, Texas 75201**

**October 11, 2016**

## OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2015-16 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to “qualified participating developers” during the plan year.
- 4) A list of community housing development organizations eligible to participate in the “right of first refusal” for acquisition and development of real property sold to the land bank,
- 5) The municipality’s plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2016-17 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60<sup>th</sup> day before the date of the public hearing.

Following the adoption of the FY 2016-17 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2017. The performance report for the FY 2015-16 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2016.

## **CITY OF DALLAS' FY 2016-17 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN**

### **Parcels of Property**

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or other commercial development. The acquisition of these lots will enable new single-family homeowner development on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2015 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/commercial development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2015-16 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family



member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

### **Additional Use of Land Bank Property**

The Land Bank may also acquire and sell to a developer property intended for commercial use.

### **Qualified Participating Developer**

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

### **Community Housing Development Organizations**

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a “qualified organization” under Section 379C.011 of the Code. Only “qualified organizations” as defined in the Code may engage in the “right of first refusal” for this program.

A listing of those CHDOs that may be eligible for the “Right of First Refusal” is available as Attachment A. In order to engage in the “right of first refusal” on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a “qualified organization”:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization’s designated geographical boundaries of operation, and
3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;
2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;
3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property);
5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the Land Bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the Land Bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

## **City of Dallas Plan for Affordable Housing Development**

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2539 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12, FY 2012-13, FY 2013-14, FY 2014-15 and FY 2015-16 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2016-17 to “qualified organizations” and “qualified participating developers” for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2016-17 to “qualified organizations” at a price of \$1,000.00 for the first 7,500 square feet of land plus another \$1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to “qualified participating developers” at a price of \$5,000.00 for the first 7,500 square feet of land plus another \$5,000.00 for each additional developable adjacent lot included in the parcel plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for

homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs.

All parcels will be conveyed with a right of reverter so that if the “qualified participating developer” does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the “qualified participating developer,” the property will revert to the Land Bank for subsequent resale to another “qualified participating developer” or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a “qualified organization” or a “qualified participating developer,” the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or commercial development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a “qualified participating developer” if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

### **Supportive Funding**

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

**ATTACHMENT A**  
**COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS**  
**RE-CERTIFICATION LIST FOR FY 2016-17**  
*Updated – 5/23/16*

<b>CHDO</b>	<b>GEOGRAPHIC BOUNDARIES</b>	<b>DATE CERTIFIED</b>
<b>Builders of Hope CDC</b> 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 Damon Polk, President	West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West	12/15/1999
<b>City Wide Community Development Corp.</b> 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President	City-wide	5/21/2007
<b>East Dallas Community Organization</b> 4210 Junius St., Suite 5 <sup>th</sup> Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant	City-wide	10/09/1997
<b>South Dallas/Fair Park Innercity Community Development Corporation</b> 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing Director	South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02	8/17/1992
<b>SouthFair Community Development Corporation</b> 2610 Martin Luther King Blvd. Dallas, Texas 75215 Office (214) 421-1363 Fax (214) 421-1364 Annie Jones Evans, Executive Director	Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East	02/03/1994

**ATTACHMENT B**  
**ASSISTANCE PROGRAM**

**City of Dallas Housing Department  
Anticipated FY 2016-17 Assistance Programs**

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 11, 2016.

**HOME PURCHASE ASSISTANCE**

**Mortgage Assistance Program**

FY 2014-15 Actual	\$2,100,000
FY 2015-16 Actual	\$2,100,000
FY 2016-17 Proposed	\$2,100,000

Provides deferred payment loans to low-mod-income homebuyers for down payment, closing costs and principle reduction up to \$20,000 \$20,000 for new construction by CHDO's, construction on a Land Bank lot, in Neighborhood Investment Program areas or in approved target areas and up to \$14,000 on existing homes or for new construction by other developers. (214-670-3954)

**HOUSING DEVELOPMENT ASSISTANCE**

**Community Housing Development Organization Program**

FY 2014-15 Actual	\$1,000,000
FY 2015-16 Actual	\$1,000,000
FY 2016-17 Proposed	\$1,000,000

Provides operating assistance grants and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3601)



## **Community Based Development Organization Program**

FY 2014-15 Actual	None
FY 2015-16 Actual	None
FY 2016-17 Proposed	None

Provides vertical construction loans to Community Based Development Organizations. (214-670-3601)

## **Economic Development GO Bond Program for Southern Dallas**

FY 2014-15 Actual	None
FY 2015-16 Actual	None
FY 2016-17 Proposed	\$3,500,000

Provides funding to promote economic development in the Southern area of the City and transit oriented development throughout the City. The funds can be used for acquisition, demolition, planning, design, construction, as well as, public streets and utilities. This includes providing funding for mixed-income residential in the Southern sector or mixed-use transit oriented development throughout the City. (214-670-3633)

## **Housing Development Loan Program**

FY 2014-15 Actual	\$1,977,078
FY 2015-16 Actual	\$1,348,807
FY 2016-17 Proposed	\$2,488,780

Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3601)

## **Dallas Housing Finance Corporation Multifamily Program**

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-671-8266)

**ATTACHMENT C**  
**FY 2016-17 LAND BANK PLAN**

# RESIDENTIAL

204	E	10TH	4836	FELLOWS	910		MUNCIE
401	E	10TH	4844	FELLOWS	913		MUNCIE
424	W	10TH	2414	FELTON	1812		MUNCIE
912	E	10TH	806	FERNWOOD	1911		MUNCIE
1024	E	10TH	1527	FERNWOOD	1927		MUNCIE
1027	E	10TH	1835	FERNWOOD	1923		MUNCIE
1102	E	10TH	1835	FERNWOOD	119		MURDEAUX
1124	E	10TH	2519	FERNWOOD	547		MURDOCK
1214	E	10TH	2521	FERNWOOD	605		MURDOCK
1221	E	10TH	2526	FERNWOOD	609		MURDOCK
1300	E	10TH	2603	FERNWOOD	720		MURDOCK
1308	E	10TH	2638	FERNWOOD	824		MURDOCK
1107	E	10TH	2639	FERNWOOD	1624	N	MURDOCK
1031	E	11TH	2719	FERNWOOD	10019		MUSKOGEE
1125	E	11TH	3001	FERNWOOD	3511		MYRTLE
1624	E	11TH	3217	FERNWOOD	3015		MYRTLE
1700	E	11TH	3225	FERNWOOD	3824		MYRTLE
1716	E	11TH	3922	FERNWOOD	4316		MYRTLE
1720	E	11TH	3930	FERNWOOD	6310		MYRTLE
1823	E	11TH	2935	FERNWOOD	6318		MYRTLE
1825	E	11TH	3007	FERNWOOD	123		NACHITA
2410	E	11TH	2612	FERRIS	2810		NAMUR
1013	E	11th St	2620	FERRIS	2825	S	NAMUR
409	W	12TH	301	FIDELIS	3145		NANDINA
722	W	12TH	8820	FILES	3244		NANDINA
901	E	12TH	8919	FILES	9999		NANTUCKET VILLAGE
917	E	12TH	4008	FINIS	10311		NANTUCKET VILLAGE
911		18TH	4011	FINIS	2446		NAOMA

2714	1ST AVE	2402	FINKLEA	2506	NAOMA
4208	1ST AVE	2406	FINKLEA	7934	NASSAU
4210	1ST AVE	2410	FINKLEA	8002	S NASSAU
4215	1ST AVE	2414	FINKLEA	3343	S NAVAJO
4216	1ST AVE	2418	FINKLEA	3314	NAVAJO DR
4224	1ST AVE	2430	FINKLEA	3116	NAVARO
4226	1ST AVE	4500	FIRESIDE	3226	NAVARO
2304	2ND AVE	9305	FIRESIDE	3314	NAVARO
4230	2ND AVE	9309	FIRESIDE	3321	NAVARO
5366	2ND AVE	1	FISH	3503	NAVARO
2008	3RD	2708	FISH TRAP	3018	NAVARO
2971	50th St	2714	FISH TRAP	3226	NAVARO ST
2436	51ST	5124	FITCHBURG	5	NAVY
2506	51ST	5512	FITCHBURG	15	NAVY
2611	51ST	1315	FITZHUGH	221	NAVY
2436	51ST ST	1520	S FITZHUGH	1909	NEAL
2506	51ST ST	1625	S FITZHUGH	111	NECHES
2611	51ST ST	1627	S FITZHUGH	654	NEELY
2624	51ST ST	3311	S FITZHUGH	631	W NEOMI
2433	52ND	3706	S FITZHUGH	722	NEOMI
2436	52ND	4222	S FITZHUGH	726	NEOMI
2522	52ND	3608	S FITZHUGH	731	NEOMI
2612	52ND	1014	S FIVE MILE	1359	NEPTUNE RD
2633	52ND	1022	W FIVE MILE	9999	NEW BEDFORD
2641	52ND	1531	W FLEETWOOD	9325	NEWHALL
2705	52ND	1630	FLEETWOOD	9407	NEWHALL
2727	52ND	304	FLEMING	1115	NEWPORT AVE
2433	52ND ST	312	FLEMING	3115	NICHOLSON
2630	52ND ST	1218	FLETCHER	5	NO NAME
2746	52ND ST	1300	FLETCHER	8	NO NAME
618	E 5TH	1308	FLETCHER	363	NO NAME
817	E 6TH	1325	FLETCHER	999	NO NAME

918	W	7TH	1330	FLETCHER	1219	NO NAME
115	W	8TH	1000	FLETCHER	3515	NO NAME
406	E	8TH	1212	FLETCHER	5839	NO NAME
513	E	8TH	1302	FOLEY	6036	NO NAME
521	E	8TH	1310	FOLEY	6500	NO NAME
1922	E	8TH	2423	FONVILLE	6524	NO NAME
1930	E	8TH	12800	FOOTHILL	6532	NO NAME
2934	W	9TH	1335	FORDHAM	6534	NO NAME
1030	E	9th St	1526	FORDHAM	9011	NO NAME
110	S	ACRES	1746	FORDHAM	1224	NOAH
111	N	ACRES	2110	FORDHAM	1100	NOKOMIS
116	N	ACRES	2218	FORDHAM	1131	NOLTE
230	S	ACRES	2227	FORDHAM	1415	NOMAS
350	N	ACRES	2246	FORDHAM	1525	NOMAS
350	N	ACRES DR	2302	FORDHAM	1735	NOMAS
1439		ADELAIDE	2403	FORDHAM	1842	NOMAS
1535		ADELAIDE	2406	FORDHAM	1846	NOMAS
1818		ADELAIDE	2522	FORDHAM	1939	NOMAS
3907		AGNES	2729	FORDHAM	1955	NOMAS
4002		AGNES	2733	FORDHAM	1966	NOMAS
2210		AKRON ST	2751	FORDHAM	2010	NOMAS
1910		AL LIPSCOMB WAY	2819	FORDHAM	3316	NOMAS
1823		ALABAMA	2826	FORDHAM	3320	NOMAS
2119		ALABAMA	2839	FORDHAM	3321	NOMAS
2200		ALABAMA	3217	FORDHAM	3324	NOMAS
2206		ALABAMA	3223	FORDHAM	3326	NOMAS
2210		ALABAMA	3300	FORDHAM	3407	NOMAS
2214		ALABAMA	3304	FORDHAM	3431	NOMAS
2218		ALABAMA	2254	FORDHAM RD	3529	NOMAS
2222		ALABAMA	2627	FOREMAN ST	3615	NOMAS
2226		ALABAMA	2923	FOREMAN ST	3630	NOMAS
2404		ALABAMA	2627	FOREMAN ST	3715	NOMAS
2412		ALABAMA	12026	FOREST GLEN CT	3718	NOMAS

2423	ALABAMA	3407	FORNEY RD	3720	NOMAS
2641	ALABAMA	3423	FORNEY RD	5518	NOMAS
2705	ALABAMA	3427	FORNEY RD	5521	NOMAS
2722	ALABAMA	3511	FORNEY RD	5703	NOMAS
2831	ALABAMA	1900	FORT WORTH	5707	NOMAS
2835	ALABAMA	114	FRANCES	5711	NOMAS
2847	ALABAMA	210 N	FRANCES	5715	NOMAS
2900	ALABAMA	215 N	FRANCES	5719	NOMAS
2919	ALABAMA	218 N	FRANCES	5723	NOMAS
2926	ALABAMA	218 N	FRANCES	1805	NOMAS St
2935	ALABAMA	315 S	FRANCES	4705	NOME
2939	ALABAMA	2726	FRANK	4711	NOME
3014	ALABAMA	3510	FRANK	4716	NOME
3038	ALABAMA	3604	FRANK	4720	NOME
3042	ALABAMA	3607	FRANK	4723	NOME
3102	ALABAMA	3610	FRANK	4732	NOME
2541	ALAMAIN	3710	FRANK	4736	NOME
2715	ALAMAIN	3714	FRANK	4744	NOME
2723	ALAMAIN	3807	FRANK	4748	NOME
2739	ALAMAIN	4010	FRANK	4812	NOME
2747	ALAMAIN	4117	FRANK	4820	NOME
1514	ALASKA	4303	FRANK	4832	NOME
1631	ALASKA	4326	FRANK	4836	NOME
1706	ALASKA	4328	FRANK	4843	NOME
2006	ALASKA	4343	FRANK	4851	NOME
2402	ALASKA	4347	FRANK	4123	NORCO
2720	ALASKA	4414	FRANK	1201	NORTH
2730	ALASKA	4431	FRANK	1207	NORTH
2814	ALASKA	4435	FRANK	1215	NORTH
2914	ALASKA	4504	FRANK	1310	NORTH
2927	ALASKA	4510	FRANK	239	NORTH SHORE
2931	ALASKA	4535	FRANK	851	OAK FOREST

2946	ALASKA AVE	4602	FRANK	2826	OAK LN
3036	ALASKA AVE	4611	FRANK	714	OAK PARK
3123	ALASKA AVE	2726	FRAZIER	2328	OAK PLAZA
1510	Alaska Ave	2739	FRAZIER	2404	OAK PLAZA
414	ALBRIGHT	2911	FRAZIER	2419	OAK PLAZA
403	ALBRIGHT	2915	FRAZIER	2364	OAKDALE
405	ALBRIGHT	1321	FRIENDSHIP	2370	OAKDALE
410	ALBRIGHT	4838	FRIO	2428	OAKDALE
415	ALBRIGHT	1000	FRONT	2510	OAKDALE
401	ALBRIGHT	1219	FRONT	2514	OAKDALE
421	ALCALDE	2817	FROST	2519	OAKDALE
2902	ALEX	2834	FROST	2521	OAKDALE
2911	ALEX	2846	FROST	2542	OAKDALE
2927	ALEX	2850	FROST	2543	OAKDALE
2907	ALEX	2858	FROST	2547	OAKDALE
2914	ALEX	2859	FROST	2829	OAKDALE
2055	ALHAMBRA	2870	FROST	2834	OAKDALE
1010	ALLEN ST	2874	FROST	2837	OAKDALE
4004	ALSBURY	9351	FROSTWOOD	1306	OAKLEY
13	ALTO GARDEN	9351	FROSTWOOD	1308	OAKLEY
1325	AMOS	4014	FUREY	1406	OAKLEY
1333	AMOS	3507	FUREY	1506	OAKLEY
1340	AMOS	3919	FUREY	9999	OAKWOOD
2212	ANDERSON	4002	FUREY	2403	OBENCHAIN
2223	ANDERSON	4015	FUREY	4	ODESSA
2225	ANDERSON	4031	FUREY	4103	ODESSA
2227	ANDERSON	4109	FUREY	3431	ODESSA
2229	ANDERSON	4127	FUREY	8621	ODOM
2234	ANDERSON	4130	FUREY	318	E OHIO
2239	ANDERSON	4131	FUREY	1238	W OHIO
2241	ANDERSON	2651	GADBERRY	1242	E OHIO
2243	ANDERSON	1843	GALLAGHER	1567	E OHIO

2251	ANDERSON	1910	GALLAGHER	114		OHIO
2302	ANDERSON	1950	GALLAGHER	119	W	OHIO
2402	ANDERSON	2026	GALLAGHER	1547	E	OHIO
2414	ANDERSON	3404	GALLAGHER	1538	E	OHIO
2600	ANDERSON	3510	GALLAGHER	219	W	OKLAUNION
2629	ANDERSON	3710	GALLAGHER	900001		OLD MOSS
2710	ANDERSON	5215	GALLAGHER	3708		OPAL
2715	ANDERSON	2207	GALLATIN	3723		OPAL
2219	ANDERSON	1102	GALLOWAY AVE	3810		OPAL
1815	ANGELINA	1626	GARDEN DR	3831		OPAL
1955	ANGELINA	1715	GARDEN DR	3923		OPAL
2017	ANGELINA	2223	GARDEN DR	4214		OPAL
2024	ANGELINA	2231	GARDEN DR	4234		OPAL
2037	ANGELINA	2238	GARDEN DR	829		OSLO
2914	ANGELINA	2246	GARDEN DR	800		OSLO
9414	ANGELUS	2254	GARDEN DR	4406	N	OTTAWA DR
9422	ANGELUS	2345	GARDEN DR	76		OVERLOOK DR
9430	ANGELUS	2402	GARDEN DR	1427		OVERTON
713	ANGUS	2403	GARDEN DR	1607	E	OVERTON
717	ANGUS	2404	GARDEN DR	1618	E	OVERTON
1503	E ANN ARBOR	2407	GARDEN DR	1623	E	OVERTON
1514	E ANN ARBOR	2408	GARDEN DR	1651	E	OVERTON
1522	E ANN ARBOR	2424	GARDEN DR	2307	E	OVERTON
1719	E ANN ARBOR	2425	GARDEN DR	2730	E	OVERTON
1955	E ANN ARBOR	2410	GARDEN DR	2803	E	OVERTON
1961	E ANN ARBOR	13600	GARDEN GROVE	2835	E	OVERTON
1965	E ANN ARBOR	13826	GARDEN GROVE	1426	E	OVERTON
2107	E ANN ARBOR	3227	GARDEN LN	2855	E	OVERTON
2143	E ANN ARBOR	942	GARDENVIEW DR	2815	E	OVERTON
2207	E ANN ARBOR	4600	GARLAND	3907		OVERTON
2211	E ANN ARBOR	4611	GARLAND	4023		OVERTON
2215	E ANN ARBOR	4818	GARLAND	3915		OVERTON



2219	E	ANN ARBOR	4822	GARLAND	4015		OVERTON
2251	E	ANN ARBOR	5409	GARLAND	4007		OVERTON
2323	E	ANN ARBOR	5014	GARLAND AV	4011		OVERTON
2407	E	ANN ARBOR	5229	GARLAND AV	1418		OWEGA
2504	E	ANN ARBOR	4414	GARRISON	1422		OWEGA
2516	E	ANN ARBOR	4512	GARRISON	1426		OWEGA
2723	E	ANN ARBOR	4516	GARRISON	1442		OWEGA
2773	E	ANN ARBOR	4520	GARRISON	1446		OWEGA
2746	E	ANN ARBOR	4601	GARRISON	1510		OWEGA
2019	E	ANN ARBOR	4602	GARRISON	1542		OWEGA
2671	E	ANN ARBOR	4609	GARRISON	4721		OWENWOOD
654		ANNAROSE	4618	GARRISON	4818		OWENWOOD
710		ANNAROSE	4710	GARRISON	4822		OWENWOOD
2111		ANNEX	4711	GARRISON	4838		OWENWOOD
803		APACHE	4712	GARRISON	1179		OXBOW
3725		ARANSAS	4713	GARRISON	1183		OXBOW
3814		ARANSAS	1529	GARZA	4907		PACIFIC
3826		ARANSAS	1523	GARZA	704		PACKARD
3922		ARANSAS	1610	GARZA	705		PACKARD
4114		ARANSAS	1618	GARZA	713		PACKARD
2111		ARDEN	1630	GARZA	717		PACKARD
2117		AREBA	1634	GARZA	721		PACKARD
2119		AREBA	1730	GARZA	1011	S	PACKARD
1711		ARIZONA	1733	GARZA	1014		PACKARD
1918		ARIZONA	1735	GARZA	3522		PACKARD
2021		ARIZONA	1742	GARZA	417		PAGE
2201		ARIZONA	1823	GARZA	4022	W	PALACIOS
2209		ARIZONA	2231	GARZA	2322		PALL MALL
2221		ARIZONA	2900	GAY	2620		PALL MALL
2227		ARIZONA	2909	GAY	2656		PALL MALL
2420		ARIZONA	2910	GAY	2660		PALL MALL
2430		ARIZONA	2914	GAY	2715		PALL MALL

2606	ARIZONA	2910	GAY	2719	PALL MALL
2609	ARIZONA	2911	GAY	2723	PALL MALL
2610	ARIZONA	2904	Gay St	2750	PALL MALL
2618	ARIZONA	2912	Gay St	2808	PALL MALL
2642	ARIZONA	1238	GEORGIA	2814	PALL MALL
2716	ARIZONA	1239	GEORGIA	2815	PALL MALL
2814	ARIZONA	1410	GEORGIA	2820	PALL MALL
2839	ARIZONA	1514	GEORGIA	2824	PALL MALL
2914	ARIZONA	1537	GEORGIA	557	PALMETTO
3018	ARIZONA	2723	GERTRUDE	2741	PALO ALTO
3031	ARIZONA	2707	GERTRUDE	3155	PALO ALTO
3035	ARIZONA	2515	GHENT	3172	PALO ALTO
3047	ARIZONA	2522	GHENT	9302	PARAMOUNT
3328	ARIZONA	2526	GHENT	9426	PARAMOUNT
3006	ARIZONA Ave	2542	GHENT	9502	PARAMOUNT
8218	ARLENE	2555	GHENT	1409	PARK ROW
5511	ARLINGTON PARK	2621	GHENT	1805	PARK ROW
3732	ARMOR	2634	GHENT	1815	PARK ROW
3734	ARMOR	2518	GHENT	1819	PARK ROW
3736	ARMOR	2401	GIBBS WILLIAMS	1831	PARK ROW
3738	ARMOR	2445	GIBBS WILLIAMS	2532	PARK ROW
3742	ARMOR	2521	GIBBS WILLIAMS	2723	PARK ROW
5	ARMY	3526	GIBSONDELL	2445	PARKCLIFF
20	ARMY	4513	GINGER	5407	PARKDALE
21	ARMY	4539	GINGER	5411	PARKDALE
22	ARMY	2434	GIVENDALE	6903	PARKDALE
23	ARMY	2502	GIVENDALE	6919	PARKDALE
1614	ARROW	2506	GIVENDALE	6927	PARKDALE
4504	ASH	2510	GIVENDALE	6938	PARKDALE
4526	ASH	9	GLADEWATER	5008	PARKLAND
5407	ASH	4116	GLADEWATER	721	PARKVIEW
9566	ASH CREEK	4126	GLADEWATER	509	PARKWOOD

1	ASHWOOD	4154	GLADEWATER	516	PARKWOOD
2	ASHWOOD	4170	GLADEWATER	605	PARKWOOD
600	ASPENDALE	4227	GLADEWATER	611	PARKWOOD
3208	ATLANTA	4239	GLADEWATER	617	PARKWOOD
3619	ATLANTA	4247	GLADEWATER	623	PARKWOOD
3942	ATLANTA	4327	GLADEWATER	629	PARKWOOD
3905	ATLANTA	1415	GLEN	740	PARKWOOD
3938	ATLANTA	5722	GLEN FOREST	1211	PARLAY
3943	ATLANTA	2519	GLENFIELD	1212	PARLAY
1833	ATLAS	2524	GLENFIELD	1215	PARLAY
5141	AUDREY	2711	GLENFIELD	1216	PARLAY
5104	AUDREY	2719	GLENFIELD	1219	PARLAY
5301	AUDREY	9	GLIDDEN	1222	PARLAY
1906	AUTUMN MEADOW	19	GLIDDEN	1223	PARLAY
3912	AVANT ST	20	GLIDDEN	2708	PARNELL
407	AVE A	1331	GLIDDEN	2722	PARNELL
409	AVE A	1338	GLIDDEN	2724	PARNELL
415	AVE A	2919	GLOYD	2732	PARNELL
1619	AVE B	2945	GLOYD	2828	PARNELL
1703	AVE B	2730	GOLDMAN ST	2901	PARNELL
1710	AVE B	3206	GOLDSPIER DR	2915	PARNELL
1727	AVE B	2315	GOOCH	4528	PARRY
1731	AVE B	2333	GOOCH	4910	PARRY
1	AVE D	2339	GOOCH	2708	PARSONS
426	AVE E	2346	GOOCH	2712	PARSONS
423	AVE E	2403	GOOCH	2711	PARSONS
426	AVE E	2420	GOOCH	3343	PARVIA
444	AVE E	2503	GOOCH	5168	PATONIA
319	AVE F	2701	GOOCH	1307	PEABODY
351	AVE F	2809	GOOCH	1319	PEABODY
418	AVE F	2814	GOOCH	1325	PEABODY
323	AVE G	2820	GOOCH	1812	PEABODY

327		AVE G	2825	GOOCH	2311	PEABODY
607		AVE G	2310	GOOCH	2408	PEABODY
419		AVE H	2412	GOOD LATIMER	2413	PEABODY
516		AVE H	2425	S GOOD LATIMER	2509	PEABODY
402		AVE J	2715	GOODWILL	2524	PEABODY
403		AVE J	2716	GOODWILL	2525	PEABODY
503		AVE J	2722	GOODWILL	2529	PEABODY
419		AVE L	2723	GOODWILL	2533	PEABODY
410		AVE L	1900	GOULD	2610	PEABODY
3962		AVOCADO	2608	GOULD	2612	PEABODY
4202		AZTEC	2700	GOULD	2724	PEABODY
4208		AZTEC	2716	GOULD	2406	PEABODY
4212		AZTEC	2724	GOULD	1637	PEAR
4249		AZTEC	2727	GOULD	1712	PEAR
4306		AZTEC	2829	GOULD	1713	PEAR
4311		AZTEC	9700	GRADY	2819	PEARY
4118		BABCOCK	10706	GRADY	2823	PEARY
1305		BADEN	2703	GRAFTON	2859	PEARY
1315		BADEN	608	GRAHAM	2875	PEARY
1322		BADEN	702	GRAHAM	2839	PEARY
1330		BADEN	710	GRAHAM	999	PEBBLE VALLEY
1336		BADEN	1502	GRAND	401	PECAN
118	S	BAGLEY	1507	GRAND	402	PECAN
400	N	BAGLEY	1910	GRAND	407	PECAN
403	N	BAGLEY	2524	GRAND	408	PECAN
1042	N	BAGLEY	2534	GRAND	413	PECAN
4019		BAKER	2723	GRAND	416	PECAN
3916		BALCH	4309	GRAND	423	PECAN
3914		BALCH	1101	E GRANT	431	PECAN
4503		BALDWIN	1231	GRANT	606	PEMBERTON HILL
4727		BALDWIN	1307	GRANT	648	PEMBERTON HILL
4731		BALDWIN	3017	GRAYSON	1031	PEMBERTON HILL

4806	BALDWIN	1	GREAT TRINITY FOREST	3533	PENELOPE
4811	BALDWIN	804	GREEN CASTLE	3532	PENELOPE
4819	BALDWIN	9999	GREENGROVE	3533	PENELOPE
4161	BALL	13101	GREENGROVE	3602	PENELOPE
4134	BALL	13305	GREENGROVE	3603	PENELOPE
710	BANK	214	GREENHAVEN	3606	PENELOPE
1114	BANK	234	GREENHAVEN	3614	PENELOPE
1419	BANK	1611	GREENLAWN	3631	PENELOPE
1430	BANK	1615	GREENLAWN	3702	PENELOPE
1500	BANK	1619	GREENLAWN	3704	PENELOPE
1515	BANK	1406	GREENVILLE AVE	3707	PENELOPE
1516	BANK	2218	GREER	3719	PENELOPE
71	BANKS	2325	GREER	3811	PENELOPE
78	BANKS	2226	GREER	3815	PENELOPE
140	BANKS	3126	GREGG	3819	PENELOPE
145	BANKS	3128	GREGG	3922	PENELOPE
1615	BANNOCK	3141	GREGG	4006	PENELOPE
1625	BANNOCK	620	GRIFFITH	1313	PENNSYLVANIA
1635	BANNOCK	1626	GRINNELL	1317	PENNSYLVANIA
1641	BANNOCK	1630	GRINNELL	1325	PENNSYLVANIA
1710	BANNOCK	10404	GROVE OAKS	1415	PENNSYLVANIA
5135	BARBER	200 E	GRUBB DR	2414	PENNSYLVANIA
5213	BARBER	3738	GUARANTY ST	2504	PENNSYLVANIA
2619	BARLOW	3212	GUNTER AVE	2525	PENNSYLVANIA
2623	BARLOW	3224	GUNTER AVE	2710	PENNSYLVANIA
2709	BARLOW	4845	GURLEY AVE	2722	PENNSYLVANIA
2717	BARLOW	4845	GURLEY AVE	2812	PENNSYLVANIA
3301	BARNARD	2811	GUYMON	2822	PENNSYLVANIA
5500	BARREE	3325	HALLETT	2834	PENNSYLVANIA
5634	BARREE	3333	HALLETT	2908	PENNSYLVANIA
5734	BARREE	3507	HALLETT	3105	PENNSYLVANIA
1449	BARRY	3515	HALLETT	3110	PENNSYLVANIA

916	BAYONNE	3200	HAMILTON	3117	PENNSYLVANIA
805	BAYONNE	3306	HAMILTON	3203	PENNSYLVANIA
811	BAYONNE	3523	HAMILTON	2728	PENNSYLVANIA AV
818	BAYONNE	3602	HAMILTON	3423	PEORIA
1115	BAYONNE	3702	HAMILTON	3717	PEORIA
1121	BAYONNE	3706	HAMILTON	3722	PEORIA
1836	BAYSIDE	3726	HAMILTON	3738	PEORIA
1847	BAYSIDE	3815	HAMILTON	3838	PEORIA
2019	BAYSIDE	3909	HAMILTON	3842	PEORIA
2023	BAYSIDE	3925	HAMILTON	4528	PERRY
605 S	BEACON	4105	HAMILTON	2	PERSIMMON
3313	BEALL	4117	HAMILTON	2906	PERSIMMON
3322	BEALL	4309	HAMILTON	2918	PERSIMMON
3326	BEALL	4343	HAMILTON	2937	PERSIMMON
3327	BEALL	4400	HAMILTON	3038	PERSIMMON
3330	BEALL	4414	HAMILTON	3045	PERSIMMON
8119	BEARDEN	4508	HAMILTON	3049	PERSIMMON
3023	BEAUCHAMP	4510	HAMILTON	3053	PERSIMMON
3066	BEAUCHAMP	4426	HAMILTON AV	3129	PERSIMMON
3067	BEAUCHAMP	4117	HAMILTON AV	3156	PERSIMMON
3300	BEAUCHAMP	1858	HAMLET	3203	PERSIMMON
3302	BEAUCHAMP	4033	HAMMERLY	4508	PHILIP
3421	BEAUCHAMP	4013	HAMMERLY	4515	PHILIP
3019	BEAUCHAMP ST	3303	HAMPTON	4520	PHILIP
1534	BEAUFORD	3601	HANCOCK	4523	PHILIP
1553	BEAUFORD	3617 S	HANCOCK	4524	PHILIP
1577	BEAUFORD	3621	HANCOCK	4531	PHILIP
1643	BEAUFORD	3625	HANCOCK	5119	PHILIP
1737	BEAUFORD	3906	HANCOCK	5509	PICKFAIR CIR
1739	BEAUFORD	3910	HANCOCK	108	PIN OAK ST
1819	BEAUFORD	3911	HANCOCK	112	PIN OAK ST
1821	BEAUFORD	3926	HANCOCK	267	PIN OAK ST

12402		BEAUFORD	4004	HANCOCK	410	PIN OAK ST
1409		BEAUMONT	24	HARBOR CT	1600	PINE
707	N	BECKLEY	2301	HARDING	1603	PINE
719	N	BECKLEY	2227	HARDING	1609	PINE
735	N	BECKLEY	2246	HARDING	1617	PINE
828	N	BECKLEY	2327	HARDING	1725	PINE
912	S	BECKLEY	2335	HARDING	2232	PINE
918	S	BECKLEY	2343	HARDING	2233	PINE
1512	S	BECKLEY	2311	HARDING ST	2408	PINE
2938	S	BECKLEY	2326	HARDING ST	2506	PINE
3042	S	BECKLEY	2418	HARDING ST	2522	PINE
3206	S	BECKLEY	1522	HARLANDALE	2538	PINE
3302	S	BECKLEY	1735	HARLANDALE	2539	PINE
8924		BECKLEYCREST	2314	HARLANDALE	2603	PINE
9116		BECKLEYCREST	2318	HARLANDALE	2616	PINE
9421		BECKLEYCREST	2431	HARLANDALE	2643	PINE
9224		BECKLEYVIEW	2644	HARLANDALE	2830	PINE
9228		BECKLEYVIEW	2923	HARLANDALE	3218	PINE
209		BECKLEYWOOD	3014	HARLANDALE	3235	PINE
336		BECKLEYWOOD	3121	HARLANDALE	3319	PINE
3712		BEDFORD ST	3135	HARLANDALE	3335	PINE
5238		BEEMAN	3328	HARLANDALE	3622	PINE
3200	S	BELTLINE	3105	HARMON	3635	PINE
1100	S	BELTLINE	3108	HARMON	3639	PINE
4231	S	BELTLINE	3130	HARMON	3642	PINE
4233	S	BELTLINE	3143	HARMON	3702	PINE
2058		BEN HUR	1538	HARRIS CT	3710	PINE
2065		BEN HUR	1550	HARRIS CT	3714	PINE
2070		BEN HUR	1579	HARRIS CT	3723	PINE
2122		BEN HUR	1600	HARRIS CT	3902	PINE
2158		BEN HUR	1602	HARRIS CT	3902	PINE
2164		BEN HUR	2315	HARRISON	4002	PINE

2176	BEN HUR	2605	HARRISON	4010	PINE
2182	BEN HUR	2609	HARRISON	2002	PLAINCREEK
2222	BEN HUR	2611	HARRISON	2010	PLAINCREEK
7041	BENNING	2819	HARSTON	2016	PLAINCREEK
2726	BENROCK	2823	HARSTON	8334	PLAINVIEW
2730	BENROCK	3631	HARSTON	8344	PLAINVIEW
2731	BENROCK	401	HART	8351	PLAINVIEW
2806	BENROCK	407	HART	8401	PLAINVIEW
2807	BENROCK	409	HART	8430	PLAINVIEW
2815	BENROCK	411	HART	604	PLEASANT
2823	BENROCK	444	HART	1038	PLEASANT
2830	BENROCK	452	HART	1813	PLEASANT
2906	BENROCK	457	HART	2267	PLEASANT
2907	BENROCK	608	HARTSDALE	2271	PLEASANT
2918	BENROCK	11001	HARVEST RD	2851	PLEASANT
2934	BENROCK	9800	HARWELL	3105	PLEASANT
2938	BENROCK	3308	HARWOOD	612	PLEASANT DR
2946	BENROCK	3409 S	HARWOOD	134	PLEASANT MEADOWS
2947	BENROCK	3513 S	HARWOOD	204	PLEASANT MEADOWS
2954	BENROCK	3521 S	HARWOOD	204	PLEASANT MEADOWS
2955	BENROCK	4926 S	HARWOOD	134	PLEASANT MEADOWS
2962	BENROCK	3516 S	HARWOOD	612	PLEASANT VISTA
2963	BENROCK	1644 S	HASKELL	613	PLEASANT VISTA
9350	BERMUDA	3212 S	HASKELL	619	PLEASANT WOODS
3401	BERNAL	1205 S	HASKELL	627	PLEASANT WOODS
3427	BERNAL	2310 S	HASLETT	1420 N	PLUM
3439	BERNAL	2711	HASTINGS	5734 N	PLUM DALE
5518	BERNAL	1624	HATCHER	5739	PLUM DALE
5704	BERNAL	1632	HATCHER	5744	PLUM DALE
5708	BERNAL	1705	HATCHER	5800	PLUM DALE
5726	BERNAL	2255	HATCHER	5801	PLUM DALE
3614	BERTRAND	2303	HATCHER	5818	PLUM DALE



3723	BERTRAND	2503	HATCHER	5906		PLUM DALE
4306	BERTRAND	2525	HATCHER	5908		PLUM DALE
3603	BERTRAND AV	2541	HATCHER	6018		PLUM DALE
2026	BERWICK	2551	HATCHER	6022		PLUM DALE
534	BETHPAGE	2561	HATCHER	6023		PLUM DALE
630	BETHPAGE	2600	HATCHER	6031		PLUM DALE
634	BETHPAGE	2603	HATCHER	6035		PLUM DALE
707	BETHPAGE	2615	HATCHER	6039		PLUM DALE
714	BETHPAGE	2645	HATCHER	6043		PLUM DALE
2210	BETHURUM	2819	HATCHER	6047		PLUM DALE
2214	BETHURUM	3112	HATCHER	6051		PLUM DALE
2216	BETHURUM	3801	HATCHER	6055		PLUM DALE
2302	BETHURUM	3814	HATCHER	6059		PLUM DALE
2311	BETHURUM	3926	HATCHER	6067		PLUM DALE
2316	BETHURUM	3930	HATCHER	6071		PLUM DALE
2743	BETHURUM	533	HATTON	6072		PLUM DALE
845	BETTERTON	538	HATTON	800		PLYMOUTH
900	BETTERTON	772	HAVENWOOD	4114		POINSETTIA
903	BETTERTON	929	HAVENWOOD	4105	S	POINTER
1015	BETTERTON	4412	HAVERTY	925		POLK
1101	BETTERTON	728	HAYMARKET	9330		POLK
1105	BETTERTON	1019	HAYMARKET	9408	S	POLK
1112	BETTERTON	2021	HAYMARKET	1818	S	POLLARD
1131	BETTERTON	2045	HAYMARKET	1842		POLLARD
1139	BETTERTON	2071	HAYMARKET	1919	S	POLLARD
1145	BETTERTON	2101	HAYMARKET	1842		POLLARD ST
5414	BEXAR	2161	HAYMARKET	3915		POLLY
6004	BEXAR	7610	HAZEL	3919		POLLY
6018	BEXAR	2003	HEARNE	3924		POLLY
6022	BEXAR	2714	HECTOR	3927		POLLY
6520	BEXAR	2720	HECTOR	3933		POLLY
6526	BEXAR	2707	HECTOR	3927		POLLY ST

6702	BEXAR	4430	HEDGDON	3933	POLLY ST
6812	BEXAR	4511	HEDGDON	3919	POLLY ST
6915	BEXAR	538	HELENA	3915	POLLY ST
6919	BEXAR	542	HELENA	3425	PONDROM
7011	BEXAR	602	HELENA	3509	PONDROM
7013	BEXAR	611	HELENA	708	PONTIAC
1503	BICKERS	619	HELENA	800	PONTIAC
1518	BICKERS	731	HELENA	801	PONTIAC
1711	BICKERS	734	HELENA	903	PONTIAC
1719	BICKERS	747	HELENA	1023	PONTIAC
1823	BICKERS	402	HENDERSON	1624	POPLAR
1910	BICKERS	1110	HENDRICKS	1715	POPLAR
1930	BICKERS	1311 S	HENDRICKS	2207	POPLAR
3423	BICKERS	1327	HENDRICKS	2307	POPLAR
3634	BICKERS	1401	HENDRICKS	2206	PORTERFIELD
3638	BICKERS	1419	HENDRICKS	2210	PORTERFIELD
3642	BICKERS	1631	HERALD	2213	PORTERFIELD
3702	BICKERS	1635	HERALD	2214	PORTERFIELD
3706	BICKERS	1638	HERALD	2218	PORTERFIELD
3724	BICKERS	1621	HERALD	2221	PORTERFIELD
3431	BICKERS	1635	HERALD	800	PRAIRIE CREEK
3317	BIGLOW	3819	HERRLING ST	1002 N	PRAIRIE CREEK
4002	BIGLOW	4817	HEYWORTH ST	1002 N	PRAIRIE CREEK RD
4006	BIGLOW	5726	HIAWATHA	1	PRAIRIE FLOWER
4019	BIGLOW	5732	HIAWATHA	8509	PRAIRIE HILL LN
4151	BIGLOW	523	HIGH	900009	PRATER
4155	BIGLOW	718	HIGHFALL	1432	PRESIDIO
4159	BIGLOW	1960	HIGHLAND	1613	PRESIDIO
4175	BIGLOW	3420	HIGHLAND WOODS	1651	PRESIDIO
4207	BIGLOW	3421	HIGHLAND WOODS	1506	PRESIDIO
4214	BIGLOW	3426	HIGHLAND WOODS	6526	PROSPER ST
4218	BIGLOW	3430	HIGHLAND WOODS	2727	PROSPERITY

4231	BIGLOW	3436	HIGHLAND WOODS	2745	PROSPERITY
3126	BILL HARROD	3440	HIGHLAND WOODS	2753	PROSPERITY
2615	BIRDSONG	3444	HIGHLAND WOODS	2761	PROSPERITY
2401	BIRMINGHAM	3504	HIGHLAND WOODS	2763	PROSPERITY
2408	BIRMINGHAM	3505	HIGHLAND WOODS	2769	PROSPERITY
2501	BIRMINGHAM	3510	HIGHLAND WOODS	2771	PROSPERITY
2521	BIRMINGHAM	3511	HIGHLAND WOODS	2781	PROSPERITY
2700	BIRMINGHAM	3516	HIGHLAND WOODS	2801	PROSPERITY
2825	BIRMINGHAM	3517	HIGHLAND WOODS	2802	PROSPERITY
2901	BIRMINGHAM	3521	HIGHLAND WOODS	2910	PROSPERITY
2909	BIRMINGHAM	3525	HIGHLAND WOODS	2918	PROSPERITY
2931	BIRMINGHAM	3526	HIGHLAND WOODS	2931	PROSPERITY
3020	BIRMINGHAM	3529	HIGHLAND WOODS	3018	PROSPERITY
3021	BIRMINGHAM	3533	HIGHLAND WOODS	3019	PROSPERITY
3025	BIRMINGHAM	3536	HIGHLAND WOODS	3706	PROSPERITY
3034	BIRMINGHAM	3537	HIGHLAND WOODS	3710	PROSPERITY
3118	BIRMINGHAM	940	HILLBURN	1403	PUEBLO
3119	BIRMINGHAM	1227	HILLBURN	1414	PUEBLO
2929	BIRMINGHAM	1231	HILLBURN	1515	PUEBLO
3725	BLACK OAK	9999	HILLBURN	1903	PUEBLO
1210	BLISS	2703	HILLGLENN	1922	PUEBLO
1214	BLISS	227	HILLVALE	1933	PUEBLO
1218	BLISS	917 E	HOBSON	1947	PUEBLO
1222	BLISS	1010	HOBSON	3318	PUEBLO
1308	BLISS	1115 E	HOBSON	3324	PUEBLO
1314	BLISS	1144 E	HOBSON	3329	PUEBLO
1318	BLISS	5019	HOHEN	3423	PUEBLO
1022	BLUEBERRY	5023	HOHEN	3434	PUEBLO
9025	BLUECREST	841	HOLCOMB	3521	PUEBLO
9211	BLUECREST	846	HOLCOMB	3525	PUEBLO
5868	BLUFFMAN	851	HOLCOMB	3541	PUEBLO
6002	BLUNTER	930	HOLCOMB	3543	PUEBLO

6006	BLUNTER	942	HOLCOMB	3552	PUEBLO
6007	BLUNTER	950	HOLCOMB	3622	PUEBLO
6014	BLUNTER	1032	E HOLCOMB	3623	PUEBLO
402	BOBBIE	1224	HOLCOMB	3624	PUEBLO
416	BOBBIE	1032	HOLCOMB	3626	PUEBLO
417	BOBBIE	7459	HOLLY HILL	3700	PUEBLO
400	BOBBIE	2703	HOLMES	5618	PUEBLO
8329	BOHANNON	2715	HOLMES	5622	PUEBLO
5635	BON AIR	2820	HOLMES	5626	PUEBLO
5643	BON AIR	2824	HOLMES	5630	PUEBLO
5647	BON AIR	2913	HOLMES	5633	PUEBLO
5663	BON AIR	3012	HOLMES	5634	PUEBLO
5707	BON AIR	3105	HOLMES	5637	PUEBLO
5711	BON AIR	3522	HOLMES	5638	PUEBLO
5714	BON AIR	3720	HOLMES	5641	PUEBLO
5731	BON AIR	3734	HOLMES	5642	PUEBLO
5735	BON AIR	3821	HOLMES	5645	PUEBLO
5739	BON AIR	3826	HOLMES	5646	PUEBLO
1240	N BOND	3826	HOLMES	5649	PUEBLO
1252	N BOND	3830	HOLMES	5650	PUEBLO
315	BONNIE VIEW	3833	HOLMES	5654	PUEBLO
327	BONNIE VIEW	3847	HOLMES	5658	PUEBLO
332	BONNIE VIEW	3908	HOLMES	5702	PUEBLO
345	BONNIE VIEW	1722	HOMELAND	5703	PUEBLO
349	BONNIE VIEW	3642	HOMELAND	5706	PUEBLO
405	BONNIE VIEW	3642	HOMELAND	5707	PUEBLO
417	BONNIE VIEW	3730	HOMELAND	5802	PUEBLO
426	BONNIE VIEW	3702	HOMELAND	5805	PUEBLO
431	BONNIE VIEW	1520	HOMELAND	5806	PUEBLO
434	BONNIE VIEW	9429	HOMEPLACE	5809	PUEBLO
440	BONNIE VIEW	35	HONEYSUCKLE	5810	PUEBLO
1529	BONNIE VIEW	8317	HONEYSUCKLE	5813	PUEBLO

2202	BONNIE VIEW	8321	HONEYSUCKLE	5814	PUEBLO
2210	BONNIE VIEW	8327	HONEYSUCKLE	5817	PUEBLO
2214	BONNIE VIEW	8331	HONEYSUCKLE	5818	PUEBLO
2304	BONNIE VIEW	8521	HONEYSUCKLE	5821	PUEBLO
2538	BONNIE VIEW	8607	HONEYSUCKLE	5822	PUEBLO
3704	BONNIE VIEW	8611	HONEYSUCKLE	5825	PUEBLO
3815	BONNIE VIEW	8617	HONEYSUCKLE	5826	PUEBLO
3921	BONNIE VIEW	2222	HOOPER	5829	PUEBLO
4114	BONNIE VIEW	2403	HOOPER	5830	PUEBLO
4310	BONNIE VIEW	2435	HOOPER	5900	PUEBLO
4431	BONNIE VIEW	2530	HOOPER	3107	PUGET
5261	BONNIE VIEW	2532	HOOPER	3221	PUGET
5603	BONNIE VIEW	2538	HOOPER	4011	PUGET
3716	Bonnie View Rd	2555	HOOPER	1201	PURITAN
3508	BOOKER	2615	HOOPER	1205	PURITAN
3515	BOOKER	2618	HOOPER	1208	PURITAN
3516	BOOKER	2622	HOOPER	1209	PURITAN
3339	BORGER	2629	HOOPER	1212	PURITAN
3434	BORGER	18	HORIZON HILLS	8724	QUINN
3603	BORGER	19	HORIZON HILLS	9039	QUINN
3426	BORGER	2	HORTENSE	6606	RACINE
1219	BOSWELL	1334	HORTENSE	5404	RAILROAD
1220	BOSWELL	1342	HORTENSE	5408	RAILROAD
1222	BOSWELL	1506	HORTENSE	5412	RAILROAD
6623	BOULDER	1510	HORTENSE	5416	RAILROAD
2020	BOURBON	1511	HORTENSE	5420	RAILROAD
5011	BOURQUIN	1601	HORTENSE	5438	RAILROAD
5104	BOURQUIN	5406	HOUSTON SCHOOL	4219	RAMONA
5140	BOURQUIN	1306	HUDSPETH	15	RAMSEY
5144	BOURQUIN	1422	HUDSPETH	1609	RAMSEY
5213	BOURQUIN	1607	HUDSPETH	1931	RAMSEY
5415	BOURQUIN	1611	HUDSPETH	2019	RAMSEY

5424	BOURQUIN	1710	HUDSPETH	2431	RAMSEY
4711	BOWLING	1714	HUDSPETH	2614	RAMSEY
4828	BOXWOOD	2135	HUDSPETH	2615	RAMSEY
2710	BOYNTON	2159	HUDSPETH	2716	RAMSEY
2718	BOYNTON	2203	HUDSPETH	2742	RAMSEY
1044	BRADFIELD	2546	HUDSPETH	2743	RAMSEY
4507	BRADSHAW	2550	HUDSPETH	2819	RAMSEY
4626	BRADSHAE	2706	HUDSPETH	3038	RAMSEY
3216	BRANDON	2708	HUDSPETH	3051	RAMSEY
4814	BRASHEAR	2710	HUDSPETH	3106	RAMSEY
4818	BRASHEAR	2733	HUDSPETH	1818	RAMSEY
4822	BRASHEAR	2735	HUDSPETH	2218	RAMSEY
4826	BRASHEAR	2820	HUDSPETH	3042	RAMSEY
4827	BRASHEAR	4702	HUEY	5700	RANCHERO
4930	BRASHEAR	4712	HUEY	2453	RANDOLPH
1429	BRIAR CLIFF	4716	HUEY	2519	RANDOLPH
1544	BRIAR CLIFF	4718	HUEY	2551	RANDOLPH
414	BRIDGES	4806	HUEY	2531	RANDOLPH
6816	BRIERFIELD	4807	HUEY	2453	RANDOLPH
7005	BRIERFIELD	4810	HUEY	4020	RANGER
2814	BRIGHAM	7740	HULL	4024	RANGER
2708	BRIGHAM	7904	HULL	1411	RANIER
2736	BRIGHAM	7935	HULL	110	RAVINIA
2807	BRIGHAM	7944	HULL	202	RAVINIA
2814	BRIGHAM	7958	HULL	502	S RAYENELL
2838	BRIGHAM	7905	HULL	563	S RAYENELL
2908	BRIGHAM	7911	HULL	607	RAYENELL
2916	BRIGHAM	7935	HULL	623	RAYENELL
2920	BRIGHAM	8024	HUME	643	RAYENELL
2924	BRIGHAM	3746	HUMPHREY	650	RAYENELL
700	S BRIGHTON	4404	HUMPHREY	766	RAYENELL
1137	S BRIGHTON	2711	HUNTER	802	RAYENELL

8823	BRILEY	1930	HUNTINGDON	821	RAYENELL
2330	BRITTON	2002	HUNTINGDON	2538	RAYMOND
2114	BRITTON	2006	HUNTINGDON	7202	RED BUD DR
2416	BRITTON	1401	HUTCHINS	319	RED WING
2519	BRITTON	1403	HUTCHINS	334	RED WING
2526	BRITTON	1404	HUTCHINS	7012	REDBUD
2610	BRITTON	1503	HUTCHINS	7202	REDBUD
2631	BRITTON	1321	HUTCHINS	2808	REED LN
2633	BRITTON	1810	IDAHO	2835	REED LN
2715	BRITTON	1918	IDAHO	2919	REED LN
2814	BRITTON	2018	IDAHO	2923	REED LN
2822	BRITTON	2222	IDAHO	3003	REED LN
2903	BRITTON	2223	IDAHO	3014	REED LN
2914	BRITTON	2323	IDAHO	3018	REED LN
1031	BROADVIEW	2630	IDAHO	3022	REED LN
1116	BROCK	3110	IDAHO	3220	REED LN
1120	BROCK	4023	IDAHO	3228	REED LN
1121	BROCK	4228	IDAHO	3231	REED LN
1123	BROCK	4407	IDAHO	3311	REED LN
4923	BRONX	2515	IDAHO	3327	REED LN
2119	BROOKHAVEN	3915	IDAHO	3335	REED LN
1519	BROOKHAVEN	1121	E ILLINOIS	2815	Reed Ln
2627	W BROOKLYN	2716	ILLINOIS	3206	Reed Ln
2858	W BROOKLYN	2720	E ILLINOIS	3706	REESE DR
823	BROOKWOOD	3437	E ILLINOIS	4625	REIGER
912	BROOKWOOD	2100	E INADALE	4825	REIGER
917	BROOKWOOD	3105	INDIANOLA	5533	REIGER
923	BROOKWOOD	1927	INGERSOLL	1200	RENNER
929	BROOKWOOD	1928	INGERSOLL	1315	RENNER
936	BROOKWOOD	1930	INGERSOLL	3107	REYNOLDS
2007	BROWDER	1934	INGERSOLL	3119	REYNOLDS
2009	BROWDER	1935	INGERSOLL	3239	REYNOLDS

408	E	BROWNLEE	1938	INGERSOLL	3306	RICH ACRES
515	E	BROWNLEE	1939	INGERSOLL	3312	RICH ACRES
7720		BROWNSVILLE	2434	INGERSOLL	3312	RICH ACRES
7721		BROWNSVILLE	2622	INGERSOLL	1126	RIDGEWOOD DR
7724		BROWNSVILLE	3402	INGERSOLL	2623	RIPPLE
7727		BROWNSVILLE	3615	INGERSOLL	2627	RIPPLE
7732		BROWNSVILLE	3722	INGERSOLL	2631	RIPPLE
7735		BROWNSVILLE	4010	INGERSOLL	2637	RIPPLE
7743		BROWNSVILLE	4026	INGERSOLL	2637	RIPPLE
7807		BROWNSVILLE	1503	IOWA	2640	RIPPLE
7808		BROWNSVILLE	111	IRA	2641	RIPPLE
7820		BROWNSVILLE	118	N IRA	2919	RIPPLE
9529		BROWNWOOD	10899	N IRIS	2935	RIPPLE
4015		BRUNDRETTE	1922	IROQUOIS	5618	RIVERSIDE DR
4018		BRUNDRETTE	2507	IROQUOIS	718	RIVERWOOD
4022		BRUNDRETTE	2622	IROQUOIS	2506	ROBERT B CULLUM
254	N	BRYAN CIR	2807	IROQUOIS	4306	ROBERT L PARISH SR
202	N	BRYAN CIR	3520	IROQUOIS	2734	ROBERTA
248	N	BRYAN PL	2015	IVANHOE	2803	ROBERTA
250	N	BRYAN WAY	4010	IVANHOE	2807	ROBERTA
9999	N	BUCKNER	4022	IVANHOE	2811	ROBERTA
2199		BUCKSKIN CIR	7924	IVORY LN	3437	ROBERTS
2418		BUDD	7927	IVORY LN	3501	ROBERTS
2313		BUDD	7944	IVORY LN	3516	ROBERTS
2418		BUDD	7924	IVORY LN	3927	ROBERTS
2422		BUDD	7927	IVORY LN	4003	ROBERTS
15319		BUDEUDY	5035	IVY	4006	ROBERTS
15323		BUDEUDY	5041	IVY	4010	ROBERTS
7545		BUFORD DR	5103	IVY	4014	ROBERTS
709		BUICK	5156	IVY	4515	ROBERTS
115		BUNCHE	1702	J B JACKSON	2601	ROCHESTER
125		BUNCHE	1916	J B JACKSON	2711	ROCHESTER



126	BUNCHE	1917	J B JACKSON	2718	ROCHESTER
224	BUNCHE	1921	J B JACKSON	2907	ROCHESTER
2606	BURGER	944	JADEWOOD	2910	ROCHESTER
2610	BURGER	3526	JAMAICA	2915	ROCHESTER
2626	BURGER	3711	JAMAICA	2922	ROCHESTER
2711	BURGER	3715	JAMAICA	3002	ROCHESTER
2818	BURGER	4018	JAMAICA	3006	ROCHESTER
1004	BURLINGTON	4202	JAMAICA	3010	ROCHESTER
1515	BURLINGTON	4346	JAMAICA	3016	ROCHESTER
2310	BURLINGTON	4352	JAMAICA	2231	ROCKEFELLER BLVD
4516	BURMA	4406	JAMAICA	2203	ROCKEFELLER BLVD
4532	BURMA	4426	JAMAICA	10726	ROCKINGHAM
4536	BURMA	4431	JAMAICA	709	ROCKWOOD
4540	BURMA	4518	JAMAICA	713	ROCKWOOD
4628	BURMA	4606	JAMAICA	717	ROCKWOOD
4635	BURMA	4214	JAMAICA	725	ROCKWOOD
4640	BURMA	6616	JEANE	2731	ROGERS
4704	BURMA	2430	JEFF	2715	ROGERS
4726	BURMA	3347	JEFFERSON	2719	ROGERS
4740	BURMA	1601 W	JEFFRIES	2227	ROMINE
4741	BURMA	2410	JEFFRIES	2526	ROMINE
4744	BURMA	2401	JEFFRIES	2530	ROMINE
4745	BURMA	2413	JEFFRIES	1211	ROSE GARDEN
4815	BURMA	2414	JEFFRIES	3409	ROSELAND
4830	BURNSIDE	2426	JEFFRIES	4407	ROSELAND
4914	BURNSIDE	2431	JEFFRIES	5	ROSEMONT
5114	BURNSIDE	2501	JEFFRIES	7512	ROSEMONT
5154	BURNSIDE	2502	JEFFRIES	7922	ROSEMONT
555	BURRELL	2505	JEFFRIES	4407	ROSINE
561 W	BURRELL	2506	JEFFRIES	4428	ROSINE
9800	C F HAWN	2513	JEFFRIES	5120	ROSINE
10100	C F HAWN	2514	JEFFRIES	8003	ROTHINGTON

13800	C F HAWN	2515	JEFFRIES	8005	ROTHINGTON
14000	C F HAWN	2517	JEFFRIES	1401	ROWAN
6010	C F HAWN	2606	JEFFRIES	1424	ROWAN
4510	C.L. VEASEY	2610	JEFFRIES	1616	ROXANA AVE
4710	C.L. VEASEY	2621	JEFFRIES	5700	ROYAL
2419	CADILLAC	2629	JEFFRIES	2100	ROYAL OAKS
2422	CADILLAC	2636	JEFFRIES	2200	ROYAL OAKS
1521	CALDWELL	3406	JEFFRIES	10110	ROYCE
1530	CALDWELL	2741	JENNINGS	10117	ROYCE
1536	CALDWELL	2747	JENNINGS	4334	RUSK
1542	CALDWELL	2753	JENNINGS	4411	RUSK
1554	CALDWELL	2759	JENNINGS	4414	RUSK
1613	CALDWELL	2655	JENNINGS	3702	RUSKIN
1615	CALDWELL	3117	JESSIE BELL	3709	RUSKIN
1618	CALDWELL	2406	JEWELL	3724	RUSKIN
1614	CALDWELL	2402	JIM	3238	RUTLEDGE
1534	CALDWELL	1250	JIM	3300	RUTLEDGE
1425	CALDWELL	137	N JIM MILLER	3306	RUTLEDGE
1423	CALDWELL	307	S JIM MILLER	3310	RUTLEDGE
3332	CALHOUN	1021	JIM MILLER	3315	RUTLEDGE
3431	CALHOUN	4708	N JIM MILLER	3322	RUTLEDGE
3502	CALHOUN	8107	N JOHN	3323	RUTLEDGE
3506	CALHOUN	8111	JOHN	3327	RUTLEDGE
9725	CALLE DEL ORO	8115	JOHN	3441	RUTZ
1920	CALYPSO	8116	JOHN	8143	RYLIE
2008	CALYPSO	5739	JOHNSON	10708	RYLIE CREST
2020	CALYPSO	5921	JOHNSON	9557	RYLIE CREST
2038	CALYPSO	9999	JOHNSON	110	S ACRES DR
2058	CALYPSO	5818	JOHNSON	506	SABINE
2510	CAMEL	604	JONELLE	1020	SABINE
2611	CAMEL	627	JONELLE	1031	SABINE
2612	CAMEL	632	JONELLE	7920	SAIPAN

2627	CAMEL	648	JONELLE	832	SAMIA LN
2630	CAMEL	660	JONELLE	2519	SAMOA AVE
2631	CAMEL	711	JONELLE	2515	SAMOA AVE
2634	CAMEL	715	JONELLE	3100	SAMUELL
2706	CAMEL	746	JONELLE	7534	SAN JOSE
2708	CAMEL	4731	JONES	2812	SANDERSON
2710	CAMEL	2224	JORDAN	1104	SANE ST
2732	CAMEL	2234	JORDAN	1518	SANGER
2736	CAMEL	2235	JORDAN	1808	SANGER
2741	CAMEL	2215	JORDAN	1822	SANGER
2743	CAMEL	2225	JORDAN	2703	SANTA CRUZ
6218	CANAAN	18	JORDAN RIDGE DR	2611	SANTA FE
1505	CANADA	2019	JORDAN VALLEY	4934	SANTA FE
1902	CANADA	2104	JORDAN VALLEY	7125	SANTA FE
3018	CANADA	429	JOSEPHINE	5318	SANTA FE
3511	CANADA	503	JOSEPHINE	6221	SARAH LEE
3523	CANADA	519	JOSEPHINE	6227	SARAH LEE
3837	CANADA	3610	JULIUS SCHEPPS	1001	SARGENT RD
3845	CANADA	3614	JULIUS SCHEPPS	2731	SCAMMEL
3931	CANADA	315	JUSTIN	15	SCARSDALE
4023	CANADA	2418	N KAHN	3902	SCHOFIELD
4425	CANADA	2141	KATHLEEN	3918	SCHOFIELD
4429	CANADA	2407	KATHLEEN	3607	SCHUSTER
4443	CANADA	2655	KATHLEEN	2203	SCOTLAND
4643	CANADA	2115	KATHLEEN	2323	SCOTLAND
4007	CANAL	2125	KATHLEEN	2414	SCOTLAND
4216	CANAL	2135	KATHLEEN	2754	SCOTLAND
4419	CANAL	2736	KAVASAR	2775	SCOTLAND
4233	CANAL	2807	KAVASAR	2329	SCOTT
4235	CANAL	2814	KAVASAR	2341	SCOTT
4317	CANAL	2818	KAVASAR	2343	SCOTT
4319	CANAL	2831	KAVASAR	2418	SCOTT

4322	CANAL	2906	KAVASAR	3407	SCOUT AVE
4511	CANAL	2914	KAVASAR	3517	SCOUT AVE
4606	CANAL	2918	KAVASAR	4300	SCYENE
4611	CANAL	2919	KAVASAR	4401	SCYENE
4615	CANAL	2935	KAVASAR	4403	SCYENE
4216	CANAL	2936	KAVASAR	7225	SCYENE
2840	CANARY	2939	KAVASAR	7331	SCYENE
1829	CANELO	2942	KAVASAR	7339	SCYENE
213	E CANTY	2952	KAVASAR	7800	SCYENE
1614	CANYON	2962	KAVASAR	8000	SCYENE
2012	CANYON	2963	KAVASAR	131	SEAGOVILLE
2016	CANYON	9999	KAVASAR	134	SEAGOVILLE
7724	CARBONDALE	201	E KEARNEY ST	141	N SEAGOVILLE
7728	CARBONDALE	2728	KEELER	235	N SEAGOVILLE
7824	CARBONDALE	2732	KEELER	340	SEAGOVILLE
8110	CARBONDALE	5300	KEENLAND	356	SEAGOVILLE
8450	CARBONDALE	2732	KELLER	9622	SEAGOVILLE
7816	CARBONDALE	2913	KELLOGG AVE	10115	SEAGOVILLE
7832	CARBONDALE	2419	KEMP	14100	SEAGOVILLE
7704	Carbondale St	2457	KEMP	2824	SEATON
4201	CARDINAL	2462	KEMP	2827	SEATON
4205	CARDINAL	2466	KEMP	2845	S SEATON
4221	CARDINAL	1	KEMROCK	2924	SEATON
4229	CARDINAL	11	KEMROCK	2926	SEATON
4309	CARDINAL	6015	KEMROCK	2930	SEATON
4310	CARDINAL	6030	KEMROCK	4427	SEAY
4410	CARDINAL	6039	KEMROCK	6516	SEBRING
3709	CARL	6040	KEMROCK	6546	SEBRING
3802	CARL	6042	KEMROCK	8906	SEDGEMOOR
4214	CARL	6043	KEMROCK	9310	SEDGEMOOR
4245	CARL	6107	KEMROCK	1508	SEEGAR
3201	CARL	6109	KEMROCK	1516	SEEVERS

4230	CARL	6121	KEMROCK	1615	SEEVERS
4231	CARL	6125	KEMROCK	1723	SEEVERS
5800	CARLTON GARRETT	6131	KEMROCK	1912	SEEVERS
5814	CARLTON GARRETT	6216	KEMROCK	1918	SEEVERS
5902	CARLTON GARRETT	6222	KEMROCK	2118	SEEVERS
5908	CARLTON GARRETT	6311	KEMROCK	2502	SEEVERS
5914	CARLTON GARRETT	6411	KEMROCK	2518	SEEVERS
6200	CARLTON GARRETT	6419	KEMROCK	2522	SEEVERS
6205	CARLTON GARRETT	6427	KEMROCK	2624	SEEVERS
6207	CARLTON GARRETT	6434	KEMROCK	2714	SEEVERS
6212	CARLTON GARRETT	6454	KEMROCK	2930	SEEVERS
6306	CARLTON GARRETT	6505	KEMROCK	3054	SEEVERS
6307	CARLTON GARRETT	6511	KEMROCK	1702	SEEVERS
6310	CARLTON GARRETT	6207	KEMROCK	1711	SEEVERS
2617	CARPENTER	2811	KENESAW	2638	SEEVERS
2621	CARPENTER	3509	KENILWORTH	1331	SELKIRK
2633	CARPENTER	3723	KENILWORTH	4111	SHADRACK
2707	CARPENTER	3623	KENILWORTH	2510	SHARON
2719	CARPENTER	3706	KENILWORTH	2512	SHARON
2731	CARPENTER	3916	KENILWORTH	2758	SHARON
2819	CARPENTER	700	KESSLER LAKE	1702	SHAW
3006	CARPENTER	3418	KEYRIDGE	1716	SHAW
3205	CARPENTER	3422	KEYRIDGE	1846	SHAW
3206	CARPENTER	3511	KEYRIDGE	1910	SHAW
3224	CARPENTER	3515	KEYRIDGE	1917	SHAW
3303	CARPENTER	3516	KEYRIDGE	1940	SHAW
3531	CARPENTER	1409	E Kiest	1964	SHAW
3711	CARPENTER	1700	E Kiest	1968	SHAW
3715	CARPENTER	1713	E Kiest	2028	SHAW
3715	CARPENTER	1805	E Kiest	7	SHAYNA
3801	CARPENTER	2720	E Kiest	1222	SHEFFIELD
4006	CARPENTER	3517	E Kiest	1402	SHEFFIELD

4007	CARPENTER	2503	E KILBURN	1408	SHEFFIELD
4211	CARPENTER	2606	KILBURN	3436	SHELDON
4226	CARPENTER	2615	KILBURN	3444	SHELDON
4229	CARPENTER	2846	KILBURN	3932	SHELLEY
2647	CARPENTER	2623	KILBURN	2113	SHELLHORSE
2721	CARPENTER	4833	KILDARE	2123	SHELLHORSE
1446	CARSON ST	4914	KILDARE	2124	SHELLHORSE
2800	CARTER	4926	KILDARE	2130	SHELLHORSE
2806	CARTER	4935	KILDARE	2140	SHELLHORSE
2818	CARTER	4943	KILDARE	2206	SHELLHORSE
2810	CARTER	4947	KILDARE	2212	SHELLHORSE
5807	CARY	1231	KILLOUGH	2218	SHELLHORSE
5815	CARY	1329	KILLOUGH	23	SHEPHERD
5817	CARY	1339	KILLOUGH	3906	SHINDOLL ST
413	CASCADA DR	1427	KILLOUGH	1711	SHORE
2842	CASEY ST	1505	KILLOUGH	1715	SHORE
2842	CASEY ST	1545	KILLOUGH	1719	E SHORE
3878	CASTLE HILLS DR	3819	KIMBALDALE	1619	SICILY
10534	CASTLEROCK	3407	KIMBLE	1702	E SICILY
3706	CAUTHORN	2606	KIMSEY	1702	SICILY
3824	CAUTHORN	2810	KINGBRIDGE	1715	SICILY
3907	CAUTHORN	2718	KINGBRIDGE	3517	SIDNEY
3614	CAUTHORN	1038	KINGS	3521	SIDNEY
3718	CAUTHORN	2200	KINGS	3527	SIDNEY
2322	CEDAR CREST	8325	KINGSFIELD	3529	SIDNEY
2536	CEDAR CREST	8345	KINGSFIELD	3533	SIDNEY
2229	CEDAR CREST	8353	KINGSFIELD	3534	SIDNEY
2237	CEDAR CREST	3617	KINGSFORD	3601	SIDNEY
2536	CEDAR CREST	1507	KINGSLEY	3603	SIDNEY
3303	CEDAR LAKE	1511	KINGSLEY	3607	SIDNEY
1421	CEDAR OAKS	1815	KINGSLEY	3621	SIDNEY
1427	CEDAR OAKS	2522	KINGSTON	3622	SIDNEY

5405		CEDAR RIDGE	2503	KIRKLEY	3711	SIDNEY
4571		CEDARDALE	2517	KIRKLEY	3802	SIDNEY
4736		CEDARDALE	1317	KIRNWOOD	3926	SIDNEY
4820		CEDARDALE	1800	KIRNWOOD	2614	SILKWOOD
3711	S	CENTRAL	408	KIRSAN DR	2618	SILKWOOD
3713	S	CENTRAL	2627	KIRVEN	2620	SILKWOOD
3717	S	CENTRAL	8111	KISKA	2701	SILKWOOD
3741	S	CENTRAL	8112	KISKA	2718	SILKWOOD
7615	S	CENTRAL EXPY	7919	KISKA	2723	SILKWOOD
3711	S	CENTRAL EXPY	9030	KISSELL	2726	SILKWOOD
3713	S	CENTRAL EXPY	5806	KITTY	2727	SILKWOOD
3717	S	CENTRAL EXPY	12	KIWANIS	2730	SILKWOOD
3741	S	CENTRAL EXPY	11800	KLEBERG	2802	SILKWOOD
2103		CHALK HILL	12239	KLEBERG	2811	SILKWOOD
2123		CHALK HILL	12611	KLEBERG	2814	SILKWOOD
2623		CHALK HILL	2438	KNIGHT	2818	SILKWOOD
2		CHAMBLIN DR	3733	KOLLOCH	2819	SILKWOOD
2711		CHARBA	3742	KOLLOCH	4635	SILVER
1204		CHARLOTTE	3907	KOLLOCH	4655	SILVER
1205		CHARLOTTE	4308	KOLLOCH	4701	SILVER
1302		CHARLOTTE	4609	KOLLOCH	4800	SILVER
1332		CHARLOTTE	4720	KOLLOCH	4806	SILVER
5910		CHELSEA	4726	KOLLOCH	4807	SILVER
5918		CHELSEA	2517	KOOL	4820	SILVER
5922		CHELSEA	2611	KOOL	4831	SILVER
5934		CHELSEA	2622	KOOL	9406	SILVER FALLS
5935		CHELSEA	2626	KOOL	4020	SILVERHILL
5941		CHELSEA	2631	KOOL	2411	SIMPSON STUART
5945		CHELSEA	2635	KOOL	2417	SIMPSON STUART
6003		CHELSEA	2708	KOOL	2955	SIMPSON STUART
6006		CHELSEA	2717	KOOL	5327	SIMPSON STUART
4346		CHERBOURG	2719	KOOL	5512	SINGING HILLS DR

4514	CHERBOURG	2726	KOOL	5711	SINGLETON
4515	CHERBOURG	2740	KOOL	9700	SKILLMAN ST
4525	CHERBOURG	1928	KRAFT	14000	SKYFROST
4534	CHERBOURG	1938	KRAFT	14300	SKYFROST
4535	CHERBOURG	2006	KRAFT	14515	SKYFROST
4538	CHERBOURG	2012	KRAFT	2403	SKYLARK DR
4545	CHERBOURG	2024	KRAFT	8746	SLAY
4549	CHERBOURG	2031	KRAFT	8752	SLAY
4561	CHERBOURG	322	N KRAMER	1514	SMOKE TREE
4608	CHERBOURG	3420	N KRISTEN	1703	SMOKE TREE
4611	CHERBOURG	3819	KYNARD	1707	SMOKE TREE
4612	CHERBOURG	3304	KYSER	1711	SMOKE TREE
4627	CHERBOURG	6810	LACY	1717	SMOKE TREE
4636	CHERBOURG	6816	LACY	1732	SMOKE TREE
4639	CHERBOURG	4122	LADALE	1852	SMOKE TREE
4640	CHERBOURG	3411	LADD	1903	SMOKE TREE
4643	CHERBOURG	2720	LAGOW	1940	SMOKE TREE
4647	CHERBOURG	2403	LAGOW	1948	SMOKE TREE
238	E CHERRY POINT	2628	LAGOW	3760	SOFT WIND
307	E CHERRY POINT	2820	LAGOW	3623	SOFTCLOUD
315	E CHERRY POINT	2902	LAGOW	3623	SOFTCLOUD DR
323	E CHERRY POINT	2906	LAGOW	4510	SOLAR
331	E CHERRY POINT	8322	LAKE ANNA	4534	SOLAR
339	E CHERRY POINT	421	LAKE CLIFF	4535	SOLAR
2659	CHERRY VALLEY	7420	LAKE JUNE	4542	SOLAR
2919	CHERRY VALLEY	9501	LAKE JUNE	4543	SOLAR
425	CHEYENNE	8745	LAKE JUNE	4550	SOLAR
1335	CHEYENNE	103	LAKE ST	4553	SOLAR
1933	CHEYENNE	405	LAKE ST	4557	SOLAR
1939	CHEYENNE	835	LAKE TERRACE DR	4600	SOLAR
2818	CHICAGO	2118	LAKEVIEW	4603	SOLAR
2902	CHICAGO	1608	LAKEVIEW	4624	SOLAR



3102	CHICAGO	2724	S	LAMAR	4002	SOLOMAN
3222	CHICAGO	4910	S	LAMAR	4006	SOLOMAN
3338	CHICAGO	834		LAMBERT ST	4019	SOLOMAN
3610	CHICAGO	22		LANARK	4102	SOLOMAN
2797	CHIESA RD	2434		LANARK	4135	SOLOMAN
3314	CHIHUAHUA	619	S	LANCASTER	4029	SONNY CIR
3400	CHIHUAHUA	2410	S	LANCASTER	3703	SONORA
3407	CHIHUAHUA	4226		LANCASTER	3934	SONORA
3429	CHIHUAHUA	6318	N	LANCASTER	3935	SONORA
3438	CHIHUAHUA	6322	S	LANCASTER	1802	SOUTH
3502	CHIHUAHUA	6326	S	LANCASTER	1804	SOUTH
2709	CHILDS ST	6620	S	LANCASTER	1901	SOUTH
5308	CHIPPEWA	7422	S	LANCASTER	2516	SOUTH
5426	CHIPPEWA	623	N	LANCASTER	2524	SOUTH
2723	CHOICE	4226	S	LANCASTER	2934	SOUTH
2402	CHRYSLER	7536	S	LANCASTER	3101	SOUTH
2411	CHRYSLER	13122	S	LAND	3116	SOUTH
2415	CHRYSLER	202		LANDIS	222	SOUTH SHORE
2518	CHRYSLER	208		LANDIS	625	SOUTHEAST
1027	CHURCH	215		LANDIS	1717	SOUTHERLAND
1028	CHURCH	216		LANDIS	3158	SOUTHERN OAKS
1030	CHURCH	218		LANDIS	3202	SOUTHERN OAKS
1033	CHURCH	227		LANDIS	3234	SOUTHERN OAKS
1103	CHURCH	229		LANDIS	3292	SOUTHERN OAKS
1109	CHURCH	4202		LANDRUM	2202	SOUTHLAND
1124	CHURCH	4206		LANDRUM	2241	SOUTHLAND
1136	CHURCH	4210		LANDRUM	2319	SOUTHLAND
1403	CHURCH	4217		LANDRUM	2515	SOUTHLAND
1410	CHURCH	4220		LANDRUM	2522	SOUTHLAND
1415	CHURCH	4222		LANDRUM	2607	SOUTHLAND
4322	CICERO	4224		LANDRUM	2622	SOUTHLAND
9	CIRCLEWOOD	4227		LANDRUM	2623	SOUTHLAND

9538		CIRCLEWOOD	4233	LANDRUM	2631	SOUTHLAND
3220		CLAIBOURNE	4300	LANDRUM	2714	SOUTHLAND
3222		CLAIBOURNE	4304	LANDRUM	2722	SOUTHLAND
2612		CLARENCE	4309	LANDRUM	2731	SOUTHLAND
2616		CLARENCE	4317	LANDRUM	2826	SOUTHLAND
2630		CLARENCE	4402	LANDRUM	2826	SOUTHLAND
2704		CLARENCE	9212	LANEYVALE	2838	SOUTHLAND
2737		CLARENCE	9219	LANEYVALE	2635	SOUTHLAND
911	W	CLARENDON	9426	LANEYVALE	2701	SOUTHLAND
915	W	CLARENDON	2507	LANGDON	405	SPARKS
1316	E	CLARENDON	8502	LAPANTO	418	SPARKS
1403	E	CLARENDON	2202	LAPSLEY	433	SPARKS
914		CLAUDE	2202	LAPSLEY	442	SPARKS
1009		CLAUDE	2626	LAPSLEY	505	SPARKS
1102		CLAUDE	3123	LAPSLEY	622	SPARKS
1104		CLAUDE	3203	LAPSLEY	624	SPARKS
1201		CLAUDE	3207	LAPSLEY	421	SPARKS
1204		CLAUDE	3211	LAPSLEY	6530	SPEIGHT
1209		CLAUDE	3215	LAPSLEY	3810	SPENCE
1222		CLAUDE	3219	LAPSLEY	3818	SPENCE
1229		CLAUDE	3302	LAPSLEY	3905	SPENCE
1315		CLAUDE	3306	LAPSLEY	4006	SPENCE
1432		CLAUDIA	3310	LAPSLEY	11521	SPENCE RD
810		CLEARFIELD	3314	LAPSLEY	3819	SPENCE ST
944		CLEARFIELD	3315	LAPSLEY	3827	SPENCE ST
2563		CLEARVIEW	3318	LAPSLEY	3835	SPENCE ST
401		CLEAVES	3319	LAPSLEY	3707	SPENCE ST
419		CLEAVES	3322	LAPSLEY	3818	SPENCE ST
438		CLEAVES	3323	LAPSLEY	3809	SPENCE ST
447		CLEAVES	3326	LAPSLEY	3827	SPENCE ST
437		CLEAVES	3327	LAPSLEY	3835	SPENCE ST
439		CLEAVES	3330	LAPSLEY	6105	SPORTSMANS

2705		CLEVELAND	3331		LAPSLEY	6111		SPORTSMANS
2818		CLEVELAND	3334		LAPSLEY	6115		SPORTSMANS
3216		CLEVELAND	3335		LAPSLEY	6121		SPORTSMANS
3512		CLEVELAND	3338		LAPSLEY	6125		SPORTSMANS
3642		CLEVELAND	3339		LAPSLEY	6131		SPORTSMANS
4100		CLEVELAND	3342		LAPSLEY	6135		SPORTSMANS
4521		CLEVELAND	3345		LAPSLEY	6141		SPORTSMANS
2814		CLEVELAND	3346		LAPSLEY	6145		SPORTSMANS
3512		CLEVELAND	3349		LAPSLEY	6151		SPORTSMANS
222	S	CLIFF	3350		LAPSLEY	6155		SPORTSMANS
612	N	CLIFF	3354		LAPSLEY	6165		SPORTSMANS
616	N	CLIFF	3356		LAPSLEY	6211		SPORTSMANS
715	N	CLIFF	4727		LARUE	6165		SPORTSMANS CT
510	S	CLINTON	910		LASALLE	6171		SPORTSMANS CT
818	S	CLINTON	3015		LATIMER	6181		SPORTSMANS CT
1521	N	CLINTON	3414		LATIMER	6105		SPORTSMANS PKWY
2036		CLOUDCROFT	3504		LATIMER	6231		SPORTSMANS PKWY
7339		CLOVERGLEN	3513		LATIMER	6241		SPORTSMANS PKWY
2974		CLOVIS	3521		LATIMER	6221		SPORTSMANS PKWY
2987		CLOVIS	3730		LATIMER	3303		SPRING
5525		CLUB CREST DR	3732		LATIMER	3304		SPRING
2203		CLYMER	3815		LATIMER	3310		SPRING
2407		CLYMER	3922		LATIMER	3319		SPRING
2411		CLYMER	2327		LAUREL HILL	3331		SPRING
2607		CLYMER	10		LAURELAND	3335		SPRING
3306		CLYMER	546	E	LAURELAND	3524		SPRING
3310		CLYMER	406	W	LAURELAND	3619		SPRING
24		COLDBROOK	62		LAWLER RD	3623		SPRING
28		COLDBROOK	51		LAWLER RD	3627		SPRING
2247		COLDBROOK	62		LAWLER RD	3804		SPRING
1216		COLEMAN	2218		LAWRENCE	3808		SPRING
1220		COLEMAN	2318		LAWRENCE	3900		SPRING

1307	COLEMAN	2410	LAWRENCE	3905		SPRING
1314	COLEMAN	2418	LAWRENCE	4237		SPRING
6917	COLESHIRE	2422	LAWRENCE	4304		SPRING
4505	COLLINS	2426	LAWRENCE	4326		SPRING
4818	COLLINS	2434	LAWRENCE	4334		SPRING
4904	COLLINS	2442	LAWRENCE	4335		SPRING
4611	COLLINS	2446	LAWRENCE	4723		SPRING
2815	COLONIAL	2454	LAWRENCE	4803		SPRING
3504	COLONIAL	2503	LAWRENCE	4927		SPRING
3600	COLONIAL	2535	LAWRENCE	4603		SPRING GARDEN RD
3613	COLONIAL	2601	LAWRENCE	4611		SPRING GARDEN RD
3627	COLONIAL	2628	LAWRENCE	4631		SPRING GARDEN RD
3717	COLONIAL	2700	LAWRENCE	5508		SPRING VALLEY RD
3815	COLONIAL	2710	LAWRENCE	2714		SPRINGDALE ST
3820	COLONIAL	2711	LAWRENCE	3021		SPRINGVIEW
3830	COLONIAL	2719	LAWRENCE	3026		SPRINGVIEW
4114	COLONIAL	336	LAWSON	3211		SPRINGVIEW
4224	COLONIAL	3818	LE FORGE	3240		SPRINGVIEW
4317	COLONIAL	3902	LE FORGE	3327		SPRINGVIEW
4318	COLONIAL	1905	LEACREST	3337		SPRINGVIEW
4422	COLONIAL	2000	LEACREST	3347		SPRINGVIEW
4522	COLONIAL	2132	LEACREST	3350		SPRINGVIEW
4600	COLONIAL	2533	LEACREST	3360		SPRINGVIEW
4810	COLONIAL	1910	LEACREST	3361		SPRINGVIEW
4811	COLONIAL	325	LEADS ST	2865		SPRUCE VALLEY
4902	COLONIAL	336	LEADS ST	2925		SPRUCE VALLEY
4904	COLONIAL	6315	LEANA	3103		SPURLOCK
4919	COLONIAL	6413	LEANA	348	S	ST AUGUSTINE
5003	COLONIAL	1819	LEATH	1101		ST AUGUSTINE
5007	COLONIAL	2035	LEATH	1337		ST AUGUSTINE
5012	COLONIAL	2046	LEATH	1619	S	ST AUGUSTINE
5019	COLONIAL	2711	LEBROCK	1925	S	ST AUGUSTINE

5031		COLONIAL	2718	LEBROCK	2237	N	ST AUGUSTINE
5102		COLONIAL	2719	LEBROCK	2945	S	ST AUGUSTINE
5218		COLONIAL	2720	LEBROCK	5259		ST CHARLES AVE
5323		COLONIAL	2724	LEBROCK	2411		ST CLAIR
3722		COLONIAL	2728	LEBROCK	2413		ST CLAIR
4019		COLONIAL	2733	LEBROCK	2414		ST CLAIR
4901/4903		COLONIAL	2736	LEBROCK	2415	S	ST CLAIR
202	N	COLSON	2737	LEBROCK	2416		ST CLAIR
3020		COLUMBINE	2745	LEBROCK	2418		ST CLAIR
3034		COLUMBINE	2749	LEBROCK	2421		ST CLAIR
3040		COLUMBINE	2807	LEBROCK	2422		ST CLAIR
3048		COLUMBINE	2815	LEBROCK	2425		ST CLAIR
4541		COLWICK	2822	LEBROCK	2425		ST CLAIR
1100		COMAL	2823	LEBROCK	2428		ST CLAIR
1102		COMAL	2826	LEBROCK	2434		ST CLAIR
1110		COMAL	2827	LEBROCK	2437		ST CLAIR
1204		COMANCHE	2838	LEBROCK	2439		ST CLAIR
1205		COMANCHE	2843	LEBROCK	2506		ST CLAIR
1208		COMANCHE	2854	LEBROCK	2517		ST CLAIR
1209		COMANCHE	2855	LEBROCK	2521		ST CLAIR
1212		COMANCHE	1048	LEDBETTER	407		ST MARY
1213		COMANCHE	1915	E LEDBETTER	3820		STANLEY SMITH
1216		COMANCHE	2003	E LEDBETTER	3914		STANLEY SMITH
1123		COMPTON	2007	E LEDBETTER	3919		STANLEY SMITH
1202		COMPTON	2346	E LEDBETTER	2315		STARKEY
1228		COMPTON	2615	E LEDBETTER	2331		STARKS
1311		COMPTON	3307	E LEDBETTER	2336		STARKS
1315		COMPTON	3311	E LEDBETTER	2344		STARKS
1316		COMPTON	3427	E LEDBETTER	2404		STARKS
1325		COMPTON	3540	E LEDBETTER	2406		STARKS
1522		COMPTON	3421	E LEDBETTER	2410		STARKS
7506		CONCORD	5538	S LEEWOOD	2412		STARKS

1	CONCORDIA	4417	LELAND	2415	STARKS
2403	CONKLIN	4506	LELAND	2424	STARKS
2409	CONKLIN	4519	LELAND	2425	STARKS
2411	CONKLIN	4911	LELAND	2440	STARKS
2614	CONKLIN	4918	LELAND	2441	STARKS
1612	CONNER	4215	LELAND	2510	STARKS
2046	COOL MIST	3823	LEMAY	2511	STARKS
2058	COOL MIST	3903	LEMAY	2538	STARKS
2140	COOL MIST	3915	LEMAY	2627	STARKS
2147	COOL MIST	13328	LENOSA	2635	STARKS
2157	COOL MIST	1307	LENWAY	2702	STARKS
2170	COOL MIST	1708	LENWAY	2707	STARKS
2191	COOL MIST	1710	LENWAY	6625	STARKS
2200	COOL MIST	2412	LENWAY	319	STARR
2247	COOL MIST	2501	LENWAY	3731	STATE OAK DR
2364	COOL MIST	2601	LENWAY	1315	STELLA
3942	COOLIDGE	2611	LENWAY	1406	STELLA
3906	COOLIDGE	2521	LENWAY	1451	STELLA
3907	COOLIDGE	1922	LEROY	816	STELLA
3922	COOLIDGE	2042	LEROY	1446	STELLA
3938	COOLIDGE	2904	LEWISTON	2522	STEPHENSON
2704	COOMBS	1619	LIFE	2529	STEPHENSON
2712	COOMBS	2023	LIFE	2711	STEPHENSON
2716	COOMBS	1816	LINCOLN	2727	STEPHENSON
2708	COOMBS	7436	LINDA	4	STILLWELL
2702	COOMBSVILLE	7507	LINDA	5	STILLWELL
2210	COOPER	5035	LINDER	1425	STIRLING
2216	COOPER	5002	LINDER	1444	STIRLING
1817	COOPER	5006	LINDER	4611	STOKES
3714	COPELAND	5035	LINDER	4616	STOKES
3807	COPELAND	4702	LINDSLEY	4640	STOKES
3918	COPELAND	5319	LINDSLEY	4646	STOKES

4003	COPELAND	4718	LINDSLEY	4648	STOKES
4005	COPELAND	2816	LINFIELD	4708	STOKES
4104	COPELAND	3023	LINFIELD	4716	STOKES
4114	COPELAND	3514	LINFIELD	4719	STOKES
4210	COPELAND	3518	LINFIELD	4720	STOKES
4302	COPELAND	4632	LINFIELD	4723	STOKES
4322	COPELAND	4816	LINFIELD	4727	STOKES
4323	COPELAND	11518	LIPPITT	4729	STOKES
4326	COPELAND	4532	LIVE OAK	4735	STOKES
4334	COPELAND	2631	LOBDELL	4743	STOKES
4335	COPELAND	2638	LOBDELL	4748	STOKES
224	S CORINTH	2539	LOBDELL	4751	STOKES
611	S CORINTH	3300	LOCKETT	4752	STOKES
615	S CORINTH	3523	LOCKETT	4803	STOKES
621	S CORINTH	3527	LOCKETT	4804	STOKES
800	S CORINTH	6806	LOCKHEED	8123	STONEHURST
1331	CORINTH	2739	LOCUST	1741	STONEMAN
1630	CORINTH	2201	LOCUST	2227	STONEMAN
1910	CORINTH	2226	LOCUST	1714	STONEMAN
1912	CORINTH	2238	LOCUST	1724	STONEMAN
7440	CORONADO	2250	LOCUST	1010	STONEWALL ST
3341	CORONET	2739	LOCUST	1	STRAUS RD
4515	CORREGIDOR	2266	LOLITA	1038	STRICKLAND
4516	CORREGIDOR	2740	LOLITA	1402	STRICKLAND
4519	CORREGIDOR	2914	LOLITA	1404	STRICKLAND
4520	CORREGIDOR	2915	LOLITA	1411	STRICKLAND
4523	CORREGIDOR	850	LONG ACRE	4500	STROBEL
4524	CORREGIDOR	319	LONGRIDGE	4907	STROBEL
4525	CORREGIDOR	1220	LONSDALE	4915	STROBEL
4538	CORREGIDOR	1233	LONSDALE	4919	STROBEL
4539	CORREGIDOR	1	LOOP 12	4	STRONG
4540	CORREGIDOR	13	LOOP 12	2416	SUE

4543	CORREGIDOR	14	LOOP 12	8116	SUETELLE
4548	CORREGIDOR	15	LOOP 12	1861	SUMMIT
4551	CORREGIDOR	7455	LOOP 12	1725	SUNBEAM AVE
4552	CORREGIDOR	1617	S LORIS	1807	SUNBEAM AVE
4553	CORREGIDOR	1300	LOTUS	2322	SUNBEAM AVE
4556	CORREGIDOR	1302	LOTUS	2324	SUNBEAM AVE
4559	CORREGIDOR	1309	LOTUS	2424	SUNBEAM AVE
4603	CORREGIDOR	1311	LOTUS	2426	SUNBEAM AVE
4604	CORREGIDOR	1313	LOTUS	2427	SUNBEAM AVE
4607	CORREGIDOR	2214	LOTUS	2428	SUNBEAM AVE
4623	CORREGIDOR	2226	LOTUS	2430	SUNBEAM AVE
4627	CORREGIDOR	799	LOTUS	2516	SUNBEAM AVE
4628	CORREGIDOR	210	E LOUISIANA	2550	SUNBEAM AVE
4631	CORREGIDOR	224	E LOUISIANA	3814	SUNNYVALE
4632	CORREGIDOR	300	W LOUISIANA	3218	SUNNYVALE
4636	CORREGIDOR	319	W LOUISIANA	237	SUNSET
4639	CORREGIDOR	1423	E LOUISIANA	18	SUNSET VILLAGE
4640	CORREGIDOR	1616	LOUISIANA	2807	SUTTON
4643	CORREGIDOR	7012	W LOVETT	2819	SUTTON
4644	CORREGIDOR	3716	LOVINGOOD	2823	SUTTON
4647	CORREGIDOR	3810	LOVINGOOD	2728	SWANSON
4648	CORREGIDOR	3729	LOVINGOOD	2803	SWANSON
10436	CORY	2302	LOWERY	2806	SWANSON
8926	COTTONVALLEY	2308	LOWERY	2728	SWANSON ST
9008	COTTONVALLEY	2331	LOWERY	3354	SYLVAN
2718	COUNCIL	2406	LOWERY	4244	SYLVESTER
2710	COUNCIL	2605	LOWERY	2404	SYLVIA
2731	COUNCIL	2510	LOWERY	2432	SYLVIA
2723	COUNCIL	6623	LUCY	2517	SYLVIA
2729	COUNCIL	6627	LUCY	2517	SYLVIA
800	COUNTRY CLUB PL	4504	LUZON	2429	TALCO DR
816	COUNTRY CLUB PL	4528	LUZON	2210	TALLYHO



4827	COWAN AVE	4531	LUZON	2214	TALLYHO
2518	CRADDOCK	4535	LUZON	2403	TALLYHO
3615	CRANE	4540	LUZON	2407	TALLYHO
3623	CRANE	4611	LUZON	2410	TALLYHO
3629	CRANE	4623	LUZON	2411	TALLYHO
3639	CRANE	4631	LUZON	2415	TALLYHO
3716	CRANE	4639	LUZON	2419	TALLYHO
1	CRANFILL	4640	LUZON	2430	TALLYHO
4419	CRANFILL	4644	LUZON	2403	TALLYHO
4508	CRANFILL	4647	LUZON	503	TAMA
4517	CRANFILL	4648	LUZON	524	TAMA
4525	CRANFILL	1410	LYNN HAVEN	100	TAMALPAIS
800 N	CRAWFORD	2426	LYOLA	99999	TAMALPAIS
8471	CREEKWOOD	2433	LYOLA	2603	TANNER
3835	CREPE MYRTLE	2441	LYOLA	2636	TANNER
2523	CREST	2716	LYOLA	2643	TANNER
502	CRETE	2726	LYOLA	2830	TANNER
1	CRIMNSON	2804	LYOLA	2835	TANNER
3670	CRIPPLE CREEK	2808	LYOLA	812	TARRYALL
2311	CROSS	2814	LYOLA	818	TARRYALL
2710	CROSS	2821	LYOLA	925	TARRYALL
2715	CROSS	2838	LYOLA	101	TATUM
2719	CROSS	2845	LYOLA	703	TATUM
2725	CROSS	2849	LYOLA	6907 S	TAYLOE
2404	CROSSMAN	2853	LYOLA	8773 N	TEAGARDEN
2415	CROSSMAN	2854	LYOLA	6309	TEAGUE
2603	CROSSMAN	11050 N	MACARTHUR BLVD	6311	TEAGUE
3105	CROSSMAN	2141	MACK	6317	TEAGUE
3438	CROSSMAN	2249	MACON	6418	TEAGUE
2615	CROSSMAN	2310	MACON	6419	TEAGUE
9643	CROWNFIELD	2338	MACON	6510	TEAGUE
9649	CROWNFIELD	2402	MACON	6530	TEAGUE

3907	CROZIER	2451	MACON	3906	TELEPHONE
3919	CROZIER	2518	MACON	1302	TEMPEST
4303	CROZIER	2622	MACON	1306	TEMPEST
4524	CROZIER	2633	MACON	1454	TEMPEST
4930	CROZIER	2637	MACON	2940	TERMINAL
4934	CROZIER	2711	MACON	239	TERRACE
2613	CRYSTAL	2715	MACON	116	TERRACE
601	CUMBERLAND	2718	MACON	3431	TERRELL
609	CUMBERLAND	2726	MACON	3535	TERRELL
115	CUNEY	2731	MACON	4801	TERRY
119	CUNEY	2732	MACON	5102	TERRY
2018	CUSTER	2807	MACON	5232	TERRY
2123	CUSTER	2810	MACON	2049	THEDFORD
2127	CUSTER	2826	MACON	909	THELMA
2130	CUSTER	2835	MACON	3209	THOMAS
2202	CUSTER	8233	MADDOX	2431	THROCKMORTON
2214	CUSTER	2139	MAIL	216 S	TILLERY
2319	CUSTER	2143	MAIL	218 N	TILLERY
2503	CUSTER	245	MAIN	802 N	TILLERY
2511	CUSTER	266 W	MAIN	1116	TILLERY
2519	CUSTER	2014	MAIN	1120	TILLERY
2543	CUSTER	202 W	MAIN ST	802 N	TILLERY ST
2623	CUSTER	4321 S	MALCOLM X BLVD	3502 S	TIOGA
2656	CUSTER	4400 S	MALCOLM X BLVD	3312 N	TOKAY
10359	CYMBAL	5003 S	MALCOLM X BLVD	3316	TOKAY
1317	DACKI	5007 S	MALCOLM X BLVD	3317	TOKAY
3231	DAHLIA	5023 S	MALCOLM X BLVD	3320	TOKAY
3234	DAHLIA	5031 S	MALCOLM X BLVD	3321	TOKAY
917	DALE	5041 S	MALCOLM X BLVD	3324	TOKAY
22	DALVIEW	5124 S	MALCOLM X BLVD	3325	TOKAY
1250	DALVIEW	5207 S	MALCOLM X BLVD	3328	TOKAY
1254	DALVIEW	5307 S	MALCOLM X BLVD	3329	TOKAY

1258	DALVIEW	5239	S	MALCOLM X BLVD	3332	TOKAY
1307	DALVIEW	3815		MALDEN	3333	TOKAY
1315	DALVIEW	3014	S	MALLORY	3336	TOKAY
1319	DALVIEW	3122		MALLORY	3337	TOKAY
1428	DALVIEW	2703		MANILA	3341	TOKAY
1435	DALVIEW	6718		MANITOBA	3342	TOKAY
353	DANIELDALE	1610		MARBURG	3345	TOKAY
365	DANIELDALE	2231		MARBURG	3346	TOKAY
431	DANIELDALE	2318		MARBURG	3349	TOKAY
803	DANIELDALE	2524		MARBURG	3352	TOKAY
1636	DANUBE DR	2539		MARBURG	12	TOLUCA
3634	DARIEN	2614		MARBURG	1710	TOLUCA
2225	DARIEN	2618		MARBURG	1720	TOLUCA
2238	DARIEN	2622		MARBURG	3230	TOPEKA AVE
2241	DATHE	2706		MARBURG	1718	TORONTO
2403	DATHE	2723		MARBURG	1731	TORONTO
2411	DATHE	2727		MARBURG	1835	TORONTO
2610	DATHE	2730		MARBURG	1836	TORONTO
2611	DATHE	2731		MARBURG	1848	TORONTO
2705	DATHE	2735		MARBURG	1950	TORONTO
2810	DATHE	2738		MARBURG	2009	TORONTO
2838	DATHE	2739		MARBURG	2014	TORONTO
3634	DATHE	2827		MARBURG	3402	TORONTO
4027	DATHE	2843		MARBURG	3403	TORONTO
2814	DAWSON	3001		MARBURG	3407	TORONTO
2822	DAWSON	3010		MARBURG	3423	TORONTO
3804	DE MAGGIO	2701		MARBURG	3519	TORONTO
3806	DE MAGGIO	2826		MARBURG	3540	TORONTO
3811	DE MAGGIO	2828		MARBURG	3548	TORONTO
3900	DE MAGGIO	2830		MARBURG	3561	TORONTO
3907	DE MAGGIO	4538		MARCELL	3618	TORONTO
1611	DEAN	3301		MARCOLE	3619	TORONTO
202	DEBRA DR	3307		MARCOLE	3624	TORONTO

203		DEBRA DR	3311	MARCOLE	3632	TORONTO
7		DEEP GREEN	3312	MARCOLE	3719	TORONTO
3506		DEL REY	3315	MARCOLE	5803	TORONTO
3534		DEL REY	3316	MARCOLE	900063	TOWNE HOUSE LN
3811		DELHI	3319	MARCOLE	6030	TRACY
3922		DELHI	3320	MARCOLE	6034	TRACY
2510		DELL VIEW	3323	MARCOLE	6102	TRACY
6283		DENHAM CIR	3324	MARCOLE	6314	TRACY
419	N	DENLEY	3327	MARCOLE	6316	TRACY
421	N	DENLEY	3328	MARCOLE	6342	TRACY
505	N	DENLEY	3331	MARCOLE	9711	TRAVIS
527	N	DENLEY	3332	MARCOLE	9715	TRAVIS
632	N	DENLEY	3335	MARCOLE	9719	TRAVIS
336	N	DENLEY	3342	MARCOLE	9723	TRAVIS
425	N	DENLEY	2802	MARDER	9727	TRAVIS
427	N	DENLEY	2618	MARDER	9731	TRAVIS
507	N	DENLEY	2802	MARDER	4709	TREMONT
603	N	DENLEY	2819	MARDER	3300	TRINITY GATE
100	S	DENLEY	2819	MARDER	3400	TRINITY GATE
1410	S	DENLEY	1212	MARFA	7903	TROJAN
1438	S	DENLEY	1236	MARFA	7912	TROJAN
1732	S	DENLEY	1242	MARFA	7928	TROJAN
2416	S	DENLEY	1247	MARFA	7931	TROJAN
2719	S	DENLEY	1415	MARFA	7936	TROJAN
2907	S	DENLEY	1502	MARFA	7955	TROJAN
4019	S	DENLEY	1514	MARFA	7959	TROJAN
4021	S	DENLEY	1527	MARFA	7960	TROJAN
4502	S	DENLEY	1530	MARFA	2813	TROY
4506	S	DENLEY	1531	MARFA	2819	TROY
4718	S	DENLEY	1610	MARFA	2823	TROY
635	S	DENLEY	1722	MARFA	1708	TRUNK
1356	S	DENLEY	18	MARGEWOOD	1818	TRUNK

1414	S	DENLEY	20	MARGEWOOD	1822	TRUNK
3011	S	DENLEY	5714	MARGEWOOD	4011	TRUNK
3910	S	DENLEY	2900	MARIDEEN	4042	TUMALO
4011	S	DENLEY	2934	MARIDEEN	6495	TUMBLING CREEK TRL
4030	S	DENLEY	2938	MARIDEEN	1702	TUNE AVE
4515	S	DENLEY	8619	MARIGOLD	1925	TUNE AVE
4631	S	DENLEY	8701	MARIGOLD	2329	TUNE AVE
2416	S	DENLEY	9	MARINE	2402	TUNE AVE
1356	S	DENLEY	10	MARINE	2446	TUNE AVE
1414	S	DENLEY	2431	MARJORIE	2471	TUNE AVE
2907	S	DENLEY	2515	MARJORIE	2561	TUNE AVE
3011	S	DENLEY	2521	MARJORIE	2566	TUNE AVE
3910	S	DENLEY	2804	MARJORIE	2574	TUNE AVE
4011	S	DENLEY	3021	MARJORIE	21	TURFWAY
4030	S	DENLEY	3115	MARJORIE	3107	TUSKEGEE
4021	S	DENLEY	2747	MARJORIE	3112	TUSKEGEE
4423	S	DENLEY	140	MARKS	3114	TUSKEGEE
4515	S	DENLEY	150	MARKS	3208	TUSKEGEE
4521	S	DENLEY	208	MARKS	3217	TUSKEGEE
4631	S	DENLEY	902	S MARLBOROUGH	3224	TUSKEGEE
336	N	DENLEY DR	507	S MARLBOROUGH	3226	TUSKEGEE
2104		DENMARK	5001	S MARNE	3228	TUSKEGEE
2116		DENMARK	5007	MARNE	1110	TYLER
2122		DENMARK	5026	MARNE	2526	TYLER
2171		DENMARK	5039	MARNE	5406	UNIVERSITY HILLS BLVD
2317		DENMARK	5006	MARNE	9	S UNKNOWN
1822		DENNISON	5012	MARNE	3007	URBAN
1831		DENNISON	5021	MARNE	3107	S URBAN
1954		DENNISON	5102	MARNE	3115	URBAN
1966		DENNISON	2116	MARS RD	2611	VALENTINE
2029		DENNISON	825	S MARSALIS	2702	VALENTINE
1		DEPAUL	1331	MARSALIS	2726	VALENTINE

3330	DETONTE	1342	S	MARSALIS	2802	VALENTINE
3322	DETONTE	1703	S	MARSALIS	2811	VALENTINE
3919	DIAMOND	1903	S	MARSALIS	2814	VALENTINE
4000	DIAMOND	2002	S	MARSALIS	2822	VALENTINE
3911	DIAMOND	2415	S	MARSALIS	2823	VALENTINE
1303	DICEMAN	2818	S	MARSALIS	2907	VALENTINE
1418	DICEMAN	2823	S	MARSALIS	2926	VALENTINE
1424	DICEMAN	2830	S	MARSALIS	3015	VALENTINE
1429	DICEMAN	2911	S	MARSALIS	3027	VALENTINE
1125	DICEMAN	2915	S	MARSALIS	3041	VALENTINE
3714	DILDOCK	2923	S	MARSALIS	1301	VALLEY
3521	DIXON AVE	2935	S	MARSALIS	1303	VALLEY
3707	DIXON AVE	3107	S	MARSALIS	1306	VALLEY
7830	DOAK	4915	S	MARSALIS	1307	VALLEY
1026	DODD	4103	S	MARSALIS	1314	VALLEY
4701	DOLPHIN	1907	S	MARSALIS	1316	VALLEY
4705	DOLPHIN	3709		MARSHALL	1335	VALLEY
4709	DOLPHIN	3919		MARSHALL	40	VALLEY MILLS
4714	DOLPHIN	4002		MARSHALL	42	VALLEY MILLS
4827	DOLPHIN	4103		MARSHALL	45	VALLEY MILLS
2843	DON	4220		MARSHALL	47	VALLEY MILLS
2847	DON	4302		MARSHALL	9652	VALLEY MILLS
2935	DON	4315		MARSHALL	820	VAN BUREN
2939	DON	4335		MARSHALL	5611	VAN WINKLE
2712	DONALD	4338		MARSHALL	3716	N VANDERVOORT
2716	DONALD	2633		MARTIN LUTHER KING JR	3806	VANDERVOORT
2623	DONALD	412		MARTIN LUTHER KING JR	3810	VANDERVOORT
2627	DONALD	2714		MARTIN LUTHER KING JR	3914	VANDERVOORT
8943	DONNYBROOK	5700		MARTINEZ	4010	VANDERVOORT
11626	DORCHESTER	515		MARTINIQUE	3129	VANNERSON
2608	DORRIS	811		MARTINIQUE	3141	VANNERSON
2716	DORRIS	3402		MARVIN D LOVE	7342	VECINO

2718	DORRIS	7446	MARY DAN	114	VENTURA
2825	DORRIS	1704	MARY ELLEN	2	VERDE
2901	DORRIS	1726	MARYLAND	4	VERDE
2902	DORRIS	2418	MARYLAND	4610	VERDUN
2909	DORRIS	2419	MARYLAND	4635	VERDUN AVE
2914	DORRIS	2635	MARYLAND	801	VERMONT AVE
2930	DORRIS	2915	MARYLAND	813	VERMONT AVE
2931	DORRIS	4129	MARYLAND	1013	VERMONT AVE
3006	DORRIS	4216	MARYLAND	1126	VERMONT AVE
220	DOWDY FERRY	4250	MARYLAND	5029	VETERANS
512	DOWDY FERRY	3614	MARYLAND	5143	VETERANS
708	DOWDY FERRY	200	MASTERS	5106	VETERANS
710	DOWDY FERRY	322 S	MASTERS	4213	VICTOR
1344	DOWDY FERRY	1608 N	MATAGORDA	4616	VICTOR
2028	DOWDY FERRY	1608	MATAGORDA	9999	VIDA
2111	DOWDY FERRY	2711	MAURINE F BAILEY WAY	13000	VIDA
1723	DOWDY FERRY	2723	MAURINE F BAILEY WAY	2726	VILBIG
1418	DOYLE	2726	MAURINE F BAILEY WAY	1730	VILBIG
1502	DOYLE	2746	MAURINE F BAILEY WAY	3106	VILBIG
1506	DOYLE	3315	MAYBETH	3110	VILBIG
1507	DOYLE	3806	MAYBETH	3118	VILBIG
1521	DOYLE	3930	MAYBETH	3205	VILBIG
1526	DOYLE	1403	MAYWOOD	3300	VILBIG
1530	DOYLE	1426	MAYWOOD	3335	VILBIG
1111	DRAGON ST	1515	MAYWOOD	3339	VILBIG
1726	DRISKELL	1509	MAYWOOD	3401	VILBIG
11570	DRUMMOND	1413	MCBROOM	3502	VILBIG
319	DU BOIS	1414	MCBROOM	3510	VILBIG
407	DU BOIS	1511	MCBROOM	3705	VILBIG
523	DU BOIS	1721	MCBROOM	3722	VILBIG
2031	DUDLEY	1729	MCBROOM	3831	VINEYARD
810	DULUTH	1834	MCBROOM	3922	VINEYARD

1110	DULUTH	1906	MCBROOM	4006	VINEYARD
1826	DULUTH	1939	MCBROOM	4011	VINEYARD
1915	DULUTH	1956	MCBROOM	3826	VINEYARD
1926	DULUTH	2012	MCBROOM	3906	VINEYARD
1910	DULUTH	2015	MCBROOM	2311	VOLGA AVE
3512	DUNBAR	2016	MCBROOM	1413	W AIRPORT FWY
8529	DUNLAP	2017	MCBROOM	322	W BROWNLEE AVE
8730	DUNLAP	2029	MCBROOM	915	W CLARENDON
2613	DURHAM	3402	MCBROOM	546	W LAURELAND
2626	DURHAM	3610	MCBROOM	336	W LAWSON RD
2628	DURHAM	3615	MCBROOM	319	W LOUISIANA
706	N DWIGHT	3618	MCBROOM	300	W LOUISIANA
1024	DWIGHT	3630	MCBROOM	1335	WACO
411	N Dwight Ave	3705	MCBROOM	1415	WACO
2334	N DYSON	3723	MCBROOM	1522	WACO
2400	DYSON	3734	MCBROOM	1611	WACO
2523	DYSON	3143	MCDERMOTT	1614	WACO
2311	DYSON	3150	MCDERMOTT	1706	WACO
2218	DYSON	739	MCDOWELL	1503	WACO
812	EADS	1509	MCKEE	8822	WADLINGTON
816	EADS	1315	MCKENZIE	5006	WADSWORTH
818	EADS	1325	MCKENZIE	4503	WAHOO
2937	EAGLE	1332	MCKENZIE	4515	WAHOO
2961	EAGLE	1334	MCKENZIE	4519	WAHOO
2941	EAGLE	1336	MCKENZIE	4523	WAHOO
4309	EAST GRAND AVE	1338	MCKENZIE	4535	WAHOO
4729	EAST SIDE	1414	MCKENZIE	4531	WAHOO
4932	EAST SIDE	1428	MCKENZIE	3808	WALDRON
2724	EASTER	3018	MCNEIL	3918	WALDRON
2806	EASTER	3333	MCNEIL	4039	WALKER
4114	EASTER	2800	MEADOW	907	WALKWAY
4150	EASTER	2820	MEADOW	1012	WALKWAY



4162	EASTER	3410	MEADOW	1621	WALMSLEY
4166	EASTER	4618	MEADOW	54	WALNUT
4204	EASTER	2816	MEADOW	1715	WARREN
4218	EASTER	2900	MEADOW	2409	WARREN
4219	EASTER	3414	MEADOW	2413	WARREN
4246	EASTER	2742	MEADOW DAWN	2614	WARREN
4234	EASTER	3520	MEADOW ST	2617	WARREN
1915	EBBTIDE	4921	MEADOW VIEW	2625	WARREN
2106	EBBTIDE	304	MEADOWCREEK DR	2625	WARREN
4930	ECHO	428	MELBA	2631	WARREN
4935	ECHO	1206	MELBOURNE AVE	2701	WARREN
5018	ECHO	201	MELINDA DR	3004	WARREN
5027	ECHO	202	MELINDA DR	3021	WARREN
5107	ECHO	4220	MEMORY LANE	1627	WARSAW
2054	ECHO LAKE	4234	MEMORY LANE	1337	WASCO
2147	ECHO LAKE	4400	MEMORY LANE	1345	WASCO
2170	ECHO LAKE	4414	MEMORY LANE	1346	WASCO
2182	ECHO LAKE	4520	MEMORY LANE	1349	WASCO
2188	ECHO LAKE	1600	MENTOR	1365	WASCO
2194	ECHO LAKE	1610	MENTOR	1438	WASCO
2204	ECHO LAKE	1734	MENTOR	10327	WATERBURY DR
2217	ECHO LAKE	1622	MENTOR	5043	WATSON
2323	ECHO LAKE	2405	MERLIN	5102	WATSON
2050	EDD	2406	MERLIN	5127	WATSON
2058	EDD	2409	MERLIN	5018	WATSON
2111	EDD	2412	MERLIN	5127	WATSON
2147	EDD	2415	MERLIN	5131	WATSON
2341	EDD	2418	MERLIN	235	S WAVERLY
2347	EDD	2435	MERLIN	902	S WAVERLY
3041	EDD	2435	MERLIN	1009	WAVERLY
9999	EDD	2510	MERLIN	1703	WAVERLY
2341	EDD	2514	MERLIN	1104	WAYNE ST

1222	EDGEFIELD	2518	MERLIN	373	N	WEAVER
317	EDGEMONT	2518	MERLIN	3122	S	WEISENBERGER
914	EDGEMONT	206	MERRIFIELD	3519		WEISENBERGER
1316	S EDGEMONT	5535	MESA	3916		WEISENBERGER
1322	EDGEMONT	5507	MESA CIR	3813		WEISENBERGER
1421	EDGEMONT	4230	S MESA GLEN	3017		WEISENBERGER
1627	EDGEMONT	2237	METROPOLITAN	4026		WEISENBERGER
3117	EDGEWOOD	1607	METROPOLITAN	4130		WEISENBERGER
3502	EDGEWOOD	1611	METROPOLITAN	2521		WELLS
3410	EDGEWOOD	2240	METROPOLITAN	2517		WELLS
3419	EDGEWOOD	2319	METROPOLITAN	2519		WELLS
2829	EISENHOWER	2821	METROPOLITAN	2521		WELLS
3203	EISENHOWER	2826	METROPOLITAN	2527		WELLS
3000	EL BENITO	2827	METROPOLITAN	2531		WELLS
3506	EL BENITO	3514	METROPOLITAN	2533		WELLS
14	EL SOL ST	3526	METROPOLITAN	3217		WENDELKIN
2961	EL TOVAR	3614	METROPOLITAN	3317		WENDELKIN
2969	EL TOVAR	3803	METROPOLITAN	3401		WENDELKIN
2973	EL TOVAR	3809	METROPOLITAN	3417		WENDELKIN
6413	ELAM	3821	METROPOLITAN	3425		WENDELKIN
6419	ELAM	3905	METROPOLITAN	3514		WENDELKIN
6520	ELAM	3926	METROPOLITAN	3518		WENDELKIN
8314	ELAM	4006	METROPOLITAN	3624		WENDELKIN
8300	ELAM	4015	METROPOLITAN	3636		WENDELKIN
4311	ELECTRA ST	4105	METROPOLITAN	3722		WENDELKIN
623	ELI	4213	METROPOLITAN	3730		WENDELKIN
33200	ELIHU ST	4301	METROPOLITAN	3741		WENDELKIN
1400	ELK CREEK	4339	METROPOLITAN	8103		WES HODGES
1410	ELK CREEK	4422	METROPOLITAN	8107		WES HODGES
1425	ELK CREEK	4507	METROPOLITAN	8111		WES HODGES
1507	ELK CREEK	4515	METROPOLITAN	8119		WES HODGES
730	ELKHART	4517	METROPOLITAN	8120		WES HODGES

619		ELLA	4522	METROPOLITAN	8123		WES HODGES
638		ELLA	4523	METROPOLITAN	8124		WES HODGES
738		ELLA	4602	METROPOLITAN	8127		WES HODGES
746		ELLA	4618	METROPOLITAN	8128		WES HODGES
1207		ELLENWOOD	9120	METZ	8131		WES HODGES
915		ELMDALE	9211	METZ	8132		WES HODGES
107		ELMORE	4825	MEXICANA	4242		WESTCLIFF RD
231	E	ELMORE	4911	MEXICANA	24		WESTERHAM
338	W	ELMORE	4934	MEXICANA	25		WESTERHAM
1507	E	ELMORE	5015	MEXICANA	33		WESTERHAM
1542	E	ELMORE	5019	MEXICANA	34		WESTERHAM
1618	E	ELMORE	2423	MEYERS	35		WESTERHAM
1622	E	ELMORE	2414	MEYERS	36		WESTERHAM
1743	E	ELMORE	2506	MEYERS	4105		WESTMORELAND
1711	W	ELMWOOD	2509	MEYERS	3125	N	WESTMORELAND
659		ELSBERRY	2515	MEYERS	2874		WESTRIDGE AVE
726		ELSBETH	2522	MEYERS	9013		WESTSIDE DR
1624		ELSIE FAYE HEGGINS	2526	MEYERS	9014		WESTSIDE DR
1632		ELSIE FAYE HEGGINS	2527	MEYERS	15		WESTWAY DR
2225		ELSIE FAYE HEGGINS	2602	MEYERS	1294		WHISPERING
2255		ELSIE FAYE HEGGINS	2609	MEYERS	1	N	WHISPERING OAKS
2303		ELSIE FAYE HEGGINS	2611	MEYERS	1507		WHITAKER
2503		ELSIE FAYE HEGGINS	2612	MEYERS	1503		WHITAKER
2525		ELSIE FAYE HEGGINS	2621	MEYERS	1323		WHITAKER
2541		ELSIE FAYE HEGGINS	2622	MEYERS	8916		WHITEHALL
2551		ELSIE FAYE HEGGINS	2641	MEYERS	9216		WHITEHALL
2561		ELSIE FAYE HEGGINS	3314	MEYERS	9222		WHITEHALL
2603		ELSIE FAYE HEGGINS	3519	MEYERS	9428		WHITEHALL
2615		ELSIE FAYE HEGGINS	3630	MEYERS	920		WHITEHALL
2645		ELSIE FAYE HEGGINS	2704	MEYERSVILLE AVE	2837		WHITEWOOD
3112		ELSIE FAYE HEGGINS	1251	MICHIGAN	1110		WHITLEY
3801		ELSIE FAYE HEGGINS	1610	MICHIGAN	1000		WILD BRICK

3814	ELSIE FAYE HEGGINS	1632	MICHIGAN	3806	WILDER
3926	ELSIE FAYE HEGGINS	1735	MICHIGAN	2234	WILHURT
3930	ELSIE FAYE HEGGINS	2642	MICHIGAN	2235	WILHURT
4319	ELSIE FAYE HEGGINS	2710	MICHIGAN	2243	WILHURT
3615	ELSIE FAYE HEGGINS	2926	MICHIGAN	2246	WILHURT
653	ELSTON	2938	MICHIGAN	2247	WILHURT
711	ELSTON	3011	MICHIGAN	2251	WILHURT
3012	ELVA	3051	MICHIGAN	2314	WILHURT
3108	ELVA	3055	MICHIGAN	2318	WILHURT
3110	ELVA	3302	MICHIGAN	2414	WILHURT
3202	ELVA	3300	MIDDLEFIELD RD	2507	WILHURT
522	ELWAYNE	1015	MILDRED	2515	WILHURT
548	ELWAYNE	4715	MILITARY	2535	WILHURT
610	ELWAYNE	4727	MILITARY	2607	WILHURT
631	ELWAYNE	4819	MILITARY	2619	WILHURT
650	ELWAYNE	10011	MILL VALLEY LN	2631	WILHURT
659	ELWAYNE	5625	MILLAR	2747	WILHURT
706	ELWAYNE	623	MILLARD	2921	WILHURT
734	ELWAYNE	808	MILLARD	2926	WILHURT
746	ELWAYNE	813	MILLARD	3400	WILHURT
747	ELWAYNE	825	MILLARD	3529	WILHURT
770	ELWAYNE	2807	MILLBROOK	510	S WILLOMET
759	EMBERWOOD	3502	MINGO	9025	WILLOUGHBY
547	EMBREY	3510	MINGO	9031	WILLOUGHBY
559	EMBREY	3531	MINGO	9419	WILLOUGHBY
1303	EMILY	3539	MINGO	121	WILMER KLEBERG RD
8400	ENDICOTT LN	3547	MINGO	5522	WILSON
1307	ENGLEWOOD	3516	MINGO	5526	WILSON
2720	S ERVAY ST	3558	MINGO	5530	WILSON
4021	ESMALDA	1143	MISSOURI	5534	WILSON
4048	ESMALDA	1643	E MISSOURI	5703	WILSON
4107	ESMALDA	2718	E MITCHELL	5707	WILSON

6519		ETHEL	2728	MITCHELL	5711	WILSON
1735		EUGENE	8200	MOBERLY	5805	WILSON
1743		EUGENE	2106	MOFFATT	5809	WILSON
2226		EUGENE	2110	MOFFATT	5813	WILSON
2228		EUGENE	2111	MOFFATT	5903	WILSON
2235		EUGENE	2222	MOFFATT	5907	WILSON
2306		EUGENE	2226	MOFFATT	5919	WILSON
6120		EVERGLADE	2230	MOFFATT	6105	WIN ONLY
6300		EVERGLADE	2235	MOFFATT	6106	WIN ONLY
604	N	EWING	2242	MOFFATT	6110	WIN ONLY
1202	S	EWING	2246	MOFFATT	6111	WIN ONLY
1204	S	EWING	2302	MOFFATT	6115	WIN ONLY
1214	S	EWING	2303	MOFFATT	6116	WIN ONLY
1216	S	EWING	2314	MOFFATT	6121	WIN ONLY
1226	S	EWING	2319	MOFFATT	6122	WIN ONLY
1631	S	EWING	2322	MOFFATT	6125	WIN ONLY
1818	S	EWING	2327	MOFFATT	6130	WIN ONLY
1827	S	EWING	2410	MOFFATT	6131	WIN ONLY
2015	S	EWING	2415	MOFFATT	6135	WIN ONLY
2315	S	EWING	2422	MOFFATT	6136	WIN ONLY
2324	S	EWING	2431	MOFFATT	6140	WIN ONLY
2505	S	EWING	2759	MOFFATT	6141	WIN ONLY
2617	S	EWING	2763	MOFFATT	6146	WIN ONLY
2625	S	EWING	2656	MOJAVE	6150	WIN ONLY
2702	S	EWING	2724	MOJAVE	6156	WIN ONLY
2704	S	EWING	2839	MOJAVE	6160	WIN ONLY
2731	S	EWING	2906	MOJAVE	6161	WIN ONLY
4407	S	EWING	2921	MOJAVE	6164	WIN ONLY
1318		EXETER	3139	MOJAVE	6165	WIN ONLY
1346		EXETER	3216	MOJAVE	6170	WIN ONLY
1349		EXETER	4542	MOLER	6171	WIN ONLY
1414		EXETER	345	MONTANA	4039	WIND RIVER DR

1423	EXETER	1122	E	MONTCLAIR	1	WINNETKA
1502	EXETER	1220	S	MONTCLAIR	1618	N WINNETKA
1550	EXETER	2021	S	MONTCLAIR	2411	N WINNETKA
2255	EXETER	2017	N	MONTCLAIR	2509	N WINNETKA
2322	EXETER	2017	N	MONTCLAIR AVE	1614	N WINNETKA
2327	EXETER	4003		MONTIE	3331	N WINNETKA
2522	EXETER	4311		MONTIE	3331	N WINNETKA AVE
2538	EXETER	4018		MONTIE	904	N WINSTON
2615	EXETER	2300		MOONLIGHT AVE	4835	N WISTERIA
2626	EXETER	2317		MOONLIGHT AVE	820	WIXOM
2631	EXETER	106	N	MOORE	830	WIXOM
2743	EXETER	110	S	MOORE	922	WOLF CREEK CIR
2510	EXLINE	114	S	MOORE	905	WOODACRE
2514	EXLINE	118	S	MOORE	508	WOODBINE
2515	EXLINE	122	S	MOORE	559	WOODBINE
2534	EXLINE	333	N	MOORE	623	WOODBINE
2535	EXLINE	338	N	MOORE	709	WOODBINE
2540	EXLINE	340	N	MOORE	520	WOODBINE
2650	EXLINE	402	N	MOORE	26	WOODED GATE
2722	EXLINE	420	N	MOORE	603	E WOODIN
2726	EXLINE	423	N	MOORE	822	E WOODIN
2730	EXLINE	424	N	MOORE	907	E WOODIN
2731	EXLINE	426	N	MOORE	915	E WOODIN
2734	EXLINE	427	N	MOORE	1125	WOODIN
2735	EXLINE	428	N	MOORE	1227	WOODIN
526	EZEKIAL	506	N	MOORE	1229	E WOODIN
540	EZEKIAL	507	N	MOORE	1531	E WOODIN
610	EZEKIAL	508	N	MOORE	1615	E WOODIN
618	EZEKIAL	509	N	MOORE	1619	E WOODIN
722	EZEKIAL	511	N	MOORE	1623	E WOODIN
731	EZEKIAL	513	N	MOORE	1627	E WOODIN
734	EZEKIAL	515	N	MOORE	1239	E WOODIN

746	EZEKIAL	602	N	MOORE	9999	E	WOODLEAF
747	EZEKIAL	607	N	MOORE	515		WOODMONT DR
750	EZEKIAL	135		MOORE	647		WOODMONT DR
754	EZEKIAL	310	S	MOORE	5316	E	WOODSBORO
7817	FAIRPORT	329	N	MOORE	1931		WOODY
7909	FAIRPORT	406	N	MOORE	500		WORTH
8123	FAIRPORT	413	N	MOORE	9011		WORTH
5903	FAIRWAY	501	N	MOORE	5117		WYNELL
5907	FAIRWAY	503	N	MOORE	5119		WYNELL
5306	FANNIE	612	S	MOORE	5115		WYNELL
5406	FANNIE	503	N	MOORE	4511		YANCY
5410	FANNIE	413	N	MOORE	4531		YANCY
5524	FANNIE	406	N	MOORE	4536		YANCY
5608	FANNIE	2554	N	MORGAN	4543		YANCY
2812	FARRAGUT	2728		MORGAN	4544		YANCY
2807	FARRAGUT	3046		MORGAN	4548		YANCY
2810	FARRAGUT	3115		MORGAN	4709		YANCY
2812	FARRAGUT	3210		MORGAN	4739		YANCY
2823	FARRAGUT	3107		MORGAN	4749		YANCY
2825	FARRAGUT	2811		MORNING	4754		YANCY
2842	FARRAGUT	3902		MORNING	4758		YANCY
2844	FARRAGUT	2738		MORNING	4766		YANCY
2845	FARRAGUT	1018		MOROCCO	4808		YANCY
2859	FARRAGUT	1210	N	MOROCCO	3510		YORK ST
2861	FARRAGUT	1250	N	MOROCCO	3518		YORK ST
2870	FARRAGUT	1018	N	MOROCCO	3531		YORK ST
2311	FATIMA	1420	N	MORRELL	3615		YORK ST
2315	FATIMA	1215		MORRELL	3616		YORK ST
2315	FATIMA	1303		MORRELL	3618		YORK ST
2319	FATIMA	1307		MORRELL	3622		YORK ST
2323	FATIMA	1311		MORRELL	3624		YORK ST
2328	FATIMA	1427		MORRELL	3701		YORK ST

2336	FATIMA	1722	MORRELL	3703	YORK ST
2339	FATIMA	1726	MORRELL	3719	YORK ST
2350	FATIMA	1735	MORRELL	4226	YORK ST
2354	FATIMA	1802	MORRELL	4226	YORK ST
2358	FATIMA	2803	MORRELL	3518	YORK ST
2362	FATIMA	1506	MORRIS	3510	YORK ST
2363	FATIMA	1512	MORRIS	3719	YORK ST
2366	FATIMA	1516	MORRIS	3701	YORK ST
2367	FATIMA	1714	MORRIS	3615	YORK ST
2371	FATIMA	1901	MORRIS	3624	YORK ST
2375	FATIMA	1912	MORRIS	3622	YORK ST
2403	FATIMA	1920	MORRIS	3618	YORK ST
2407	FATIMA	1925	MORRIS	3616	YORK ST
2420	FATIMA	1929	MORRIS	3531	YORK ST
2523	FATIMA	2011	MORRIS	3707	YORK ST
2639	FATIMA	2017	MORRIS	434	YOUNGSTOWN
2709	FATIMA	2020	MORRIS	525	YOUNGSTOWN
2714	FATIMA	3500	MORRIS	8316	YUKON
2717	FATIMA	3506	MORRIS	8320	YUKON
2718	FATIMA	3510	MORRIS	8324	YUKON
2719	FATIMA	3542	MORRIS	8325	YUKON
2720	FATIMA	3602	MORRIS	8328	YUKON
2722	FATIMA	3606	MORRIS	8332	YUKON
2723	FATIMA	3639	MORRIS	8338	YUKON
2724	FATIMA	3701	MORRIS	8339	YUKON
2737	FATIMA	3722	MORRIS	8343	YUKON
508	FAULK	3741	MORRIS	8344	YUKON
521	FAULK	3502	MORRIS	8350	YUKON
531	FAULK	1	MOSSGLEN DR	8357	YUKON
544	FAULK	1222	MOUNTAIN LAKE	8360	YUKON
1411	FAYETTE	1405	MOUNTAIN LAKE	708	ZANG
1415	FAYETTE	1	MOUNTAIN SHORES	4705	ZEALAND



4533	FELLOWS	2	MOUNTAIN SHORES	4737	ZEALAND
4629	FELLOWS	3	MOUNTAIN SHORES	4741	ZEALAND
4724	FELLOWS	4	MOUNTAIN SHORES	4745	ZEALAND
4728	FELLOWS	5	MOUNTAIN SHORES	4807	ZEALAND
4732	FELLOWS	16	MOUNTAIN SHORES	4812	ZEALAND
4736	FELLOWS	2206	MOUSER ST	4816	ZEALAND
4752	FELLOWS	3616	MT EVEREST	4820	ZEALAND
4812	FELLOWS	3726	MT RANIER	4824	ZEALAND
4816	FELLOWS	3623	MT ROYAL	4828	ZEALAND
4820	FELLOWS	804	MUNCIE	3331	ZELMA
4832	FELLOWS	908	MUNCIE		

#### COMMERCIAL

510	E	10TH ST	11900	FORD RD GREAT TRINITY FOREST WAY	4105	PREFERRED PL
409	E	12TH ST	7878		4004	PREFERRED PL
409	E	12TH ST	425	GUTHRIE ST	4100	PREFERRED PL
115	W	8TH ST	409	GUTHRIE ST	741	S R L THORNTON FWY
7818		ANTOINETTE ST	215	E JEFFERSON BLVD	6229	S R L THORNTON FWY
11000		AUDELIA RD	227	W JERDEN LN	6423	S R L THORNTON FWY
1002	S	BECKLEY AVE	216	W JERDEN LN	7010	S R L THORNTON FWY
1001	S	BECKLEY AVE	200	W JERDEN LN	747	S R L THORNTON FWY
1125	S	BECKLEY AVE	3203	KIRNWOOD DR	4000	S R L THORNTON FWY
1127	S	BECKLEY AVE	8921	LAKE JUNE RD	1615	RECORD CROSSING RD
3220	S	BECKLEY AVE	206	E LEDBETTER DR	1030	RED OAK ST
3224	S	BECKLEY AVE	3523	LOCKETT AVE	3900	S POLK ST
912	S	BECKLEY AVE	3527	LOCKETT AVE	2916	SAMUELL BLVD
918	S	BECKLEY AVE	13354	MAHAM RD	3700	SAMUELL BLVD
3302	S	BECKLEY AVE	1611	S MALCOLM X BLVD	3100	SAMUELL BLVD
6819		BOULDER DR	5500	MARGARITA DR	3333	SCOUT AVE
108	E	BROOKLYN AVE	118	MELBA ST	3407	SCOUT AVE

210		CHANEY ST	3219		MERRIFIELD AVE	3415		SCOUT AVE
218		CHANEY ST	111		OKLAUNION DR	3507		SCOUT AVE
211		CHANEY ST	3201		PARK ROW AVE	3517		SCOUT AVE
217		CHANEY ST	3235		PARK ROW AVE	3430		SCOUT AVE
225	W	CLARENDON DR	3227		PARK ROW AVE	3522		SCOUT AVE
229	W	CLARENDON DR	3219		PARK ROW AVE	3530		SCOUT AVE
935	E	CLARENDON DR	1716		PARKWAY AVE	9189		SKILLMAN ST
7402	S	COCKRELL HILL RD	1714		PARKWAY AVE	5508		SPRING VALLEY RD
221	N	CORINTH ST RD	1710		PARKWAY AVE	1736		ST AUGUSTINE RD
224	S	CORINTH ST RD	1706		PARKWAY AVE	106	E	SUFFOLK AVE
234	S	CORINTH ST RD	1626		PARKWAY AVE	231	W	SUFFOLK AVE
318	S	CRAWFORD ST	1622		PARKWAY AVE	4306		VILLAGE FAIR DR
4029		CRUTCHER ST	1702		PARKWAY AVE	2800		W CAMP WISDOM RD
216		CUMBERLAND ST	1630		PARKWAY AVE	1001	S	WALTON WALKER BLVD
409		EADS AVE	11325		PEGASUS ST	1001	S	WALTON WALKER BLVD
5617		EAST GRAND AVE	215	W	PEMBROKE AVE	227	W	YARMOUTH ST
5439		EAST GRAND AVE	219	W	PEMBROKE AVE	700	S	ZANG BLVD
5415		EAST GRAND AVE	4009		PREFERRED PL	2714	S	ZANG BLVD
						3506		ZELMA AVE

**ATTACHMENT D**  
**POTENTIAL LAND BANK LOTS SUBMITTED**  
**FY 2003-04 TO FY 2015-16**

4210	1 ST	2631	EXETER	3055	MICHIGAN
4215	1 ST	2743	EXETER	3302	MICHIGAN
4226	1 ST	2255	EXETER	2710	MICHIGAN
2714	1 ST	1334	EXETER	2938	MICHIGAN
329	10TH	2515	EXLINE	1143	MISSOURI
405	10TH	2534	EXLINE	1643	MISSOURI
627	10TH	2603	EXLINE	2728	MITCHELL
1124	10TH E	2607	EXLINE	2111	MOFFATT
1031	11TH	2622	EXLINE	2211	MOFFATT
1125	11TH E	2722	EXLINE	2222	MOFFATT
1709	4 TH	2725	EXLINE	2226	MOFFATT
1916	4 TH	2726	EXLINE	2230	MOFFATT
618	5 TH	2730	EXLINE	2235	MOFFATT
2436	51 ST	2731	EXLINE	2242	MOFFATT
2506	51 ST	2734	EXLINE	2302	MOFFATT
2627	52 ND	2514	EXLINE	2303	MOFFATT
3217	52 ND	2540	EXLINE	2314	MOFFATT
2516	56 TH	2735	EXLINE	2322	MOFFATT
316	6 TH	2535	EXLINE	2410	MOFFATT
401	8 TH	526	EZEKIAL	2427	MOFFATT
521	8 TH	618	EZEKIAL	2431	MOFFATT
424	9 TH	731	EZEKIAL	3139	MOJAVE
701	9 TH	746	EZEKIAL	3216	MOJAVE
731	9 TH	747	EZEKIAL	2906	MOJAVE
1439	ADELAIDE	750	EZEKIAL	2839	MOJAVE
3907	AGNES	754	EZEKIAL	1403	MONTAGUE
4002	AGNES	1339	FAIRVIEW	237	MONTANA, W.
2722	ALABAMA	1510	FAIRVIEW	2017	MONTCLAIR
2847	ALABAMA	5907	FAIRWAY	2021	MONTCLAIR
2900	ALABAMA	5403	FANNIE	4003	MONTIE
2926	ALABAMA	5406	FANNIE	4018	MONTIE
2935	ALABAMA	5410	FANNIE	4022	MONTIE
2939	ALABAMA	5524	FANNIE	4311	MONTIE
3038	ALABAMA	2810	FARRAGUT	329	MOORE
3042	ALABAMA	2812	FARRAGUT	333	MOORE
2641	ALABAMA	2315	FATIMA	406	MOORE
2705	ALABAMA	2323	FATIMA	410	MOORE
1514	ALASKA	2403	FATIMA	413	MOORE
1631	ALASKA	2639	FATIMA	424	MOORE
2006	ALASKA	424	FAULK	501	MOORE
2720	ALASKA	508	FAULK	503	MOORE
2927	ALASKA	532	FAULK	508	MOORE
3036	ALASKA	540	FAULK	523	MOORE

3123	ALASKA	544	FAULK	603	MOORE
2814	ALASKA	545	FAULK	607	MOORE
2931	ALASKA	1407	FAYETTE	612	MOORE
403	ALBRIGHT	1415	FAYETTE	613	MOORE
405	ALBRIGHT	4533	FELLOWS	614	MOORE
410	ALBRIGHT	4728	FELLOWS	734	MOORE
414	ALBRIGHT	4752	FELLOWS	2738	MORNING
415	ALBRIGHT	4812	FELLOWS	2811	MORNING
2221	ANDERSON	4816	FELLOWS	1722	MORRELL
2239	ANDERSON	4820	FELLOWS	1726	MORRELL
2241	ANDERSON	4832	FELLOWS	1506	MORRIS
2245	ANDERSON	4812	FELLOWS	1512	MORRIS
2402	ANDERSON	2415	FELTON	1710	MORRIS
2629	ANDERSON	2414	FELTON	1714	MORRIS
2663	ANDERSON	728	FERNWOOD	1838	MORRIS
2715	ANDERSON	2521	FERNWOOD	1847	MORRIS
1815	ANGELINA	2638	FERNWOOD	1901	MORRIS
1832	ANGELINA	2709	FERNWOOD	1912	MORRIS
1834	ANGELINA	2712	FERNWOOD	1920	MORRIS
1838	ANGELINA	2719	FERNWOOD	1925	MORRIS
1855	ANGELINA	2900	FERNWOOD	1929	MORRIS
1922	ANGELINA	3001	FERNWOOD	2011	MORRIS
1941	ANGELINA	3217	FERNWOOD	2017	MORRIS
1955	ANGELINA	2519	FERNWOOD	2020	MORRIS
1962	ANGELINA	3225	FERNWOOD	2026	MORRIS
1966	ANGELINA	3914	FERNWOOD	3420	MORRIS
1967	ANGELINA	301	FIDELIS	3542	MORRIS
1974	ANGELINA	1311	FITZHUGH	3606	MORRIS
2005	ANGELINA	1331	FITZHUGH	3610	MORRIS
2017	ANGELINA	1625	FITZHUGH	3639	MORRIS
2024	ANGELINA	3706	FITZHUGH	3701	MORRIS
2027	ANGELINA	3608	FITZHUGH, S.	3741	MORRIS
2028	ANGELINA	1527	FLEETWOOD	4731	MORRIS
2032	ANGELINA	1625	FLEETWOOD	4853	MORRIS
2037	ANGELINA	1634	FLEETWOOD	1018	MORROCO, N.
2059	ANGELINA	1336	FLETCHER	2206	MOUSER
1503	ANN ARBOR	1322	FOLEY	1809	MUNCIE
1514	ANN ARBOR	2423	FONVILLE	1922	MUNCIE
1522	ANN ARBOR	1526	FORDHAM	1923	MUNCIE
1955	ANN ARBOR	1531	FORDHAM	10019	MUSKOGEE
1959	ANN ARBOR	1554	FORDHAM	4316	MYRTLE
1961	ANN ARBOR	1555	FORDHAM	6318	MYRTLE
1965	ANN ARBOR	2110	FORDHAM	2446	NAOMA
2107	ANN ARBOR	2118	FORDHAM	3116	NAVARO
2219	ANN ARBOR	2246	FORDHAM	3226	NAVARO

2251	ANN ARBOR	2302	FORDHAM	3234	NAVARO
2528	ANN ARBOR	2406	FORDHAM	3406	NAVARO
2723	ANN ARBOR	2806	FORDHAM	731	NEOMI
2773	ANN ARBOR	2807	FORDHAM	531	NOMAS
2746	ANN ARBOR, E.	2402	FORDHAM	1418	NOMAS
2324	ANN ARBOR, E.	1223	FORESTER	1525	NOMAS
2326	ANN ARBOR, E.	3510	FRANK	1710	NOMAS
3827	ARANSAS	3604	FRANK	1714	NOMAS
4103	ARANSAS	3607	FRANK	1730	NOMAS
4114	ARANSAS	3714	FRANK	1816	NOMAS
1317	ARBOR VITAE	3807	FRANK	1970	NOMAS
2111	ARDEN	4117	FRANK	2010	NOMAS
2119	AREBA	4215	FRANK	2014	NOMAS
2609	ARIZONA	4303	FRANK	2021	NOMAS
2914	ARIZONA	4314	FRANK	3316	NOMAS
3047	ARIZONA	4326	FRANK	3320	NOMAS
3328	ARIZONA	4343	FRANK	3321	NOMAS
2839	ARIZONA	4347	FRANK	3324	NOMAS
4510	ASH	4409	FRANK	3431	NOMAS
5407	ASH	4414	FRANK	3528	NOMAS
3604	ATLANTA	4415	FRANK	3529	NOMAS
3619	ATLANTA	4418	FRANK	3615	NOMAS
3736	ATLANTA	4431	FRANK	3715	NOMAS
5301	AUDREY	4435	FRANK	3718	NOMAS
229	AVE A	4504	FRANK	4705	NOME
315	AVE A	4507	FRANK	4711	NOME
323	AVE A	4535	FRANK	4723	NOME
331	AVE A	4602	FRANK	4744	NOME
426	AVE A	4711	FRANK	4832	NOME
427	AVE A	4726	FRANK	4836	NOME
430	AVE A	4510	FRANK	4843	NOME
431	AVE A	3710	FRANK	4748	NOME
441	AVE A	3610	FRANK	2834	OAKDALE
1703	AVE B	2719	FRAZIER	1326	OAKLEY
1721	AVE B	2726	FRAZIER	1330	OAKLEY
1727	AVE B	2915	FRAZIER	1406	OAKLEY
1731	AVE B	4838	FRIO	3021	OBENCHAIN
1742	AVE B	3507	FUREY	3713	ODESSA
1806	AVE B	4002	FUREY	3719	ODESSA
324	AVE E	4010	FUREY	4103	ODESSA
355	AVE E	4015	FUREY	4142	ODESSA
402	AVE E	4103	FUREY	8621	ODOM
414	AVE E	4109	FUREY	1242	OHIO
419	AVE E	4127	FUREY	1539	OHIO
426	AVE E	4130	FUREY	1547	OHIO

435	AVE E	1723	GALLAGHER	1538	OHIO, E.
444	AVE E	1823	GALLAGHER	3708	OPAL
418	AVE F	1835	GALLAGHER	3710	OPAL
323	AVE G	1843	GALLAGHER	3714	OPAL
607	AVE G	1908	GALLAGHER	3723	OPAL
418	AVE H	1911	GALLAGHER	3801	OPAL
419	AVE H	1913	GALLAGHER	3810	OPAL
516	AVE H	1955	GALLAGHER	3816	OPAL
523	AVE H	1961	GALLAGHER	3822	OPAL
402	AVE J	1967	GALLAGHER	3831	OPAL
403	AVE J	3710	GALLAGHER	4117	OPAL
431	AVE J	3739	GALLAGHER	4207	OPAL
316	AVE L	1107	GALLOWAY	4214	OPAL
323	AVE L	2345	GANDEN	4234	OPAL
506	AVE L	2223	GARDEN	4243	OPAL
510	AVE L	2231	GARDEN	4507	OTTAWA
518	AVE L	2238	GARDEN	1618	OVERTON
3962	AVOCADO	2246	GARDEN	1623	OVERTON
4202	AZTEC	2254	GARDEN	2307	OVERTON
4249	AZTEC	2403	GARDEN	2730	OVERTON
3914	BALCH	2407	GARDEN	2835	OVERTON
4422	BALDWIN	2424	GARDEN	3418	OVERTON
4423	BALDWIN	2425	GARDEN	2855	OVERTON
4507	BALDWIN	2402	GARDEN	1230	OVERTON
4518	BALDWIN	1634	GARDEN	1426	OVERTON
4701	BALDWIN	942	GARDENVIEW	2803	OVERTON, E
4707	BALDWIN	4529	GARLAND	1418	OWEGA
4712	BALDWIN	4531	GARLAND	1442	OWEGA
4715	BALDWIN	4600	GARLAND	1510	OWEGA
4723	BALDWIN	4611	GARLAND	1542	OWEGA
4727	BALDWIN	5409	GARLAND	1422	OWEGA
4735	BALDWIN	4600	GARLAND	1426	OWEGA
4803	BALDWIN	4513	GARRISON	4617	OWENWOOD
4806	BALDWIN	4516	GARRISON	4705	OWENWOOD
4823	BALDWIN	4602	GARRISON	4818	OWENWOOD
4863	BALDWIN	4512	GARRISON	4822	OWENWOOD
4869	BALDWIN	1523	GARZA	4838	OWENWOOD
4611	BALDWIN	1525	GARZA	1414	PADGITT
4134	BALL	1529	GARZA	1534	PADGITT
4161	BALL	1618	GARZA	3612	PALACIOS
1118	BALLARD	1630	GARZA	3719	PALACIOS
710	BANK	1634	GARZA	4003	PALACIOS
1401	BANK	1635	GARZA	2652	PALL MALL
1420	BANK	1719	GARZA	2656	PALL MALL
1429	BANK	1723	GARZA	2719	PALL MALL

710	BANK	1730	GARZA	2723	PALL MALL
1641	BANNOCK	1733	GARZA	1805	PARK ROW
1407	BARRY	1739	GARZA	1819	PARK ROW
1437	BARRY	1742	GARZA	2723	PARK ROW
1449	BARRY	1751	GARZA	2532	PARK ROW
1501	BARRY	1815	GARZA	6927	PARKDALE
4844	BARTLETT	1610	GARZA	2708	PARNELL
805	BAYONNE	1718	GARZA	2722	PARNELL
811	BAYONNE	2911	GAY	2724	PARNELL
818	BAYONNE	1238	GEORGIA	2820	PARNELL
916	BAYONNE	1410	GEORGIA	3510	PARNELL
1121	BAYONNE	1514	GEORGIA	4831	PARRY
1610	BAYSIDE	1537	GEORGIA	4907	PARRY
1619	BAYSIDE	2711	GERTRUDE	4910	PARRY
1623	BAYSIDE	2707	GERTRUDE	4815	PARRY
1702	BAYSIDE	2515	GHENT	2611	PARSONS
1711	BAYSIDE	2519	GHENT	2703	PARSONS
1715	BAYSIDE	2526	GHENT	2712	PARSONS
1834	BAYSIDE	2542	GHENT	2715	PARSONS
1836	BAYSIDE	2622	GHENT	2723	PARSONS
1843	BAYSIDE	2621	GHENT	9999	PARSONS
1847	BAYSIDE	4116	GLADEWATER	2708	PARSONS
1909	BAYSIDE	4126	GLADEWATER	2711	PARSONS
1911	BAYSIDE	4154	GLADEWATER	3333	PARVIA
1918	BAYSIDE	4170	GLADEWATER	1307	PEABODY
2019	BAYSIDE	4227	GLADEWATER	1313	PEABODY
3326	BEALL	5722	GLEN FOREST	1325	PEABODY
3330	BEALL	1306	GLIDDEN	1404	PEABODY
3435	BEALL	1327	GLIDDEN	1709	PEABODY
3023	BEAUCHAMP	3206	GOLDSPIER	1812	PEABODY
3067	BEAUCHAMP	3211	GOLDSPIER	2300	PEABODY
3421	BEAUCHAMP	2310	GOOCH	2408	PEABODY
724	BECKLEY	2403	GOOCH	2413	PEABODY
728	BECKLEY	2701	GOOCH	2525	PEABODY
8918	BECKLEYCREST	2825	GOOCH	2529	PEABODY
9228	BECKLEYVIEW	2715	GOODWILL	1319	PEABODY
3712	BEDFORD	2722	GOODWILL	2533	PEABODY
5238	BEEMAN	2723	GOODWILL	1637	PEAR
7041	BENNING	2700	GOULD	1713	PEAR
3427	BERNAL	2710	GOULD	400	PECAN
3439	BERNAL	2712	GOULD	402	PECAN
3508	BERTRAND	2716	GOULD	410	PECAN
3520	BERTRAND	2724	GOULD	411	PECAN
3614	BERTRAND	2727	GOULD	413	PECAN
3723	BERTRAND	2733	GOULD	416	PECAN



4302	BERTRAND	2703	GRAFTON	606	PEMBERTON
4306	BERTRAND	608	GRAHAM	3533	PENELOPE
4318	BERTRAND	702	GRAHAM	3602	PENELOPE
4322	BERTRAND	710	GRAHAM	3603	PENELOPE
3227	BERTRAND	1822	GRAND	3627	PENELOPE
634	BETHPAGE	2524	GRAND	3631	PENELOPE
642	BETHPAGE	1215	GRANT	3718	PENELOPE
714	BETHPAGE	1309	GRANT	3719	PENELOPE
707	BETHPAGE	1313	GRANT	3815	PENELOPE
2208	BETHURUM	1326	GRANT	3819	PENELOPE
2214	BETHURUM	1345	GRANT	3922	PENELOPE
2216	BETHURUM	1361	GRANT	4337	PENELOPE
2218	BETHURUM	2722	GRAYSON	3707	PENELOPE
2302	BETHURUM	2226	GREER	3614	PENELOPE
2311	BETHURUM	2218	GREER	1308	PENNSYLVANIA
2313	BETHURUM	3224	GUNTER	1313	PENNSYLVANIA
2336	BETHURUM	4538	GURLEY	1317	PENNSYLVANIA
2743	BETHURUM	3306	HAMILTON	1325	PENNSYLVANIA
903	BETTERTON	3523	HAMILTON	2525	PENNSYLVANIA
6520	BEXAR	3702	HAMILTON	2710	PENNSYLVANIA
6526	BEXAR	3706	HAMILTON	2722	PENNSYLVANIA
6702	BEXAR	3726	HAMILTON	2812	PENNSYLVANIA
6812	BEXAR	3909	HAMILTON	2822	PENNSYLVANIA
1518	BICKERS	3912	HAMILTON	2836	PENNSYLVANIA
1526	BICKERS	3925	HAMILTON	3105	PENNSYLVANIA
1531	BICKERS	4105	HAMILTON	3117	PENNSYLVANIA
1606	BICKERS	4226	HAMILTON	2414	PENNSYLVANIA
1615	BICKERS	4309	HAMILTON	2617	PENNSYLVANIA
1623	BICKERS	4314	HAMILTON	2908	PENNSYLVANIA
1626	BICKERS	4321	HAMILTON	4508	PHILIP
1719	BICKERS	4343	HAMILTON	4515	PHILIP
1822	BICKERS	4403	HAMILTON	4520	PHILIP
1831	BICKERS	4410	HAMILTON	4523	PHILIP
1906	BICKERS	4414	HAMILTON	4524	PHILIP
1910	BICKERS	4418	HAMILTON	4530	PHILIP
1918	BICKERS	3123	HAMMERLY	4531	PHILIP
1930	BICKERS	3408	HAMMERLY	4603	PHILIP
1956	BICKERS	4013	HAMMERLY	4717	PHILIP
3634	BICKERS	4017	HAMMERLY	4911	PHILIP
3638	BICKERS	4033	HAMMERLY	5119	PHILIP
3642	BICKERS	4123	HAMMERLY	4515	PHILIP
3702	BICKERS	4143	HAMMERLY	4531	PHILIP
3734	BICKERS	3601	HANCOCK	1617	PINE
3738	BICKERS	3811	HANCOCK	2232	PINE
3317	BIGLOW	3926	HANCOCK	2233	PINE

3907	BIGLOW	3906	HANCOCK	2522	PINE
4002	BIGLOW	3625	HANCOCK	3218	PINE
4151	BIGLOW	3617	HANCOCK	3319	PINE
4155	BIGLOW	2327	HARDING	3335	PINE
4159	BIGLOW	2340	HARDING	3635	PINE
4175	BIGLOW	2344	HARDING	3642	PINE
4207	BIGLOW	2414	HARDING	3710	PINE
4208	BIGLOW	2246	HARDING	3714	PINE
4231	BIGLOW	1423	HARLANDALE	3802	PINE
4019	BIGLOW	1907	HARLANDALE	3817	PINE
3911	BIGLOW	2314	HARLANDALE	3902	PINE
2408	BIRMINGHAM	2431	HARLANDALE	3906	PINE
2521	BIRMINGHAM	2915	HARLANDALE	4002	PINE
2825	BIRMINGHAM	3014	HARLANDALE	4010	PINE
2931	BIRMINGHAM	3328	HARLANDALE	3410	PINE
3020	BIRMINGHAM	3714	HARLINGEN	2603	PINE
3025	BIRMINGHAM	3803	HARLINGEN	2643	PINE
2700	BIRMINGHAM	3130	HARMON	5908	PLUM DALE
2401	BIRMINGHAM	2122	HARRELL	5918	PLUM DALE
3836	BLACK OAK	2819	HARSTON	6043	PLUM DALE
5868	BLUFFMAN	401	HART	6047	PLUM DALE
400	BOBBIE	407	HART	4116	PLUTO
403	BOBBIE	409	HART	3915	POLLY
406	BOBBIE	413	HART	3919	POLLY
412	BOBBIE	445	HART	3927	POLLY
417	BOBBIE	448	HART	3933	POLLY
418	BOBBIE	449	HART	3425	PONDROM
5662	BON AIR	452	HART	1619	POPLAR
315	BONNIE VIEW	455	HART	1717	POPLAR
345	BONNIE VIEW	3513	HARWOOD	2307	POPLAR
349	BONNIE VIEW	3521	HARWOOD	1002	PRAIRIE CREEK, N.
405	BONNIE VIEW	3212	HASKELL	1651	PRESIDIO
406	BONNIE VIEW	3311	HASKELL	2727	PROSPERITY
426	BONNIE VIEW	2701	HASTINGS/Maurine F. Bailey	2759	PROSPERITY
431	BONNIE VIEW	2711	HASTINGS/Maurine F. Bailey	2763	PROSPERITY
434	BONNIE VIEW	2718	HASTINGS/Maurine F. Bailey	2771	PROSPERITY
438	BONNIE VIEW	2727	HASTINGS/Maurine F. Bailey	2802	PROSPERITY
443	BONNIE VIEW	2506	HATCHER	3022	PROSPERITY
1011	BONNIE VIEW	3515	HATCHER	3706	PROSPERITY
1235	BONNIE VIEW	7610	HAZEL	3710	PROSPERITY
2304	BONNIE VIEW	2703	HECTOR	2771	PROSPERITY
3515	BOOKER	2715	HECTOR	1403	PUEBLO
3516	BOOKER	2707	HECTOR	1414	PUEBLO
3508	BOOKER	542	HELENA	1515	PUEBLO
3426	BORGER	734	HELENA	1720	PUEBLO

3607	BORGER	1331	HENDRICKS	1726	PUEBLO
3623	BORGER	1352	HENDRICKS	1815	PUEBLO
3627	BORGER	1405	HENDRICKS	1818	PUEBLO
5011	BOURQUIN	1612	HERALD	1822	PUEBLO
5104	BOURQUIN	1621	HERALD	1903	PUEBLO
5424	BOURQUIN	3819	HERRLING	1933	PUEBLO
4711	BOWLING	602	HIGH	1947	PUEBLO
3320	BRANTLEY	3536	HIGHLAND WOODS	1973	PUEBLO
4826	BRASHEAR	1227	HILLBURN	2024	PUEBLO
4930	BRASHEAR	1115	HOBSON	3314	PUEBLO
6816	BRIERFIELD	1032	HOLCOMB	3329	PUEBLO
7005	BRIERFIELD	1004	HOLLYWOOD	3423	PUEBLO
2702	BRIGHAM	2703	HOLMES	3521	PUEBLO
2708	BRIGHAM	2708	HOLMES	3525	PUEBLO
2806	BRIGHAM	2716	HOLMES	3623	PUEBLO
2807	BRIGHAM	2814	HOLMES	3626	PUEBLO
2814	BRIGHAM	2820	HOLMES	3700	PUEBLO
2838	BRIGHAM	2824	HOLMES	4727	PUEBLO
2906	BRIGHAM	2828	HOLMES	3332	PUEBLO
2918	BRIGHAM	2902	HOLMES	3112	PUGET
2924	BRIGHAM	2913	HOLMES	3116	PUGET
1137	BRIGHTON	3012	HOLMES	3118	PUGET
2114	BRITTON	3016	HOLMES	3535	PUGET
2416	BRITTON	3221	HOLMES	4011	PUGET
2519	BRITTON	3412	HOLMES	4802	RAMONA
2522	BRITTON	3522	HOLMES	3106	RAMSEY
2526	BRITTON	3526	HOLMES	2614	RAMSEY
2610	BRITTON	3734	HOLMES	2615	RAMSEY
2631	BRITTON	3833	HOLMES	2453	RANDOLPH
2633	BRITTON	3826	HOLMES	2519	RANDOLPH
2715	BRITTON	3830	HOLMES	2531	RANDOLPH
2814	BRITTON	1510	HOMELAND	2551	RANDOLPH
2822	BRITTON	1527	HOMELAND	4016	RANGER
2903	BRITTON	1631	HOMELAND	563	RAYNELL
3106	BRITTON	1716	HOMELAND	607	RAYNELL
1116	BROCK	1722	HOMELAND	650	RAYNELL
1120	BROCK	1811	HOMELAND	2835	REED
1123	BROCK	1815	HOMELAND	2923	REED
118	BROOKLYN	1831	HOMELAND	3014	REED
122	BROOKLYN	1835	HOMELAND	3018	REED
7720	BROWNSVILLE	1850	HOMELAND	3022	REED
7721	BROWNSVILLE	1854	HOMELAND	3215	REED
7724	BROWNSVILLE	1918	HOMELAND	3220	REED
7727	BROWNSVILLE	1927	HOMELAND	3228	REED
7735	BROWNSVILLE	3702	HOMELAND	3231	REED

7736	BROWNSVILLE	2230	HOOPER	3327	REED
7807	BROWNSVILLE	2246	HOOPER	3335	REED
7820	BROWNSVILLE	2403	HOOPER	3311	REED
4018	BRUNDRETTE	2431	HOOPER	3600	REESE
2313	BUDD	2434	HOOPER	3706	REESE
2418	BUDD	2439	HOOPER	1403	RENNER
2711	BURGER	2445	HOOPER	1505	RENNER
2818	BURGER	2510	HOOPER	643	REYENELL
4635	BURMA	2514	HOOPER	2906	REYNOLDS
4704	BURMA	2530	HOOPER	3006	REYNOLDS
4726	BURMA	2531	HOOPER	3107	REYNOLDS
4744	BURMA	2532	HOOPER	3239	REYNOLDS
4745	BURMA	2535	HOOPER	730	RIDGE
4740	BURMA	2555	HOOPER	1221	RING
4914	BURNSIDE	2563	HOOPER	2640	RIPPLE
4710	C.L. VEASEY	2607	HOOPER	3501	ROBERTS
1217	CALDWELL	2615	HOOPER	3516	ROBERTS
1231	CALDWELL	2622	HOOPER	3927	ROBERTS
1403	CALDWELL	1306	HUDSPETH	4003	ROBERTS
1419	CALDWELL	1314	HUDSPETH	4006	ROBERTS
1423	CALDWELL	1323	HUDSPETH	4010	ROBERTS
1425	CALDWELL	1326	HUDSPETH	4014	ROBERTS
1521	CALDWELL	1415	HUDSPETH	2617	ROCHESTER
1530	CALDWELL	1438	HUDSPETH	2711	ROCHESTER
1534	CALDWELL	1527	HUDSPETH	2718	ROCHESTER
1536	CALDWELL	1606	HUDSPETH	2803	ROCHESTER
1542	CALDWELL	1607	HUDSPETH	2815	ROCHESTER
1554	CALDWELL	1642	HUDSPETH	2827	ROCHESTER
1614	CALDWELL	1710	HUDSPETH	2910	ROCHESTER
1814	CALYPSO	2003	HUDSPETH	2915	ROCHESTER
2022	CALYPSO	2135	HUDSPETH	2918	ROCHESTER
2054	CALYPSO	2159	HUDSPETH	2932	ROCHESTER
2058	CALYPSO	2203	HUDSPETH	3000	ROCHESTER
2510	CAMEL	2546	HUDSPETH	3002	ROCHESTER
2611	CAMEL	2306	HUDSPETH	3006	ROCHESTER
2614	CAMEL	7904	HULL	3014	ROCHESTER
2630	CAMEL	7905	HULL	612	ROCKWOOD
2732	CAMEL	7911	HULL	709	ROCKWOOD
2736	CAMEL	3607	HUMPHREY	713	ROCKWOOD
6218	CANAAN	3727	HUMPHREY	717	ROCKWOOD
6906	CANAAN	3731	HUMPHREY	725	ROCKWOOD
6910	CANAAN	3735	HUMPHREY	717	ROCKWOOD
1615	CANADA	3746	HUMPHREY	725	ROCKWOOD
1622	CANADA	1930	HUNTINGDON	2715	ROGERS
1923	CANADA	2002	HUNTINGDON	2719	ROGERS

3343	CANADA	2006	HUNTINGDON	2731	ROGERS
3511	CANADA	832	HUTCHINS	2530	ROMINE
3611	CANADA	836	HUTCHINS	2526	ROMINE
3837	CANADA	910	HUTCHINS	5120	ROSINE
4007	CANAL	1230	HUTCHINS	5132	ROSINE
4215	CANAL	1403	HUTCHINS	1423	ROWAN
4235	CANAL	1321	HUTCHINS	1448	ROWAN
4317	CANAL	2323	IDAHO	1520	ROWAN
4319	CANAL	1918	IDAHO	1530	ROWAN
4322	CANAL	3915	IDAHO	3709	RUSKIN
4328	CANAL	2223	IDAHO	3238	RUTLEDGE
4338	CANAL	4527	IMPERIAL	3300	RUTLEDGE
4611	CANAL	4622	IMPERIAL	3314	RUTLEDGE
4615	CANAL	4630	IMPERIAL	3315	RUTLEDGE
4606	CANAL	1938	INGERSOLL	3323	RUTLEDGE
213	CANTY, E	2622	INGERSOLL	3122	RUTZ
2012	CANYON	4010	INGERSOLL	3524	RUTZ
2016	CANYON	1934	INGERSOLL	2515	SAMOA
2018	CANYON	1503	IOWA	2517	SAMOA
2024	CANYON	2622	IROQUOIS	2519	SAMOA
5127	CARDIFF	2807	IROQUOIS	5424	SANTA FE
4201	CARDINAL	4003	IVANHOE	4807	SAPPHIRE
4205	CARDINAL	4014	IVANHOE	4811	SAPPHIRE
4221	CARDINAL	4018	IVANHOE	2203	SCOTLAND
3204	CARL	4026	IVANHOE	2211	SCOTLAND
3208	CARL	7915	IVORY	2410	SCOTLAND
3605	CARL	7924	IVORY	2754	SCOTLAND
3607	CARL	7927	IVORY	2775	SCOTLAND
3614	CARL	7944	IVORY	2415	SCOTLAND
3709	CARL	5035	IVY	2341	SCOTT
3724	CARL	5041	IVY	2343	SCOTT
3802	CARL	5103	IVY	2930	SEATON
3814	CARL	1917	J.B. JACKSON	6516	SEBRING
4211	CARL	3526	JAMAICA	2522	SEEVERS
4214	CARL	3711	JAMAICA	2502	SEEVERS
4215	CARL	3715	JAMAICA	3011	SEEVERS
4218	CARL	3803	JAMAICA	1331	SELKIRK
4230	CARL	3807	JAMAICA	2510	SHARON
4245	CARL	4018	JAMAICA	1702	SHAW
5809	CARLTON GARRETT	4114	JAMAICA	1707	SHAW
5814	CARLTON GARRETT	4343	JAMAICA	1811	SHAW
5902	CARLTON GARRETT	4346	JAMAICA	1818	SHAW
5908	CARLTON GARRETT	4352	JAMAICA	1826	SHAW
6205	CARLTON GARRETT	4406	JAMAICA	1917	SHAW
6207	CARLTON GARRETT	4427	JAMAICA	1927	SHAW

6212	CARLTON GARRETT	4431	JAMAICA	1940	SHAW
6307	CARLTON GARRETT	4518	JAMAICA	1942	SHAW
6310	CARLTON GARRETT	4526	JAMAICA	1943	SHAW
6212	CARLTON GARRETT	4606	JAMAICA	1964	SHAW
2621	CARPENTER	4705	JAMAICA	1976	SHAW
2647	CARPENTER	4426	JAMAICA	2013	SHAW
2719	CARPENTER	4603	JAMAICA	2020	SHAW
2731	CARPENTER	1323	JEFFERSON	3444	SHELDON
2819	CARPENTER	2401	JEFFRIES	2124	SHELLHORSE
3006	CARPENTER	2405	JEFFRIES	2130	SHELLHORSE
3205	CARPENTER	2410	JEFFRIES	2140	SHELLHORSE
3206	CARPENTER	2414	JEFFRIES	1619	SICILY
3303	CARPENTER	2426	JEFFRIES	1623	SICILY
3531	CARPENTER	2431	JEFFRIES	1627	SICILY
3711	CARPENTER	2502	JEFFRIES	1631	SICILY
3715	CARPENTER	2505	JEFFRIES	1707	SICILY
3801	CARPENTER	2506	JEFFRIES	3517	SIDNEY
4007	CARPENTER	2514	JEFFRIES	3521	SIDNEY
4211	CARPENTER	2517	JEFFRIES	3529	SIDNEY
4226	CARPENTER	2518	JEFFRIES	3533	SIDNEY
4229	CARPENTER	2602	JEFFRIES	3603	SIDNEY
4233	CARPENTER	2636	JEFFRIES	3621	SIDNEY
3612	CARPENTER	3406	JEFFRIES	3622	SIDNEY
1446	CARSON	1714	JEROME	3711	SIDNEY
1506	CARSON	2406	JEWELL	3534	SIDNEY
1527	CARSON	604	JONELLE	1002	SIGNET
1514	CARSON	627	JONELLE	1006	SIGNET
2806	CARTER	648	JONELLE	2614	SILKWOOD
2810	CARTER	4614	JONES	2618	SILKWOOD
2818	CARTER	4731	JONES	2620	SILKWOOD
5815	CARY	2215	JORDAN	2718	SILKWOOD
2818	CASEY	2224	JORDAN	2726	SILKWOOD
3510	CAUTHORN	2225	JORDAN	2727	SILKWOOD
3614	CAUTHORN	2115	KATHLEEN	2730	SILKWOOD
3718	CAUTHORN	2125	KATHLEEN	2802	SILKWOOD
3907	CAUTHORN	2141	KATHLEEN	2808	SILKWOOD
1321	CEDAR HAVEN	2407	KATHLEEN	2811	SILKWOOD
3303	CEDAR LAKE	2607	KATHLEEN	2814	SILKWOOD
2707	CHARBA	2716	KEELER	2819	SILKWOOD
2711	CHARBA	2728	KEELER	2820	SILKWOOD
4514	CHERBOURG	2732	KEELER	2906	SILKWOOD
4515	CHERBOURG	2913	KELLOGG	2922	SILKWOOD
4525	CHERBOURG	6019	KEMROCK	4600	SILVER
4534	CHERBOURG	6434	KEMROCK	4604	SILVER
4538	CHERBOURG	6435	KEMROCK	4605	SILVER

4545	CHERBOURG	6505	KEMROCK	4609	SILVER
4549	CHERBOURG	6511	KEMROCK	4612	SILVER
4608	CHERBOURG	6434	KEMROCK	4631	SILVER
4631	CHERBOURG	3509	KENILWORTH	4701	SILVER
4636	CHERBOURG	3623	KENILWORTH	4800	SILVER
4639	CHERBOURG	3706	KENILWORTH	4806	SILVER
4640	CHERBOURG	3723	KENILWORTH	4807	SILVER
4643	CHERBOURG	3916	KENILWORTH	4812	SILVER
4647	CHERBOURG	3432	KEYRIDGE	4831	SILVER
3610	CHICAGO	3504	KEYRIDGE	4835	SILVER
3615	CHICAGO	3508	KEYRIDGE	4838	SILVER
3523	CHIHUAHUA	3515	KEYRIDGE	2403	SKYLARK
5426	CHIPPEWA	3516	KEYRIDGE	2403	SKYLARK
2723	CHOICE	1306	KIEST	3623	SOFTCLOUD
2724	CHOICE	2606	KILBURN	4542	SOLAR
939	CHURCH	2607	KILBURN	4534	SOLAR
1030	CHURCH	2623	KILBURN	4002	SOLOMAN
1103	CHURCH	2639	KILBURN	4006	SOLOMAN
1109	CHURCH	2836	KILBURN	4019	SOLOMAN
1124	CHURCH	4833	KILDARE	4102	SOLOMAN
1403	CHURCH	4914	KILDARE	4135	SOLOMAN
1410	CHURCH	4926	KILDARE	4013	SONNY
1415	CHURCH	4935	KILDARE	3934	SONORA
4322	CICERO	4943	KILDARE	3935	SONORA
6424	CINNAMON OAKS	1507	KINGSLEY	3703	SONORA
2700	CLARENCE	1511	KINGSLEY	3835	SONORA
2704	CLARENCE	2522	KINGSTON	3843	SONORA
919	CLAUDE	1610	KINMORE	3116	SOUTH
1010	CLAUDE	1632	KINMORE	1526	SOUTHERLAND
1201	CLAUDE	2517	KIRKLEY	2623	SOUTHLAND
1217	CLAUDE	7919	KISKA	2646	SOUTHLAND
1314	CLAUDE	4310	KOLLOCH	2714	SOUTHLAND
1339	CLAUDE	3907	KOLLOCH	2826	SOUTHLAND
1422	CLAUDE	2517	KOOL	2722	SOUTHLAND
401	CLEAVES	2611	KOOL	2823	SOUTHLAND
402	CLEAVES	2631	KOOL	2526	SOUTHLAND
412	CLEAVES	1826	KRAFT	2731	SOUTHLAND
435	CLEAVES	1834	KRAFT	2622	SOUTHLAND
437	CLEAVES	1842	KRAFT	2515	SOUTHLAND
439	CLEAVES	1933	KRAFT	2319	SOUTHLAND
2705	CLEVELAND	1938	KRAFT	405	SPARKS
2706	CLEVELAND	2024	KRAFT	441	SPARKS
2712	CLEVELAND	2031	KRAFT	442	SPARKS
2818	CLEVELAND	318	KRAMER	443	SPARKS
3216	CLEVELAND	322	KRAMER	615	SPARKS

3224	CLEVELAND	3819	KYNARD	617	SPARKS
3512	CLEVELAND	3432	LADD	622	SPARKS
3605	CLEVELAND	2403	LAGOW	624	SPARKS
3634	CLEVELAND	2628	LAGOW	421	SPARKS
3306	CLYMER	2720	LAGOW	3707	SPENCE
3310	CLYMER	421	LAKE CLIFF	3809	SPENCE
3314	CLYMER	826	LAMBERT	3810	SPENCE
1212	COLEMAN	834	LAMBERT	3818	SPENCE
1307	COLEMAN	2118	LAMONT	3835	SPENCE
6917	COLESHIRE	421	LANCASTER	3905	SPENCE
4505	COLLINS	601	LANCASTER	4006	SPENCE
4708	COLLINS	609	LANCASTER	3827	SPENCE
2731	COLONIAL	618	LANCASTER	3819	SPENCE
2807	COLONIAL	208	LANDIS	3303	SPRING
2815	COLONIAL	218	LANDIS	3304	SPRING
3613	COLONIAL	4220	LANDRUM	3331	SPRING
3717	COLONIAL	4222	LANDRUM	3524	SPRING
3815	COLONIAL	4224	LANDRUM	3905	SPRING
4102	COLONIAL	4227	LANDRUM	3310	SPRING
4106	COLONIAL	4301	LANDRUM	4304	SPRING
4109	COLONIAL	4304	LANDRUM	4326	SPRING
4114	COLONIAL	4309	LANDRUM	4334	SPRING
4224	COLONIAL	4317	LANDRUM	4335	SPRING
4318	COLONIAL	8502	LAPANTO	4631	SPRING GARDEN
4410	COLONIAL	2626	LAPSLEY	2714	SPRINGDALE
4422	COLONIAL	3513	LATIMER	4603	SPRINGGARDEN
4522	COLONIAL	3922	LATIMER	3027	SPRINGVIEW
4902	COLONIAL	3504	LATIMER	3103	SPRINGVIEW
4919	COLONIAL	2218	LAWRENCE	3347	SPRINGVIEW
5012	COLONIAL	2227	LAWRENCE	3350	SPRINGVIEW
5031	COLONIAL	2318	LAWRENCE	3360	SPRINGVIEW
5102	COLONIAL	2410	LAWRENCE	3361	SPRINGVIEW
4317	COLONIAL	2422	LAWRENCE	3367	SPRINGVIEW
3830	COLONIAL	2446	LAWRENCE	5259	ST CHARLES
1118	COMPTON	2454	LAWRENCE	2421	ST CLAIR
1228	COMPTON	2503	LAWRENCE	2506	ST CLAIR
1231	COMPTON	2530	LAWRENCE	2521	ST CLAIR
1232	COMPTON	2628	LAWRENCE	3814	STANLEY SMITH
1522	COMPTON	2700	LAWRENCE	3820	STANLEY SMITH
1530	COMPTON	2710	LAWRENCE	2331	STARKS
2403	CONKLIN	2711	LAWRENCE	2344	STARKS
2411	CONKLIN	2719	LAWRENCE	2404	STARKS
2614	CONKLIN	2418	LAWRENCE	2410	STARKS
3907	COOLIDGE	2627	LAWRENCE	2412	STARKS
3918	COOLIDGE	2806	LE CLERC	2415	STARKS



3938	COOLIDGE	2810	LE CLERC	2430	STARKS
3943	COOLIDGE	2818	LE CLERC	2441	STARKS
4006	COOLIDGE	2822	LE CLERC	2538	STARKS
3922	COOLIDGE	1905	LEACREST	2543	STARKS
3906	COOLIDGE	2000	LEACREST	2555	STARKS
2214	COOPER	335	LEADS	2559	STARKS
3819	COPELAND	325	LEADS	2563	STARKS
3910	COPELAND	336	LEADS	2627	STARKS
3918	COPELAND	6610	LEANA	2702	STARKS
4003	COPELAND	1819	LEATH	2607	STARKS
4114	COPELAND	1846	LEATH	319	STARR
4227	COPELAND	1847	LEATH	3731	STATE OAK
4302	COPELAND	2003	LEATH	1439	STELLA
4335	COPELAND	2006	LEATH	1627	STELLA
4011	COPELAND	2034	LEATH	2522	STEPHENSON
4326	COPELAND	2046	LEATH	2529	STEPHENSON
615	CORINTH	2050	LEATH	2544	STEPHENSON
618	CORINTH	2605	LEDBETTER	2714	STEPHENSON
611	CORINTH, S.	3307	LEDBETTER	1444	STIRLING
3329	CORONET	4502	LELAND	4611	STOKES
4523	CORREGIDOR	4506	LELAND	4720	STOKES
4524	CORREGIDOR	4911	LELAND	4723	STOKES
4525	CORREGIDOR	4918	LELAND	4616	STOKES
4538	CORREGIDOR	4918	LELAND	4743	STOKES
4539	CORREGIDOR	1610	LIFE	4727	STOKES
4540	CORREGIDOR	1619	LIFE	1728	STONEMAN
4548	CORREGIDOR	1923	LIFE	1741	STONEMAN
4551	CORREGIDOR	1935	LIFE	605	STOREY
4559	CORREGIDOR	1941	LIFE	2450	STOVALL
4632	CORREGIDOR	1949	LIFE	1035	STRICKLAND
4636	CORREGIDOR	1967	LIFE	1038	STRICKLAND
4644	CORREGIDOR	5002	LINDER	1223	STRICKLAND
4628	CORREGIDOR	5006	LINDER	1418	STRICKLAND
4603	CORREGIDOR	4702	LINDSLEY	4915	STROBEL
4604	CORREGIDOR	4718	LINDSLEY	2427	SUE
4607	CORREGIDOR	5319	LINDSLEY	3218	SUNNYVALE
4817	CORRIGAN	2820	LINFIELD	2703	SWANSON
2710	COUNCIL	3514	LINFIELD	2728	SWANSON
2718	COUNCIL	2638	LOBDELL	2432	SYLVIA
2723	COUNCIL	2539	LOBDELL	4720	TACOMA
2729	COUNCIL	2210	LOCUST	2429	TALCO
2731	COUNCIL	2214	LOCUST	10	TAMA
4525	CRANFILL	2226	LOCUST	2643	TANNER
2319	CREST	2739	LOCUST	2603	TANNER
2523	CREST	2201	LOCUST	6214	TEAGUE

518	CRETE	2251	LOCUST	6510	TEAGUE
535	CRETE	2250	LOCUST	3535	TERRELL
539	CRETE	2740	LOLITA	4801	TERRY
2710	CROSS	1300	LOTUS	5102	TERRY
2603	CROSSMAN	1302	LOTUS	5232	TERRY
2615	CROSSMAN	1309	LOTUS	5420	TERRY
3404	CROSSMAN	1311	LOTUS	802	TILLERY, N.
2415	CROSSMAN	1203	LOUISIANA	3230	TOPEKA
4524	CROZIER	1226	LOUISIANA	3234	TOPEKA
4922	CROZIER	1415	LOUISIANA	1718	TORONTO
4930	CROZIER	1423	LOUISIANA	1731	TORONTO
4934	CROZIER	1426	LOUISIANA	1733	TORONTO
216	CUMBERLAND	2334	LOWERY	1737	TORONTO
601	CUMBERLAND	2509	LOWERY	1741	TORONTO
2018	CUSTER	2510	LOWERY	1804	TORONTO
2022	CUSTER	4531	LUZON	1818	TORONTO
2031	CUSTER	4535	LUZON	1839	TORONTO
2202	CUSTER	4540	LUZON	1950	TORONTO
2402	CUSTER	4611	LUZON	2009	TORONTO
2502	CUSTER	1325	LYNN HAVEN	2014	TORONTO
2511	CUSTER	1410	LYNN HAVEN	2026	TORONTO
2543	CUSTER	2441	LYOLA	3332	TORONTO
2607	CUSTER	2225	MACON	3402	TORONTO
2623	CUSTER	2254	MACON	3403	TORONTO
2627	CUSTER	2310	MACON	3407	TORONTO
2656	CUSTER	2337	MACON	3411	TORONTO
2018	CUSTER	2338	MACON	3415	TORONTO
2130	CUSTER	2451	MACON	3423	TORONTO
3231	DAHLIA	2455	MACON	3519	TORONTO
1319	DALVIEW	2459	MACON	3548	TORONTO
3634	DARIEN	2518	MACON	3561	TORONTO
2238	DATHE	2633	MACON	3618	TORONTO
2326	DATHE	2637	MACON	3619	TORONTO
2810	DATHE	2641	MACON	3624	TORONTO
2838	DATHE	2702	MACON	3628	TORONTO
2411	DATHE	2718	MACON	3711	TORONTO
3804	DE MAGGIO	2731	MACON	3719	TORONTO
3808	DE MAGGIO	2732	MACON	3725	TORONTO
3811	DE MAGGIO	2807	MACON	3540	TORONTO
3922	DELHI	2810	MACON	7903	TROJAN
6283	DENHAM	2826	MACON	7912	TROJAN
421	DENLEY	2833	MACON	7928	TROJAN
425	DENLEY	2835	MACON	7931	TROJAN
427	DENLEY	2837	MACON	7936	TROJAN
505	DENLEY	2818	MACON	7955	TROJAN

527	DENLEY	5007	MALCOLM X	7960	TROJAN
603	DENLEY	5023	MALCOLM X	2813	TROY
607	DENLEY	5031	MALCOLM X	2823	TROY
610	DENLEY	5041	MALCOLM X	1818	TRUNK
614	DENLEY	5307	MALCOLM X	1822	TRUNK
628	DENLEY	5124	MALCOLM X	4011	TRUNK
1408	DENLEY	3122	MALLORY	4015	TUMALO
1412	DENLEY	3429	MALLORY	3131	TUSKEGEE
1414	DENLEY	2319	MARBURG	2611	VALENTINE
1502	DENLEY	2524	MARBURG	2619	VALENTINE
1508	DENLEY	2539	MARBURG	2625	VALENTINE
1527	DENLEY	2706	MARBURG	2722	VALENTINE
2404	DENLEY	2735	MARBURG	2726	VALENTINE
2416	DENLEY	3010	MARBURG	2727	VALENTINE
2629	DENLEY	2622	MARBURG	2802	VALENTINE
2907	DENLEY	1604	MARBURG	2810	VALENTINE
2930	DENLEY	2727	MARBURG	2811	VALENTINE
3011	DENLEY	2731	MARBURG	2813	VALENTINE
3910	DENLEY	2723	MARBURG	2814	VALENTINE
3930	DENLEY	2618	MARDER	2822	VALENTINE
4021	DENLEY	2802	MARDER	2825	VALENTINE
4030	DENLEY	2819	MARDER	2907	VALENTINE
4101	DENLEY	1242	MARFA	2914	VALENTINE
4215	DENLEY	1247	MARFA	2926	VALENTINE
4403	DENLEY	1313	MARFA	3015	VALENTINE
4502	DENLEY	1415	MARFA	3027	VALENTINE
4506	DENLEY	1419	MARFA	3035	VALENTINE
4515	DENLEY	1503	MARFA	3041	VALENTINE
4631	DENLEY	1530	MARFA	3720	VANDERVOORT
4718	DENLEY	1531	MARFA	3806	VANDERVOORT
507	DENLEY, N	1610	MARFA	3810	VANDERVOORT
4521	DENLEY, S.	1634	MARFA	3917	VANDERVOORT
1703	DENNISON	1642	MARFA	3923	VANDERVOORT
1729	DENNISON	2134	MARFA	4006	VANDERVOORT
1813	DENNISON	2603	MARJORIE	4010	VERDERVOOR
1822	DENNISON	2736	MARJORIE	4635	VERDUN
1823	DENNISON	2981	MARJORIE	1126	VERMONT
1831	DENNISON	2747	MARJORIE (13A)	1226	VERMONT
1911	DENNISON	2747	MARJORIE (13B)	1230	VERMONT
1954	DENNISON	507	MARLBOROUGH	5029	VETERANS
1962	DENNISON	5001	MARNE	5143	VETERANS
1966	DENNISON	5006	MARNE	2	VILBIG
2014	DENNISON	5007	MARNE	1730	VILBIG
2023	DENNISON	5012	MARNE	3106	VILBIG
2029	DENNISON	5021	MARNE	3203	VILBIG

1954	DENNISON	5027	MARNE	3220	VILBIG
3310	DETONTE	5034	MARNE	3401	VILBIG
3315	DETONTE	5039	MARNE	3502	VILBIG
3322	DETONTE	5102	MARNE	3510	VILBIG
3330	DETONTE	5017	MARNE	3514	VILBIG
3411	DETONTE	5010	MARNE	3540	VILBIG
3322	DETONTE	4103	MARSALIS	3614	VILBIG
3714	DILDOCK	3107	MARSALIS, S.	3705	VILBIG
4709	DOLPHIN	2002	MARSALIS, S.	3714	VILBIG
4815	DOLPHIN	1907	MARSALIS, S.	3722	VILBIG
4819	DOLPHIN	3709	MARSHALL	3721	VINEYARD
2935	DON	3919	MARSHALL	3806	VINEYARD
2843	DON	4002	MARSHALL	3826	VINEYARD
2623	DONALD	4103	MARSHALL	3906	VINEYARD
2627	DONALD	4302	MARSHALL	3906	VINEYARD
2714	DORRIS	4334	MARSHALL	2015	VOLGA
2716	DORRIS	4335	MARSHALL	2130	VOLGA
2718	DORRIS	4338	MARSHALL	2311	VOLGA
2813	DORRIS	4136	MART	1438	WACO
2825	DORRIS	515	MARTINIQUE	1706	WACO
2902	DORRIS	811	MARTINIQUE	1727	WACO
2909	DORRIS	1704	MARY ELLEN	1423	WACO
2914	DORRIS	3921	MARYLAND	4515	WAHOO
2918	DORRIS	4030	MARYLAND	4519	WAHOO
2922	DORRIS	4250	MARYLAND	3809	WALDRON
2930	DORRIS	4216	MARYLAND	2625	WARREN
3017	DORRIS	4026	MARYLAND	2631	WARREN
3023	DORRIS	2726	MAURINE F BAILEY	3004	WARREN
3026	DORRIS	2723	MAURINE F BAILEY	2413	WARREN
3028	DORRIS	2746	MAURINE F BAILEY	2409	WARREN
3029	DORRIS	1407	MAYWOOD	5127	WATSON
3030	DORRIS	1610	MAYWOOD	5131	WATSON
1406	DOYLE	1426	MAYWOOD	5139	WATSON
1409	DOYLE	1715	MCBROOM	5043	WATSON
1419	DOYLE	1729	MCBROOM	5018	WATSON
1502	DOYLE	1835	MCBROOM	1338	WAWEEONOC
1503	DOYLE	1838	MCBROOM	3122	WEISENBERGER
1506	DOYLE	1930	MCBROOM	3322	WEISENBERGER
1507	DOYLE	1934	MCBROOM	3813	WEISENBERGER
1510	DOYLE	1948	MCBROOM	4016	WEISENBERGER
1515	DOYLE	1956	MCBROOM	4026	WEISENBERGER
1521	DOYLE	2015	MCBROOM	2517	WELLS
1525	DOYLE	2016	MCBROOM	2519	WELLS
1414	DOYLE	2017	MCBROOM	2521	WELLS
319	DU BOIS	2022	MCBROOM	2527	WELLS

2031	DUDLEY	2027	MCBROOM	2531	WELLS
1110	DULUTH	2028	MCBROOM	2533	WELLS
1826	DULUTH	3402	MCBROOM	3417	WENDELKIN
1910	DULUTH	3430	MCBROOM	3514	WENDELKIN
1912	DULUTH	3431	MCBROOM	3518	WENDELKIN
1915	DULUTH	3610	MCBROOM	3636	WENDELKIN
1926	DULUTH	3615	MCBROOM	3722	WENDELKIN
3634	DUNBAR	3618	MCBROOM	3425	WENDELKIN
3738	DUNBAR	3630	MCBROOM	1503	WHITAKER
3514	DUNBAR	3705	MCBROOM	1538	WHITAKER
8730	DUNLAP	3723	MCBROOM	8916	WHITEHALL
2311	DYSON	3724	MCBROOM	2234	WILHURT
2400	DYSON	3734	MCBROOM	2235	WILHURT
2218	DYSON	1210	MCKENZIE	2243	WILHURT
2226	DYSON	1304	MCKENZIE	2246	WILHURT
2941	EAGLE	1315	MCKENZIE	2247	WILHURT
2928	EAGLE	1336	MCKENZIE	2251	WILHURT
2437	EASLEY	1410	MCKENZIE	2314	WILHURT
2441	EASLEY	1414	MCKENZIE	2318	WILHURT
4930	ECHO	3333	MCNEIL	2326	WILHURT
5015	ECHO	2816	MEADOW	2410	WILHURT
5018	ECHO	2820	MEADOW	2414	WILHURT
5027	ECHO	3604	MEADOW	2418	WILHURT
5107	ECHO	3622	MEADOW	2507	WILHURT
5118	ECHO	3624	MEADOW	2515	WILHURT
1400	EDGEMONT	4921	MEADOW VIEW	2535	WILHURT
1627	EDGEMONT	1610	MENTOR	2603	WILHURT
3502	EDGEWOOD	1734	MENTOR	2606	WILHURT
3218	EL BENITO	2405	MERLIN	2607	WILHURT
3227	EL BENITO	2418	MERLIN	2619	WILHURT
6419	ELAM	2510	MERLIN	2631	WILHURT
4311	ELECTRA	2514	MERLIN	2635	WILHURT
4503	ELECTRA	2518	MERLIN	2747	WILHURT
638	ELLA	2237	METROPOLITAN	2411	WINNETKA
738	ELLA	2240	METROPOLITAN	3611	WINNETKA
1542	ELMORE	3142	METROPOLITAN	1618	WINNETKA
1507	ELMORE	3514	METROPOLITAN	511	WOODBINE
1743	ELMORE	3614	METROPOLITAN	515	WOODBINE
659	ELSBERRY	3615	METROPOLITAN	520	WOODBINE
4319	ELSIE FAYE HEGGINS	3622	METROPOLITAN	530	WOODBINE
522	ELWAYNE	3715	METROPOLITAN	555	WOODBINE
610	ELWAYNE	3803	METROPOLITAN	635	WOODBINE
650	ELWAYNE	3809	METROPOLITAN	709	WOODBINE
734	ELWAYNE	3905	METROPOLITAN	603	WOODIN
631	ELWAYNE	3926	METROPOLITAN	1226	WOODIN

1323	EMILY	4000	METROPOLITAN	1239	WOODIN
2226	EUGENE	4011	METROPOLITAN	1554	WOODIN
2228	EUGENE	4106	METROPOLITAN	1615	WOODIN
2235	EUGENE	4223	METROPOLITAN	1619	WOODIN
2306	EUGENE	4301	METROPOLITAN	647	WOODMONT
2226	EUGENE	4415	METROPOLITAN	515	WOODMONT
609	EWING	4422	METROPOLITAN	5117	WYNELL
619	EWING	4427	METROPOLITAN	5119	WYNELL
906	EWING	4507	METROPOLITAN	5610	YELLOWSTONE
1216	EWING	4515	METROPOLITAN	3510	YORK
2324	EWING	4517	METROPOLITAN	3518	YORK
4407	EWING	4523	METROPOLITAN	3531	YORK
2625	EWING, S.	4602	METROPOLITAN	3615	YORK
1318	EXETER	4606	METROPOLITAN	3618	YORK
1349	EXETER	4618	METROPOLITAN	3622	YORK
1414	EXETER	4006	METROPOLITAN	3624	YORK
1423	EXETER	2715	METROPOLITAN	3719	YORK
1502	EXETER	2319	METROPOLITAN	3807	YORK
2314	EXETER	2414	MEYERS	4226	YORK
2319	EXETER	2422	MEYERS	3627	YORK
2322	EXETER	2423	MEYERS	4705	ZEALAND
2327	EXETER	2505	MEYERS	4737	ZEALAND
2510	EXETER	2506	MEYERS	4741	ZEALAND
2522	EXETER	2509	MEYERS	4742	ZEALAND
2530	EXETER	2522	MEYERS	4745	ZEALAND
2538	EXETER	2602	MEYERS	4807	ZEALAND
2602	EXETER	2609	MEYERS	4812	ZEALAND
2610	EXETER	2612	MEYERS	4816	ZEALAND
2614	EXETER	2641	MEYERS	4820	ZEALAND
2626	EXETER	3523	MEYERS	4824	ZEALAND



## AGENDA ITEM # 32

**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Emergency Management

**CMO:** Eric Campbell, 670-3255

**MAPSCO:** N/A

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### SUBJECT

Authorize the acceptance of a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program for the period October 1, 2015 through March 31, 2017 - Not to exceed \$169,381 - Financing: U.S. Department of Homeland Security Grant Funds

### BACKGROUND

The Emergency Management Performance Grant No. 16TX-EMPG-0008 is a yearly grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management and awarded to local emergency management departments to help develop and maintain the capabilities to respond to all-hazards incidents. Funds are used to help cover salaries for the City's Office of Emergency Management staff and other costs associated with running the Emergency Management program.

### PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of the FY10 Emergency Management Performance Grant No. 2010-EP-E10-0005 on December 8, 2010, by Resolution No. 10-3061.

Authorized the acceptance of the FY11 Emergency Management Performance Grant No. 2011-EP-00046 on January 25, 2012, by Resolution No. 12-0345.

Authorized the acceptance of the FY12 Emergency Management Performance Grant No. 2012-EP-00011 on January 23, 2013, by Resolution No. 13-0249.

Authorized the acceptance of the FY13 Emergency Management Performance Grant No. 2013-EP-00067 on October 8, 2013, by Resolution No. 13-1760.

Authorized the acceptance of the FY14 Emergency Management Performance Grant No. 2014-EP-00011 on November 12, 2014, by Resolution No. 14-1901.



**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)**

Authorized the acceptance of the FY15 Emergency Management Performance Grant No. 2015-EP-00011 on August 12, 2015, by Resolution No. 15-1382.

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

**FISCAL INFORMATION**

\$169,381.01 – U.S. Department of Homeland Security Grant Funds

August 10, 2016

**WHEREAS**, the U.S. Department of Homeland Security through the Texas Department of Public Safety, Texas Division of Emergency Management has made funding available to the City of Dallas under the Emergency Management Performance Grant Program to fund emergency preparedness operations and planning; and

**WHEREAS**, grant funds will be used for operating expenses related to emergency response activities; and

**WHEREAS**, the City of Dallas will benefit from increased preparedness throughout the city.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to accept a grant from the U.S. Department of Homeland Security passed through the Texas Department of Public Safety, Texas Division of Emergency Management under the Emergency Management Performance Grant Program (CFDA # 97.042, Grant #2016-EP-00011) to fund emergency preparedness operations and planning related to emergency response activities for the period October 1, 2015 through March 31, 2017 in an amount not to exceed \$169,381.01; and execute the grant agreement.

**Section 2.** That the Chief Financial Officer is hereby authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F468, Department MGT, Unit 1948, Revenue Source 6506, not to exceed \$169,381.01.

**Section 3.** That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$169,381.01 in Fund F468, Department MGT, Unit 1948, Obj. 3099.

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund F468, Department MGT, Unit 1948, Obj. 3099, not to exceed \$169,381.01.

**Section 5.** That the City Manager is hereby authorized to reimburse to the U.S. Department of Homeland Security any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

**Section 6.** That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Homeland Security monitoring reports not later than 30 days after the receipt of the report.

August 10, 2016

**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.

**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Emergency Management

**CMO:** Eric Campbell, 670-3255

**MAPSCO:** N/A

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**SUBJECT**

Authorize **(1)** acceptance of Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management in an amount not to exceed \$10,000,000 to reimburse emergency response and permanent disaster recovery work efforts by the City as a result of the May 2015 Presidentially Declared Disaster; **(2)** the receipt and deposit of funds from the Federal Emergency Management Agency in an amount not to exceed \$10,000,000; **(3)** the establishment of appropriations in an amount not to exceed \$10,000,000 in the FEMA Public Assistance Fund; and **(4)** execution of the grant agreement and any other documents required - Not to exceed \$10,000,000 - Financing: FEMA Public Assistance Funds

**BACKGROUND**

The FEMA Public Assistance Program provides grants to state, local, and federally recognized tribal governments and certain private non-profit entities to assist them with the response to and recovery from disasters. Specifically, the program provides assistance for debris removal, emergency protective measures, and permanent restoration of infrastructure.

Public Assistance Process: As soon as practicable after a disaster declaration, the grantee (state, territory, or tribe), assisted by FEMA, conducts the Applicant Briefings for state, territorial, local, and tribal officials to inform them of the assistance available and how to apply for it. A Request for Public Assistance must be filed by the grantee within 30 days after the area is designated eligible for assistance. Following the Applicant's Briefing, a Kickoff Meeting is conducted where damages will be discussed, needs assessed, and a plan of action put in place. A combined federal/state/territorial/tribal/local team proceeds with Project Formulation, which is the process of documenting the eligible facility, the eligible work, and the eligible cost for fixing the damages to every public facility identified by State, territorial, tribal, or local representatives.

## **BACKGROUND** (Continued)

Requests for reimbursement of projects must be approved by FEMA prior to receiving reimbursements. If the request is approved by FEMA, funding of the project will be reimbursed at 75% of the total cost of the project. If disapproved, the subrecipient will be notified in writing why the request was denied and will be advised of the right to appeal the determination.

Reimbursements are received incrementally throughout the program period. Reimbursements received are dispersed following approval of eligible projects by FEMA.

The team prepares a Project Worksheet (PW) based on actual costs or on the basis of an estimate for each project.

Public Assistance Projects Categories:

Category A: Debris removal

Category B: Emergency protective measures

Category C: Roads and bridges

Category D: Water control facilities

Category E: Public buildings and contents

Category F: Public utilities

Category G: Parks, recreational, and other facilities

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

## **FISCAL INFORMATION**

FEMA Public Assistance Funds - \$10,000,000

August 10, 2016

**WHEREAS**, the Federal Emergency Management Agency through the Texas Department of Public Safety-Texas Division of Emergency Management has made funding available to the City of Dallas under the Public Assistance Program to reimburse emergency response and permanent work recovery efforts; and

**WHEREAS**, reimbursement funds will be distributed to City Departments for work completed in Fiscal Year 15-16 and 16-17; and

**WHEREAS**, the City of Dallas will benefit from reimbursements received due to the May 2015 Presidentially Declared Disaster.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to accept Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management under the Public Assistance Program (Program No. DR-4223, CFDA No. 97.036) to reimburse emergency response and permanent disaster recovery efforts for the period June 1, 2015 through September 30, 2017 in an amount not to exceed \$10,000,000; and execute the grant agreement.

**Section 2.** That the Chief Financial Officer is hereby authorized to deposit the FEMA Public Assistance Funds in Fund F488, Department MGT, Unit 1948, Revenue Source Code 6526 in an amount not to exceed \$10,000,000.00.

**Section 3.** That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$10,000,000.00 in Fund F488, Department MGT, Unit 1948, Object code 3099.

**Section 4.** That the Chief Financial Officer is hereby authorized to reimburse funds in a total amount not to exceed \$10,000,000 from Fund F488, Department MGT, Unit 1948, Object Code 3099.

**Section 5.** That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

**Section 6.** That the City Manager shall keep the appropriate City Council Committee informed of all final monitoring reports not later than 30 days after the receipt of the report.

August 10, 2016

**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.

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Office of Financial Services

**CMO:** Jeanne Chipperfield, 670-7804

**MAPSCO:** N/A

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**SUBJECT**

Authorize a public hearing to be held on August 24, 2016 to receive comments on the FY 2016-17 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

**BACKGROUND**

Each year the City of Dallas holds a series of public hearings to provide the citizens of Dallas the opportunity to speak on next year's budget.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City.



August 10, 2016

**WHEREAS**, the City Council is committed to providing the citizens of Dallas with the opportunity to speak on the City's FY 2016-17 budget;

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That a public hearing on the City's FY 2016-17 Operating, Capital, and Grant/Trust budgets will be held on August 24, 2016 in the Council Chambers.

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Public Works Department  
Aviation

**CMO:** Jill A. Jordan, P.E., 670-5299  
Ryan S. Evans, 671-9837

**MAPSCO:** 33D H; 34A E F J K

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**SUBJECT**

Authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed \$632,602 - Financing: Aviation Capital Construction Funds

**BACKGROUND**

This action will authorize an engineering services contract with HNTB Corporation, highest-ranked proposer of five, to provide engineering services necessary for the Runway 31R Glideslope Relocation Project at Dallas Love Field. A Glideslope is an antenna/slope planes use to land on a runway. It provides critical information regarding the slope that planes cannot go below while landing.

The Runway 31R Glideslope Relocation Project consists of identifying the most advantageous location for the Glideslope currently located on the closed section of Taxiway "M". Included in this contract are all physical improvements necessary for the relocation of the Glideslope. The professional engineering services under this contract will perform all the necessary design and citing studies needed to identify the new location of the Glideslope. Minor pavement improvements to Taxiway M will also be developed as part of this contract allowing Dallas Love Field to open the taxiway.

The existing Runway 31R Glideslope was installed in 1983 on Taxiway M, necessitating the closure of a portion of that taxiway. Field investigations and the recent pavement evaluation performed on this pavement indicates it has over a 10-year remaining life span, therefore no significant reconstruction is anticipated. Taxiway M requires minor pavement rehabilitation and modifications to its lights, signage and markings in order to bring the taxiway up to current Federal Aviation Administration standards.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Design	September 2016
Complete Design	October 2017

## **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

## **FISCAL INFORMATION**

Aviation Capital Construction Funds - \$632,602.00

## **M/WBE INFORMATION**

See attached.

## **ETHNIC COMPOSITION**

### **HNTB Corporation**

Hispanic Female	5	Hispanic Male	6
African-American Female	3	African-American Male	3
Other Female	3	Other Male	6
White Female	25	White Male	45

## **PROPOSAL INFORMATION**

The Request for Qualifications for Engineering Services for the Runway 31R Glideslope Relocation Project at Dallas Love Field was advertised on December 2015. Five firms submitted Statements of Qualifications on January 22, 2015. The selection committee short-listed the three highest ranked firms and interviews were held on February 24, 2016. The proposers were ranked as follows:

<b><u>Proposer</u></b>	<b><u>Rank</u></b>
HNTB Corporation	1
Jacobs Engineering Group, Inc	2
Kimley Horn and Associates, Inc.	3

## **PROPOSAL INFORMATION** (Continued)

The proposals were evaluated according to the criteria published in the Request for Qualifications and the Request for Proposals. These criteria with respective weights were as follows:

Criteria 1 - Qualifications & Experience	25 points
Criteria 2 - Key Personnel	30 points
Criteria 3 - Understanding and Approach	15 points
Criteria 4 - Schedules and Budgets	15 points
Criteria 5 - Past performance and history of complying with DBE goals	15 points

## **OWNER**

### **HNTB Corporation**

Kevin L. Wallace, P.E., Vice President

## **MAP**

Attached.

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed \$632,602 - Financing: Aviation Capital Construction Funds

HNTB Corporation is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Architecture & Engineering

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$393,392.00	62.19%
Total non-local contracts	\$239,210.00	37.81%
<b>TOTAL CONTRACT</b>	<b>\$632,602.00</b>	<b>100.00%</b>

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION**

#### **Local Contractors / Sub-Contractors**

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
ARS Engineering Inc.	IMDB14605Y0517	\$77,289.00	19.65%
<b>Total Minority - Local</b>		<b>\$77,289.00</b>	<b>19.65%</b>

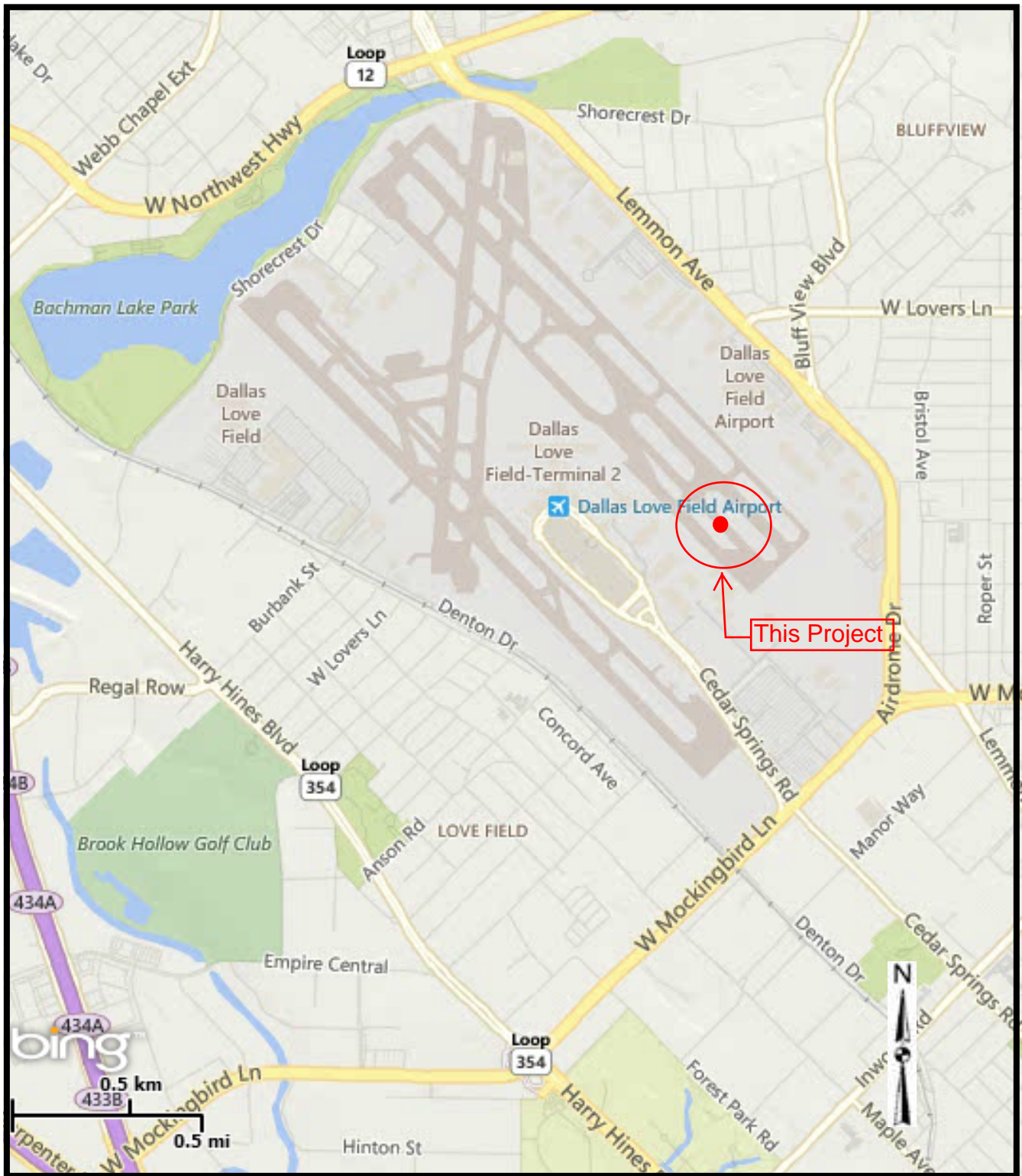
#### **Non-Local Contractors / Sub-Contractors**

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Aviation Alliance Inc.	WFDB85002Y0517	\$171,174.00	71.56%
Williams CM Group	WFDB33386Y0717	\$30,000.00	12.54%
<b>Total Minority - Non-local</b>		<b>\$201,174.00</b>	<b>84.10%</b>

### **TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$77,289.00	19.65%	\$77,289.00	12.22%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$201,174.00	31.80%
<b>Total</b>	<b>\$77,289.00</b>	<b>19.65%</b>	<b>\$278,463.00</b>	<b>44.02%</b>

# GLIDESLOPE RELOCATION PROJECT DALLAS LOVE FIELD



## DALLAS LOVE FIELD

33DH; 34AEFJK



August 10, 2016

**WHEREAS**, the existing Glideslope for Runway 31R at Dallas Love Field is physically located on a closed portion of Taxiway M; and

**WHEREAS**, the Department of Aviation is looking to maximize operational efficiency at Dallas Love Field; and,

**WHEREAS**, relocating the existing Glideslope will open Taxiway M to its full length and maximize the operational capacity of the taxiway; and

**WHEREAS**, the Public Works Department employed the two-step Request for Qualifications/ Request for Proposals selection process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines for professional services; and,

**WHEREAS**, a Request for Qualifications solicitation was developed and publically advertised for professional engineering services necessary for the design of the relocation of the 31R Glideslope and open Taxiway M; and,

**WHEREAS**, five firms submitted qualifications and the three short-listed firms, based on the selection committee evaluation criteria, were issued a Request for Proposal; and,

**WHEREAS**, three firms submitted proposals and interviewed to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field Airport; and,

**WHEREAS**, HNTB Corporation was selected as the most qualified proposer of the three proposers based on the selection committee evaluation criteria and,

**WHEREAS**, it is now desirable to authorize a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for Runway 31R Glideslope Relocation Project at Dallas Love Field Airport - Not to exceed \$632,602.00.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to execute a professional services contract with HNTB Corporation, most advantageous proposer of three, to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed \$632,602.00 after it has been approved as to form by the City Attorney.



August 10, 2016

**Section 2.** That the City will apply for Passenger Facility Charge (PFC) funding at a later date for the eligible design (\$632,602) of the Runway 31R Glideslope Relocation Project; and upon approval of the PFC for this project, the Chief Financial Officer is hereby authorized to transfer an amount not to exceed (\$632,602) from the PFC Fund 0477, Dept. AVI, Balance Sheet Account 0001 to the Aviation Capital Construction Funds 0131, Dept. AVI, Balance Sheet Account 0001. The transfer of cash is contingent upon approval of the Passenger Facility Charge (PFC) Funds by the Federal Aviation Administration.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Aviation Capital Construction Fund  
Fund 0131, Dept. AVI, Unit W022, Act. AAIP,  
Obj. 4111, Program: AVIW022, CTAVIW022HNTBFY16, Comm. 92500  
Vendor #352433, in an amount not to exceed \$632,602.00

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 4, 6

**DEPARTMENT:** Public Works Department  
Water Utilities

**CMO:** Jill A. Jordan, P.E., 670-5299  
Mark McDaniel, 670-3256

**MAPSCO:** 42H M 54Z 55W

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**SUBJECT**

Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Street Group 12-458; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law (list attached); and **(2)** a benefit assessment hearing to be held on September 28, 2016, to receive comments - Financing: No cost consideration to the City

**BACKGROUND**

Arizona Avenue from Kiest Boulevard to Saner Avenue, McVey Avenue from Seevers Avenue to Marsalis Avenue, and Mican Drive from Schofield Drive to dead-end were approved in the 2012 Bond Program as Target Neighborhood Projects. Professional service contracts for engineering services for these projects were authorized on September 25, 2013 and October 23, 2013 by Resolution No. 13-1731 and Resolution No. 13-1844, respectively. This action will authorize the project, partial payment of cost by assessment, and a benefit assessment hearing. The improvements will consist of upgrading the existing unimproved two-lane asphalt street with 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, installation of a storm drainage system, water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

These actions are the 1st and 2nd steps in the process.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Design	December 2013
Completed Design	May 2016
Begin Construction	December 2016
Complete Construction	December 2017

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a professional services contract for engineering services on September 25, 2013, by Resolution No. 13-1731.

Authorized a professional services contract for engineering services on October 23, 2013, by Resolution No. 13-1844.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

## **FISCAL INFORMATION**

Design	\$ 378,980.00
Construction	
Paving & Drainage (PBW)	\$3,024,555.00 (est.)
Water & Wastewater (WTR)	<u>\$ 740,095.00 (est.)</u>
Total Project Cost	\$4,143,630.00 (est.)

<b><u>Council District</u></b>	<b><u>Amount</u></b>
4	\$3,076,084.00 (est.)
6	<u>\$ 688,566.00 (est.)</u>
Total	\$3,764,650.00 (est.)

This project does involve assessments.

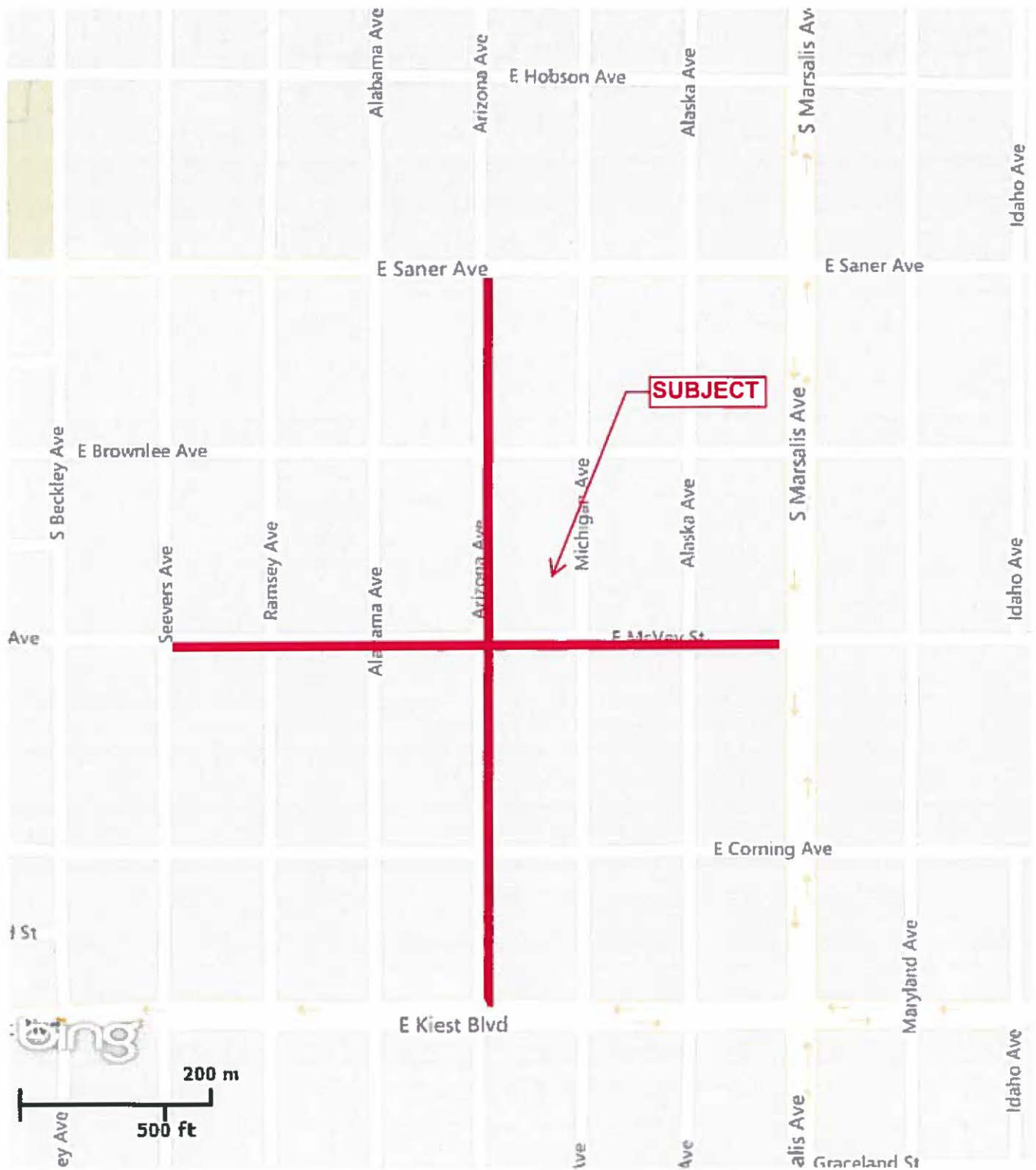
## **MAPS**

Attached.

## Street Group 12-458

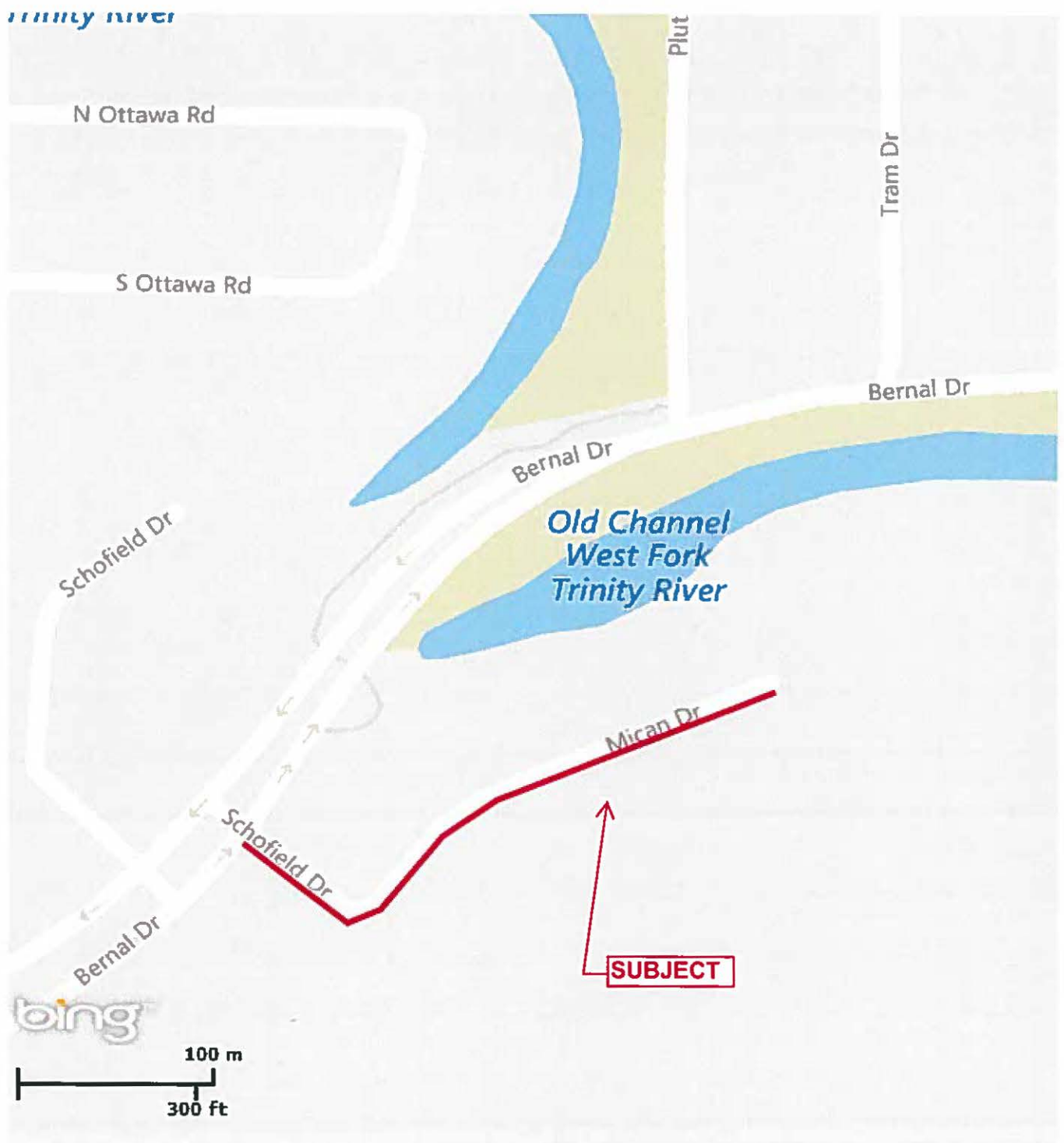
<b><u>Project</u></b>	<b><u>Limits</u></b>	<b><u>Council District</u></b>
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

PROJECT GROUP 12-458



MAPSCO 54Z, 55W

PROJECT GROUP 12-458



MAPSCO 42H, M



August 10, 2016

**WHEREAS**, the City of Dallas deems it necessary to permanently improve the hereinafter named streets within the City of Dallas.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the following streets

**Street Group 12-458:**

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

shall be improved in the following manner, to wit:

(1) That said streets shall be filled so as to bring same to grade.

(2) That said streets shall be paved from curb to curb with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width; and,

that any permanent improvements in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments.

That bids shall be taken for the construction of the work for the type of construction enumerated above, and the work shall be done with the materials and according to plans and methods selected by the City Council after the bids are opened.

That the cost of said improvements shall be paid for as follows, to wit:

(a) That the cost of improving so much of said streets and their intersections with other street and alleys as is occupied by the rails and tracks of streets railways and steam railway, if any occupying said streets, and between the same and two (2) feet on the outside thereof, shall be paid by the owners of said railways respectively.

(b) That the City of Dallas shall pay only an amount equal to the cost of storm sewers, and also all the cost of improving intersections of said streets with other street and alleys, and partial adjusted frontages on side property, except so much thereof as shall be borne by streets railways and steam railways, as provided in Subsection (a)

August 10, 2016

(c) That after deducting the proportion of the cost provided for in said Subsections (a) and (b) above, the whole remaining cost, including the cost of concrete curbs or curbs and gutters, driveways, and sidewalks shall be paid by the owners of property abutting on said streets named to be paved, in the following manner, to wit:

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property an assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

Provided that, if the application of the above-mentioned rule of apportionment between property owners would, in the opinion of the City Council, in particular cases be unjust or unequal, it shall be the duty of the said Council to assess and apportion said cost in such manner as it may deem just and equitable, having in view the special benefits in enhanced value to be received by each owner of such property, the equities of owners, and the adjustment of such apportionment, so as to produce a substantial equality of benefits received by and burdens imposed upon such owners.

That no such assessment shall be made against any owner of abutting property, or of a street railway or steam railway, if any, until after the notice and hearing provided by law, and no assessment shall be made against an owner of abutting property in excess of the benefits to such property in enhanced value thereof by means of such improvements.

That the contractor shall be paid for the work performed under the specifications, upon monthly estimates to be prepared by the Director of Public Works. That there shall be deducted as a retainage fee, five (5%) percent of such monthly estimates, to be held by the City of Dallas until the contract is performed and executed to the satisfaction of the Director of Public Works. The monthly estimates shall be paid on or before the 10th day of the next succeeding month for the work performed during the previous month.



August 10, 2016

For that part of the cost of the improvements that shall be determined to be levied against the owners of abutting property and their property shall be levied by assessment as herein provided, and said improvements may further be secured by Mechanic's Liens to be executed in favor of the City of Dallas, provided by law in accordance with the terms and provisions of this resolution. Paving certificates evidencing the assessment shall be issued in favor of the City of Dallas for the amount of the assessment, whether the property owners have executed Mechanic's Liens to secure the payment or not, and shall be payable for the use and benefit of the Revolving Fund established for the purpose of financing paving improvements.

That the Director of Public Works is hereby directed to prepare at once the specifications and an estimate of the cost of such improvements and file the same with the City Council for the hereinabove described pavement and improvements. That in the specifications prepared, provision shall be made to require all contractors to give such bonds as may be necessary or as required by law.

That such specifications shall require the bidder to make a bid upon the type of improvements above described, with such bonds as may be required.

That the specifications shall also state the amounts of the required bonds, as well as the method by which it is proposed to pay the cost of said improvements, said method being in accordance with this resolution.

**SECTION 2.** That the City Council, in initiating this proceeding, is acting under the terms and provisions of the Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, and known as Chapter 106 of the Acts of said Session, together with any amendments thereto, now shown as Texas Transportation Code Annotated Sections 311 and 313 (Vernon's 1996), which said law, as an alternative method for the construction of street improvements in the City of Dallas, Texas, has been adopted and made a part of the Charter of said City, being Chapter XX of said Charter.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Notice of Assessment Proceedings and Lien Upon Abutting Property

**NOTICE OF ASSESSMENT PROCEEDINGS AND LIEN UPON ABUTTING PROPERTY**

NOTICE is hereby given that the Governing Body of the City of Dallas, in the County of Dallas, in the State of Texas, by Resolution No. \_\_\_\_\_ dated \_\_\_\_\_ has ordered and directed that the following street in said City be improved, to wit:

**Street Group 12-458**

**1. Arizona Avenue from Kiest Boulevard to Saner Avenue**

<b><u>West Side of Street</u></b>			<b><u>East Side of Street</u></b>		
<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>	<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Freemont	18/4114	28	Freemont	5/4115	1, 50x150
Freemont	18/4114	27	Freemont	5/4115	2
Freemont	18/4114	26	Freemont	5/4115	3
Freemont	18/4114	25	Freemont	5/4115	4
Freemont	18/4114	24	Freemont Addn	5/4115	5
Freemont	18/4114	23	Freemont	5/4115	6
Freemont	18/4114	22	Freemont	5/4115	7
Freemont	18/4114	21	Freemont	5/4115	8
Freemont	18/4114	20	Freemont	5/4115	9
Freemont	18/4114	19	Freemont	5/4115	10
Freemont	18/4114	18	Freemont	5/4115	11
Freemont	18/4114	17	Freemont Addn	5/4115	12
Freemont	18/4114	16	Freemont	12/4118 Pt Lt 1,50x100	
Freemont	18/4114	15	Freemont	12/4118	2
Freemont	11/4110	24	Freemont	12/4118	3
Freemont	11/4110	23	Freemont	12/4118	4
Freemont	11/4110	22	Freemont	12/4118	5
Freemont	11/4110	21	Freemont	12/4118	6
Freemont	11/4110	20	Freemont	12/4118	7
Freemont	11/4110	19	Freemont	12/4118	8
Freemont	11/4110	18	Freemont	12/4118	9
Freemont	11/4110	17	Freemont	12/4118	10
Freemont	11/4110	16	Freemont	12/4118	11
Freemont	11/4110	15	Freemont	12/4118	12
Freemont	11/4110	14	Freemont	19/4121	1
Freemont	11/4110	13	Freemont	19/4121	2
Freemont	4/4106	24	Freemont	19/4121	3
Freemont	4/4106	23	Freemont	19/4121	4
Freemont	4/4106	22	Freemont	19/4121	6
Freemont	4/4106	21	Freemont	19/4121	7
Freemont	4/4106	20			

**Notice of Assessment Proceedings and Lien Upon Abutting Property**  
Page 2

**West Side of Street**

<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Freemont	4/4106	19
Freemont	4/4106	18
Freemont Addn	4/4106	17
Freemont	4/4106	16
StevensChapel Addn	4/4106	13A
Acs. 0.499		

**East Side of Street**

<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Freemont	19/4121	8
Freemont	19/4121	9
Freemont	19/4121	10
Freemont	19/4121	11
Freemont	19/4121	12
Freemont	19/4121	13
Freemont	19/4121	14

**2. McVey Avenue from Seevers Avenue to Marsalis Avenue**

**North Side of Street**

<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Freemont	9/4108	12
Freemont	9/4108	24
Freemont	10/4109	12
Freemont	10/4109	24
Freemont	11/4110	12
Freemont	11/4110	24
Freemont	12/4118	12
Freemont	12/4118	24
Freemont	13/4119	12
Freemont	13/4119	24
Freemont	14/4120	12
Freemont	14/4120	24

**South Side of Street**

<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Freemont	21/4123	15
Freemont	21/4123	1&2
Freemont	20/4122	15
Freemont	20/4122	1
Freemont	19/4121	15
Freemont	19/4121	1
Freemont	18/4114	15
Freemont	18/4114	1
	17/4113	15A Acs 0.5154
Freemont	17/4113	1
Freemont	16/4112	15
Freemont	16/4112	1

**Notice of Assessment Proceedings and Lien Upon Abutting Property**  
Page 3

**3. Mican Drive from Schofield Drive to dead-end**

**North Side of Street**

<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Eagle Ford Plaza	1/7160	2
Eagle Ford Plaza	1/7160	3
Eagle Ford Plaza	1/7160	4
Eagle Ford Plaza	1/7160	S Pt Lt 5 50x110
Eagle Ford Plaza	1/7160	6
Eagle Ford Plaza	1/7160	7
Eagle Ford Plaza	1/7160	8
Eagle Ford Plaza	1/7160	9 & 10
Eagle Ford Plaza	1/7160	11
Eagle Ford Plaza	1/7160	12
Eagle Ford Plaza	1/7160	13
Eagle Ford Plaza	1/7160	14
Eagle Ford Plaza	1/7160	15
Eagle Ford Plaza	1/7160	16

**South Side of Street**

<b><u>Subdivision</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
Eagle Ford Plaza	7/7160	1
Eagle Ford Plaza	6/7160	9
Eagle Ford Plaza	6/7160	8
Eagle Ford Plaza	6/7160	7
Eagle Ford Plaza	6/7160	6
Eagle Ford Plaza	6/7160	5
Eagle Ford Plaza	6/7160	4
Eagle Ford Plaza	6/7160	3
Eagle Ford Plaza	6/7160	2
Eagle Ford Plaza	6/7160	1

In case of conflict between numbers and street names and limits, street names will govern. A portion of the cost of such improvements is to be specially assessed as a lien upon property abutting thereon.

City of Dallas, Texas

By \_\_\_\_\_  
City Secretary

(File in Deed of Trust Records)

August 10, 2016

**WHEREAS**, the City Council of the City of Dallas is of the opinion that it is necessary to levy an assessment against the property and the owners thereof abutting upon the following:

**Street Group 12-458:**

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

and against street and steam railway companies whose tracks occupy said streets, if any, for a part of the cost of improving said streets, fixing a time for the hearing of the owners of said property, and the said steam railway companies and street railway companies, concerning the same, and directing the City to give notice of said hearing, as required by law; and,

**WHEREAS**, the City Council has heretofore, by resolution, ordered the improvement of the streets enumerated above, by paving said streets from curb to curb with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width; and

Any existing permanent improvements in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments; and,

**WHEREAS**, the Director of Public Works of the City of Dallas has, in accordance with the law, filed his report with the City Council, setting forth the participation by the steam railway companies and street railway companies, if any and the property owners, in the cost thereof, together with the names of the owners and the description of said property, and the work to be done adjacent thereto, and the amounts proposed to be assessed against each lot or parcel and its owners and all other matters required by the applicable law.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the report or statement filed by the Director of Public Works having been duly examined is hereby approved.

August 10, 2016

**SECTION 2.** That it is hereby found and determined that the cost of improvements on the hereinafter described streets, with the amount or amounts per front foot proposed to be assessed for such improvements against abutting property and the owners thereof, and against street and steam railway companies whose tracks occupy said streets, if any, are as follows, to wit:

**Street Group 12-458:**

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

shall be improved from curb to curb with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width; and

The estimated cost of the improvements is **\$3,764,650.00 (est.)**

- a. The estimated rate per square yard to be assessed against abutting property and the owners thereof for concrete drive approaches is **\$43.43/S. Y.**
- b. The estimated rate per front foot to be assessed against abutting property and the owners thereof for pavement improvements is as follows:

**Where Property Classification is WSR-I (Residential R-7.5 (A))**

The front rate for 6-inch thick reinforced concrete pavement 13.5 feet wide with curb: **\$75.52/L. F.**

The front rate for 6-inch thick reinforced concrete pavement 13.5 feet wide without curb: **\$73.35/L. F.**

The side frontage rate for 6-inch thick reinforced concrete pavement 2.5 feet wide with curb: **\$15.75/L. F.**

The front rate for 4-inch thick reinforced concrete sidewalk is: **\$8.34/L.F.**

The side frontage rate for 4-inch thick reinforced concrete sidewalk is: **\$4.17/L.F.**

**Where Property Classification is WSR-III (Commercial)**

The rate for 6-inch thick reinforced concrete pavement 13.5 feet wide with curb: **\$75.52/L. F.**

The rate for 4-inch thick reinforced concrete sidewalk is: **\$8.34/L.F.**

All assessments, however, are to be made and levied by the City Council as it may deem just and equitable, having in view the special benefits in enhanced value to be received by such parcels of property and owners thereof, the equities of such owners, and the adjustment of the apportionment of the cost of improvements so as to produce a substantial equality of benefits received and burdens imposed.

August 10, 2016

**SECTION 3.** That a hearing shall be given to said owners of abutting property, and of railways and of street railways, if any, or their agents or attorneys and all persons interested in said matter, as to the amount to be assessed against each owner and his abutting property and railways and street railways and as to the benefits to said property by reason of said improvement, or any other matter of thing in connection therewith, which hearing shall be held in the Council Chamber of the City Hall of the City of Dallas, County of Dallas, on the 28th day of September, A.D. 2016, at 1:00 o'clock P.M., at which time all the said owners, their agents or attorneys or other interested persons are notified to appear and be heard, and at said hearing said owners and other persons may appear, by counsel or in person, and may offer evidence, and said hearing shall be adjourned from day to day until fully accomplished.

That the City shall give notice of the time and place of such hearing and of other matters and facts in accordance with the terms of provisions of the Act passed at the First called session of the Fortieth Legislature of the State of Texas, and known as Chapter 106 of the Acts of said session, together with any amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law, as an alternative method for the construction of street improvements in the City of Dallas, Texas, has been adopted and made a part of the charter of said City, being Chapter XX of said Charter. Said notice shall be by advertisement inserted at least three times in a newspaper published in the City of Dallas, Texas, the first publication to be made at least twenty-one (21) days before the date of said hearing. Said notice shall comply with and be in accordance with the terms and provisions of said Act.

That the City shall give additional written notice of said hearing by mailing to said owners and to said railway companies and street railway companies, if any, a copy of said notice deposited in the Post Office at Dallas, Texas, at least fourteen (14) days prior to the date of said hearing, provided however, that any failure of the property owners to receive said notice, shall not invalidate these proceedings.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

## Engineer's Report

August 10, 2016

TO THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS

As requested by your Honorable Body, the undersigned has prepared plans and specifications for the improvements of **Street Group 12-458** with 6-inch thick 4000-pounds per square inch reinforced concrete pavement; with 6-inch thick lime treated base; with 6-inch high integral curbs; with 6-inch thick reinforced concrete drive approaches; with 4-inch thick reinforced concrete sidewalks 4 or 5 feet wide where specified, so that the roadway shall be 26 feet in width with estimates of the cost of improving the street as listed thereon, together with the proposed assessments, a part of the cost to be made against the abutting properties and the property owners, and part of the cost to be paid by the City. The report of these improvements is as follows:

### **Street Group 12-458**

#### **1. Arizona Ave from Kiest Boulevard to Saner Avenue**

Total Property Owners' Cost - Assessments		\$323,510.61
Total Estimated City of Dallas' Cost - Paving	\$672,364.39	
Total Estimated City of Dallas' Cost - Drainage	\$461,280.00	
Total Estimated Water Utilities Department Cost Water Main Improvements	\$88,803.00	
Total Estimated City of Dallas' Cost		\$1,222,447.39
Total Estimated Cost of Improvements		\$1,545,958.00

#### **2. McVey Avenue from SeEVERS Avenue to Marsalis Avenue**

Total Property Owners' Cost - Assessments		\$64,039.14
Total Estimated City of Dallas' Cost - Paving	\$694,849.86	
Total Estimated City of Dallas' Cost - Drainage	\$386,061.00	
Total Estimated Water Utilities Department Cost Water Main Improvements	\$385,176.00	
Total Estimated City of Dallas' Cost		\$1,466,086.86
Total Estimated Cost of Improvements		\$1,530,126.00



**2. Mican Drive from Schofield Drive to dead-end**

Total Property Owners' Cost - Assessments		\$131,950.10
Total Estimated City of Dallas' Cost - Paving	\$136,862.90	
Total Estimated City of Dallas' Cost - Drainage	\$153,637.00	
Total Estimated Water Utilities Department Cost Water and Wastewater Main Improvements	\$266,116.00	
Total Estimated City of Dallas' Cost		\$556,615.90
Total Estimated Cost of Improvements		\$688,566.00

**Street Group 12-458:**

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

Grand Total Property Owners' Cost – Assessments \$519,499.85

Estimated Grand Total City of Dallas' Cost - Paving \$1,504,077.15

Estimated Grand Total City of Dallas' Cost - Drainage \$1,000,978.00

Estimated Grand Total Water Utilities Department Cost \$740,095.00  
Water and Wastewater Main Improvements

Estimated Grand Total City of Dallas' Cost \$3,245,150.15

Estimated Grand Total Cost of Improvements \$3,764,650.00

The Director of Public Works reports that representatives of this Department have studied the actual existing conditions on the ground on these particular streets and find that the existing roadways have a narrow asphalt surface with shallow earth drainage ditches; that drainage is improper; and taking all of this and other factors locally existing into consideration, the plans and specifications having been prepared for this improvement, we believe that this paving will improve the properties abutting on said streets and the proposed assessment is equitable for the enhancement value achieved on the abutting properties. Final determination of assessments will be made based on analysis of enhancement.

Respectfully submitted,



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Director, Public Works Department

**STREET GROUP 12-458****1. ARIZONA AVENUE FROM KEST BOULEVARD TO SANER AVENUE**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
<b>WEST SIDE OF STREET</b>					
<b>BELMAR</b>					
CHARLES FISHER 2839 MAGNA VISTA DR DALLAS, TX 75216	20 3139 Arizona Ave	4/5995			NO ASSESSMENT PAVEMENT IN PLACE
ELLA M HAWKINS 4218 DUCK CREEK DR APT #104 GARLAND, TX 75043	19 3135 Arizona Ave	4/5995			NO ASSESSMENT PAVEMENT IN PLACE
MARGARET CHILES 3131 ARIZONA AVE DALLAS, TX 75216	18	4/5995			NO ASSESSMENT PAVEMENT IN PLACE
HELEN CARTER 3127 ARIZONA AVE DALLAS, TX 75216	17	4/5995			NO ASSESSMENT PAVEMENT IN PLACE
ALMA S V GRANADOS & JUAN M CRUZ 3123 ARIZONA AVE DALLAS, TX 75216	16	4/5995			NO ASSESSMENT PAVEMENT IN PLACE
ADRIAN ESTRADA 1623 GARZA AVE DALLAS, TX 75216	15 3119 Arizona Ave	4/5995			NO ASSESSMENT PAVEMENT IN PLACE

**STREET GROUP 12-458****1. ARIZONA AVENUE FROM KEST BOULEVARD TO SANER AVENUE**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
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**BELMAR**

GEORGIA F JONES 6604 TOKALON LN ARLINGTON, TX 76002	14	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
	3115					
	Arizona Ave					

REYNALDO S GARZA 3111 ARIZONA AVE DALLAS, TX 75216	13	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
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SAMUEL FLORES 3107 ARIZONA AVE DALLAS, TX 75216	12	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
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CHARLES E OLIPHANT & LETER P OLIPHANT 3050 ARIZONA AVE DALLAS, TX 75216	11	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
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**CORNING AVE INTERSECTS****FREEMONT**

PEDRO ELIZALDE & ALFONSIA ELIZALDE 3055 ARIZONA AVE DALLAS, TX 75216	28	18/4114	43 FT	PVMNT	\$75.52	\$3,247.36
			28 FT	WALK	No Cost	\$0.00
			15.2 SY	DR(10'Wide)	\$43.43	\$660.14

**\$3,907.50**

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM KEST BOULEVARD TO SANER AVENUE**

**SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT(S)</b>	<b>BLOCK</b>	<b>FRONTAGE</b>		<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
<b><i>FREEMONT</i></b>							
NICOLAS V ZAPATA & MARINA LOPEZ 3051 ARIZONA AVE DALLAS, TX 75216	27	18/4114	50 FT 30 FT 10 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$250.20 \$0.00	<b>\$4,026.20</b>
WILLIE GREEN & JEFEREY WEEMS ETAL 711 CALCUTTA DR DALLAS, TX 75241	26 3047	18/4114	48 FT 48 FT	PVMT WALK	\$75.52 \$8.34	\$3,624.96 \$400.32	<b>\$4,025.28</b>
	<b>Arizona Ave</b>						
JOSE G LUVIANOS & ALICIA LUVIANOS 3043 ARIZONA AVE DALLAS, TX 75216	25	18/4114	50 FT 30 FT 10 FT	PVMT WALK DRIVE	\$75.52 No Cost No Cost	\$3,776.00 \$0.00 \$0.00	<b>\$3,776.00</b>
JUAN J BARRERA 3039 ARIZONA AVE DALLAS, TX 75216	24	18/4114	50 FT 30 FT 15.2 SY 10 FT	PVMT WALK DR(10'Wide) DRIVE	\$75.52 \$8.34 \$43.43 No Cost	\$3,776.00 \$250.20 \$660.14 \$0.00	<b>\$4,686.34</b>
GEORGE WASHINGTON 3306 SEEVERS AVE DALLAS, TX 75216	23 3035	18/4114	49 FT 49 FT	PVMT WALK	\$75.52 \$8.34	\$3,700.48 \$408.66	<b>\$4,109.14</b>
	<b>Arizona Ave</b>						

### 1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
NEREIDA VASQUEZ 3227 W LEDBETTER DR DALLAS, TX 75233	22	18/4114	50 FT	PVMT	\$75.52	\$3,776.00	
	3031		50 FT	WALK	\$8.34	\$417.00	
	<b>Arizona Ave</b>						
LEROY WATSON & SHARON WATSON 3023 ARIZONA AVE DALLAS, TX 75216	21	18/4114	50 FT	PVMT	\$75.52	\$3,776.00	
	3027		50 FT	WALK	\$8.34	\$417.00	
	<b>Arizona Ave</b>						
LEROY WATSON 3944 KIESTMEADOW DR DALLAS, TX 75233	20	18/4114	49 FT	PVMT	\$75.52	\$3,700.48	
	3023		49 FT	DRIVE	No Cost	\$0.00	
	<b>Arizona Ave</b>						
CASSANDRA C THOMAS & CASON T TAYLOR 3019 ARIZONA AVE DALLAS, TX 75216	19	18/4114	50 FT	PVMT	\$75.52	\$3,776.00	
			33 FT	WALK	\$8.34	\$275.22	
			17.2 SY	DR(12'wide)	\$43.43	\$747.00	
			15.2 SY	DR(10'wide)	\$43.43	\$660.14	
							<b>\$5,458.35</b>
FME PROPERTIES LLC P O BOX 1266 HUTCHINS, TX 75141	18	18/4114	49 FT	PVMT	\$75.52	\$3,700.48	
	3015		29 FT	WALK	\$8.34	\$241.86	
	<b>Arizona Ave</b>						

**STREET GROUP 12-458****1. ARIZONA AVENUE FROM KEST BOULEVARD TO SANER AVENUE**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	
FREEMONT								
JOSE SAUCEDO & ELPIDIA P SAUCEDO 3011 ARIZONA AVE DALLAS, TX 75216	17	18/4114	49 FT	PVMT	\$75.52	\$3,700.48		
			29 FT	WALK	\$8.34	\$241.86		
			14.7 SY	DR(15'wide)	\$43.43	\$638.42		
						\$4,580.76		
EVERDENE COBOURN & AUDREY E COBOURN 3007 ARIZONA AVE DALLAS, TX 75216	16	18/4114	50 FT	PVMT	\$75.52	\$3,776.00		
			32 FT	WALK	\$8.34	\$266.88		
			18.9 SY	DR(13'wide)	\$43.43	\$820.83		
						\$4,863.71		
JOSE O MARTINEZ & MARIA MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	15	18/4114	45 FT	PVMT	\$75.52	\$3,398.40		
			3001	20 FT	WALK	\$8.34	\$166.80	
			Arizona Ave	24.4 SY	DR(15'wide)	\$43.43	\$1,059.69	
						\$4,624.89		
MCVEY ST INTERSECTS								
PATSY JENKINS EST OF 1151 ESTER RD #406 IRVING, TX 75061	24	11/4110	45 FT	PVMT	\$75.52	\$3,398.40		
			2947	45 FT	WALK	No Cost	\$0.00	
			Arizona Ave					
						\$3,398.40		

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM KEST BOULEVARD TO SANER AVENUE**

**SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT(S)</b>	<b>BLOCK</b>	<b>FRONTAGE</b>		<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
<b>FREEMONT</b>							
DOROTHY M PIERRE 2943 ARIZONA AVE DALLAS, TX 75216	23	11/4110	50 FT 40 FT 10.8 FT	PVMT WALK DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$469.04	<b>\$4,245.04</b>
JUAN ALVARADO & VITORIANO ALVARADO 2939 ARIZONA AVE DALLAS, TX 75216	22	11/4110	50 FT 30 FT 21.3 SY	PVMT WALK DR(15'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$925.06	<b>\$4,701.06</b>
YOLANDA GAONA 2935 ARIZONA AVE DALLAS, TX 75216	21	11/4110	50 FT 30 FT 18.3 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$250.20 \$794.77	<b>\$4,820.97</b>
MGC PROPERTIES CO P O BOX 1181 DOWNTOWN STATION DALLAS, TX 75221	20 2931	11/4110	50 FT 34 FT 11 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$283.56 \$0.00	<b>\$4,059.56</b>
MIGUEL A MARQUEZ & JUDITH C MARQUEZ 718 S WAVERLY DR DALLAS, TX 75208	19 2927	11/4110	50 FT 40 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$660.14	<b>\$4,436.14</b>



**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE**

**SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT(S)</b>	<b>BLOCK</b>	<b>FRONTAGE</b>		<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
<b><i>FREEMONT</i></b>							
AUDENCIO B VAZQUEZ 2923 ARIZONA AVE DALLAS, TX 75216	18	11/4110	49 FT 20 FT 11.7 SY 10 FT	PVMT WALK DR(11'wide) DRIVE	\$75.52 \$8.34 \$43.43 No Cost	\$3,700.48 \$166.80 \$508.13 \$0.00	<b>\$4,375.41</b>
DAVID GUERRERO 2919 ARIZONA AVE DALLAS, TX 75216	17	11/4110	49 FT 29 FT 18.3 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$241.86 \$794.77	<b>\$4,737.11</b>
JOAQUIN LOPEZ & MARIA G LOPEZ 2915 ARIZONA AVE DALLAS, TX 75216	16	11/4110	50 FT 35 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$660.14	<b>\$4,436.14</b>
JC LEASING LLP & COUCH KEDRIC 323 CENTRE ST DALLAS, TX 75208	15 2911	11/4110 Arizona Ave	50 FT 18 FT 17.7 SY 15.2 SY	PVMT WALK DR(12'wide) DR(10'wide)	\$75.52 \$8.34 \$43.43 \$43.43	\$3,776.00 \$150.12 \$768.71 \$660.14	<b>\$5,354.97</b>
DONACIANO VASQUEZ 2907 ARIZONA AVE DALLAS, TX 75216	14	11/4110	50 FT 29 FT 22.6 SY	PVMT WALK DR(16'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$241.86 \$981.52	<b>\$4,999.38</b>

### 1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>BROWNLEE AVE INTERSECTS</b>							
DONACIANO VASQUEZ 2907 ARIZONA AVE DALLAS, TX 75216	13 <b>2901</b> <b>Arizona Ave</b>	11/4110	45 FT 11 FT 24 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,398.40 \$91.74 \$0.00	<b>\$3,490.14</b>
DAVID CASTRELLON MARIA CASTRELLON 2847 ARIZONA AVE DALLAS, TX 75216	24	4/4106	45 FT 25 FT 10 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,398.40 \$208.50 \$0.00	<b>\$3,606.90</b>
ALEJANDRO RIOS 2843 ARIZONA AVE DALLAS, TX 75216	23	4/4106	49 FT 24 FT 27.5 SY	PVMT WALK DR(20'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$200.16 \$1,194.33	<b>\$5,094.97</b>
DAVID R HAWKINS P O BOX 901 ROCKWALL, TX 75087	22 <b>2839</b> <b>Arizona Ave</b>	4/4106	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00	<b>\$4,193.00</b>
FRANCISCO J CASTILLO DIANA S GARCIA 2835 ARIZONA AVE DALLAS, TX 75216	21	4/4106	49 FT 27 FT 12 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,700.48 \$225.18 \$0.00	<b>\$3,925.66</b>

## STREET GROUP 12-458

## 1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
SANTANA ALVARADO & JULIANA ALVARADO 2831 ARIZONA AVE DALLAS, TX 75216	20	4/4106	50 FT 22 FT 18 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$183.48 \$0.00	<b>\$3,959.48</b>
STEVE TEMPLE COGIC 2827 ARIZONA AVE DALLAS, TX 75216	19	4/4106	50 FT 30 FT 10 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$250.20 \$0.00	<b>\$4,026.20</b>
STEVE TEMPLE COGIC 2827 ARIZONA AVE DALLAS, TX 75216	18 2823	4/4106 Arizona Ave	49 FT 49 FT	PVMT WALK	\$75.52 \$8.34	\$3,700.48 \$408.66	<b>\$4,109.14</b>
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 2805 ARIZONA AVE DALLAS, TX 75216	17 2819	4/4106 Arizona Ave	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00	<b>\$4,193.00</b>
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 344 E SANER AVE DALLAS, TX 75216	16 2815	4/4106 Arizona Ave	49 FT 45 FT	PVMT WALK	\$75.52 \$8.34	\$3,700.48 \$375.30	<b>\$4,075.78</b>

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM Kiest Boulevard TO Saner Avenue**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
STEVEN TEMPLE CHURCH	13A	4/4106	135 FT	PVMT	\$73.35	\$9,902.25	
OF GOD IN CHRIST	Acs 0.499		96 FT	WALK	No Cost	\$0.00	
344 E SANER AVE	2805		24 FT	DRIVE	No Cost	\$0.00	
DALLAS, TX 75216	Arizona Ave		15 FT	DRIVE	No Cost	\$0.00	
							<b>\$9,902.25</b>
<b>EAST SIDE OF STREET</b>							
ROWE & ROWE	1	5/4115	27 FT	PVMT	\$73.35	\$1,980.45	
REAL ESTATE	50x150		18 FT	PVMT	\$75.52	\$1,359.36	
445 E FM 1382 STE 3	406		45 FT	WALK	\$8.34	\$375.30	
CEDAR HILL, TX 75104	E Saner Ave						<b>\$3,715.11</b>
ROWE & ROWE	2	5/4115	49 FT	PVMT	\$75.52	\$3,700.48	
REAL ESTATE	2806		49 FT	WALK	\$8.34	\$408.66	
445 E FM 1382 STE 3	Arizona Ave						<b>\$4,109.14</b>
CEDAR HILL, TX 75104							
JOSE MEDINA &	3	5/4115	50 FT	PVMT	\$75.52	\$3,776.00	
ORANNA LOVATO	2810		39 FT	WALK	No Cost	\$0.00	
816 ROCK CREEK LN	Arizona Ave		11.7 SY	DR(11'wide)	\$43.43	\$508.13	
RED OAK, TX 75154							<b>\$4,284.13</b>
JOSE I MEDINA &	4	5/4115	50 FT	PVMT	\$75.52	\$3,776.00	
ORANNA M MEDINA	2814		50 FT	WALK	\$8.34	\$417.00	
816 ROCK CREEK	Arizona Ave						<b>\$4,193.00</b>
DALLAS, TX 75154							

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM Kiest Boulevard to Saner Avenue**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT ADDN</b>							
MARCELO ZUBIRI JR 2818 ARIZONA AVE DALLAS, TX 75216	5	5/4115	50 FT 37 FT 22 SY	PVMT WALK DR(13'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$308.58 \$955.46	<b>\$5,040.04</b>
AUGUSTINA VILLEGAS 2822 ARIZONA AVE DALLAS, TX 75216	6	5/4115	50 FT 30 FT 10.8 SY 10.8 SY	PVMT WALK DR(10'wide) DR(10'wide)	\$75.52 No Cost \$43.43 \$43.43	\$3,776.00 \$0.00 \$469.04 \$469.04	<b>\$4,714.09</b>
CHARLES B DANIEL EST OF P O BOX 226842 DALLAS, TX 75222	7 2826 Arizona Ave	5/4115	50 FT 40 FT 10.8 SY	PVMT WALK DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$469.04	<b>\$4,245.04</b>
LUZ MARIA ARROYOS 3118 S EWING AVE DALLAS, TX 75216	8 2830 Arizona Ave	5/4115	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00	<b>\$4,193.00</b>
JUAN C RODRIGUEZ & MARIA R RODRIGUEZ 2834 ARIZONA AVE DALLAS, TX 75216	9	5/4115	50 FT 30 FT 10 FT 10 FT	PVMT WALK DRIVE DRIVE	\$75.52 No Cost No Cost No Cost	\$3,776.00 \$0.00 \$0.00 \$0.00	<b>\$3,776.00</b>

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
ANGEL TORRES & ROBERTO VASQUEZ 1915 GLENFIELD AVE DALLAS, TX 75224	10 2838 Arizona Ave	5/4115	49 FT 39 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 \$660.14	<b>\$4,685.88</b>
ANTONIO ZURITA & ARACELI VASQUEZ 2842 ARIZONA AVE DALLAS, TX 75216	11	5/4115	49 FT 39 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 \$660.14	<b>\$4,685.88</b>
DELFINO VASQUEZ & PETRA DIAZ 2846 ARIZONA AVE DALLAS, TX 75216	12	5/4115	45 FT 33 FT 17.7 SY	PVMT WALK DR(12'wide)	\$75.52 \$8.34 \$43.43	\$3,398.40 \$275.22 \$768.71	<b>\$4,442.33</b>
<b>BROWN LEE AVE INTERSECTS</b>							
RUBY CHAMBERS 2902 ARIZONA AVE DALLAS, TX 75216	Pt Lt 1 50x100	12/4118	25 FT 20 FT 34 FT 16.5 SY	PVMT PVMT WALK DR(11'wide)	\$75.52 \$73.35 \$8.34 \$43.43	\$1,888.00 \$1,467.00 \$283.56 \$716.60	<b>\$4,355.16</b>
RAUL GOMEZ & MARGARITA GOMEZ 527 ARCHER AVE DALLAS, TX 75211	2 2906 Arizona Ave	12/4118	50 FT 40 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$333.60 \$660.14	<b>\$4,769.74</b>

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM KEST BOULEVARD TO SANER AVENUE**

**SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT(S)</b>	<b>BLOCK</b>	<b>FRONTAGE</b>		<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
<b>FREEMONT</b>							
ANTONIO C CARDENAS & MARIA DE LA LUZ LOZANO 2910 ARIZONA AVE DALLAS, TX 75216	3	12/4118	49 FT 28 FT 15.2 SY 11 FT	PVMT WALK DR(10'wide) DRIVE	\$75.52 \$8.34 \$43.43 No Cost	\$3,700.48 \$233.52 \$660.14 \$0.00	<b>\$4,594.14</b>
ORLANDO MALCOLM & MARY MALCOLM 777 CUSTER RD APT 6-1 RICHARDSON, TX 75080	4 2914	12/4118	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00	<b>\$4,193.00</b>
	<b>Arizona Ave</b>						
BERONICA VASQUEZ 2918 ARIZONA AVE DALLAS, TX 75216	5	12/4118	50 FT 40 FT 13.9 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$333.60 \$603.68	<b>\$4,713.28</b>
BEHZABETH Y GARCIA & MARGARITO I GARCIA 3227 W LEDBETTER DR DALLAS, TX 75233	6 2922	12/4118	50 FT 40 FT 10 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$333.60 \$0.00	<b>\$4,109.60</b>
	<b>Arizona Ave</b>						
EDWARD MINOR & EDITH M MINOR P O BOX 146 DALLAS, TX 75221	7 2926	12/4118	49 FT 19 FT 18.7 SY 15.2 SY	PVMT WALK DR(20'wide) DR(10'wide)	\$75.52 \$8.34 \$43.43 \$43.43	\$3,700.48 \$158.46 \$812.14 \$660.14	<b>\$5,331.22</b>
	<b>Arizona Ave</b>						

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM Kiest Boulevard to Saner Avenue**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
FRANCISCO J MARTINEZ	8	12/4118	50 FT	PVMT	\$75.52	\$3,776.00	
BLANCA E VILLEGAS			40 FT	WALK	\$8.34	\$333.60	
2930 ARIZONA AVE			10 FT	DRIVE	No Cost	\$0.00	
DALLAS, TX 75216							<b>\$4,109.60</b>
YESICA M GALINDEZ &	9	12/4118	49 FT	PVMT	\$75.52	\$3,700.48	
PADILLA M BACILIDES			37 FT	WALK	\$8.34	\$308.58	
2934 ARIZONA AVE			17.7 SY	DR(12'wide)	\$43.43	\$768.71	
DALLAS, TX 75216							<b>\$4,777.77</b>
J C HOPKINS ESTATE OF	10	12/4118	49 FT	PVMT	\$75.52	\$3,700.48	
C/O KEN JOHNSON	2938		39 FT	WALK	No Cost	\$0.00	
213 TRANQUILITY LN	Arizona Ave		10 FT	DRIVE	No Cost	\$0.00	
CEDAR HILL, TX 75104							<b>\$3,700.48</b>
RUFINA MOLINA	11	12/4118	50 FT	PVMT	\$75.52	\$3,776.00	
2942 ARIZONA AVE			40 FT	WALK	\$8.34	\$333.60	
DALLAS, TX 75216			15.2 SY	DR(10'wide)	\$43.43	\$660.14	
							<b>\$4,769.74</b>
JAMES ORCHARD	12	12/4118	45 FT	PVMT	\$75.52	\$3,398.40	
7324 GASTON AVE	2946		45 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75214	Arizona Ave						<b>\$3,398.40</b>



## STREET GROUP 12-458

## 1. ARIZONA AVENUE FROM KIRST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>MCVEY ST INTERSECTS</b>							
<b>FREEMONT</b>							
MANUEL C BORJA & NOHEMI TEJAD 3002 ARIZONA AVE DALLAS, TX 75216	1	19/4121	45 FT 30 FT 21.1 SY	PVMT WALK DR(15'wide)	\$75.52 \$8.34 \$43.43	\$3,398.40 \$250.20 \$916.37	<b>\$4,564.97</b>
CHECKERED ENTERPRISES LP P O BOX 397840 DALLAS, TX 75339	2 3006	19/4121	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00	<b>\$4,193.00</b>
	<b>Arizona Ave</b>						
DICK & MARGIE KYSER 4840 OAK GROVE RD ENNIS, TX 75119	3 3010	19/4121	49 FT 39 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 \$660.14	<b>\$4,685.88</b>
	<b>Arizona Ave</b>						
DICK & MARGIE KYSER 4840 OAK GROVE RD ENNIS, TX 75119	4 3014	19/4121	50 FT 40 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$333.60 \$660.14	<b>\$4,769.74</b>
	<b>Arizona Ave</b>						

### 1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
CITY OF DALLAS 320 E JEFFERSON BLVD ROOM #203 DALLAS, TX 75203	5	19/4121			NO ASSESSMENT CITY OF DALLAS		
	3018						
	Arizona Ave						
ELISABETH MARISCAL 3022 ARIZONA AVE DALLAS, TX 75216	6	19/4121	49 FT 39 FT 10.8 SY	PVMT WALK DR(10'wide)	\$75.52 No Cost \$43.43	\$3,700.48 \$0.00 \$469.04	
							\$4,169.52
JUANA M BARRERA 3026 ARIZONA AVE DALLAS, TX 75216	7	19/4121	49 FT 28 FT 28.7 SY	PVMT WALK DR(21'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$233.52 \$1,246.44	
							\$5,180.44
DWIGHT W SNELL 3030 ARIZONA AVE DALLAS, TX 75216	8	19/4121	49 FT 39 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 \$660.14	
							\$4,685.88
MONARCH DEVELOPMENT CORP 7509 INWOOD RD DALLAS, TX 75209	9	19/4121	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00	
	3034						
	Arizona Ave						\$4,193.00

### 1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
JOSE O MARTINEZ	10	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
2914 SEEVERS AVE	3038		40 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216	Arizona Ave		10.8 SY	DR(10'wide)	\$43.43	\$469.04	\$4,245.04
LUIS E SANCHEZ	11	19/4121	48 FT	PVMT	\$75.52	\$3,624.96	
3042 ARIZONA AVE			24 FT	WALK	\$8.34	\$200.16	
DALLAS, TX 75216			18 FT	WALK	No Cost	\$0.00	\$3,825.12
MARIE & JOSE MARTINEZ	12	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
2914 SEEVERS AVE	3046		38 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216	Arizona Ave		13.3 SY	DR(12'wide)	\$43.43	\$577.62	\$4,353.62
LEATHER P OLIPHANT	13	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
3050 ARIZONA AVE			30 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216			10.8 SY	DR(10'wide)	\$43.43	\$469.04	
			10.8 SY	DR(10'wide)	\$43.43	\$469.04	\$4,714.09
DORA CASTRO &	14	19/4121	45 FT	PVMT	\$75.52	\$3,398.40	
DORA VARA	3054		45 FT	WALK	No Cost	\$0.00	
1408 BARLOW	Arizona Ave		13.9 SY	DR(10'Drive)	\$43.43	\$603.68	\$4,002.08
DALLAS, TX 75224							

**STREET GROUP 12-458****1. ARIZONA AVENUE FROM Kiest Boulevard to Saner Avenue**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
<b>CORNING AVE INTERSECTS</b>		<b><i>FREEMONT</i></b>			
ALLEN G LIGON 3102 ARIZONA AVE DALLAS, TX 75216	1	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
JOSE A GOMEZ 3106 ARIZONA AVE DALLAS, TX 75216	2	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
REINA I MARTINEZ 3110 ARIZONA AVE DALLAS, TX 75216	3	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
SOCORRO J RENTERIA 3114 ARIZONA AVE DALLAS, TX 75216	4	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
MARIA O MARTINEZ 237 BRODIE ST DALLAS, TX 75224	5 3118 Arizona Ave	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
JUAN G MARQUEZ MARIA D TORRES 3122 ARIZONA AVE DALLAS, TX 75216	6	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	

**STREET GROUP 12-458****1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
ALBERT C PEOPLES 6518 TALBOT PKWY DALLAS, TX 75232	7	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
<b>FREEMONT</b>					
N H CARTER 3130 ARIZONA AVE DALLAS, TX 75216	8	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
HARMON PROPERTY SERVICES LLC P O BOX 703458 DALLAS, TX 75370	9 3134 Arizona Ave	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
RENEA HALE 3138 ARIZONA AVE DALLAS, TX 75216	10	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	

**STREET GROUP 12-458**

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$323,510.61
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ESTIMATED TOTAL CITY OF DALLAS' COST - PAVING	\$672,364.39
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ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	\$461,280.00
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TOTAL ESTIMATED WATER UTILITIES DEPARTMENT COST WATER MAIN IMPROVEMENTS	\$88,803.00
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ESTIMATED TOTAL CITY OF DALLAS' COST	\$1,222,447.39
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ESTIMATED TOTAL COST OF IMPROVEMENTS	\$1,545,958.00
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## 2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER		LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>NORTH SIDE OF STREET</b>							
MISSION OUTREACH HOLINESS CHURCH 2946 SEEVERS AVE DALLAS, TX 75216	12	9/4108	144 FT 134 FT 10 FT	PMVT WALK DRIVE	\$15.75 \$4.17 No Cost	\$2,268.00 \$558.78 \$0.00	<b>\$2,826.78</b>
JUAN H MARTINEZ & JOVITA GOMEZ 2949 RAMSEY AVE DALLAS, TX 75216	24	9/4108	142 FT 142 FT	PVMT WALK	\$15.75 \$4.17	\$2,236.50 \$592.14	<b>\$2,828.64</b>
<b>RAMSEY AVE INTERSECTS</b>							
JOSE ANTONIO PAIZ 2946 RAMSEY AVE DALLAS, TX 75216	12	10/4109	143 FT 143 FT	PVMT WALK	\$15.75 \$4.17	\$2,252.25 \$596.31	<b>\$2,848.56</b>
JAVIER REYES & ELIAS REYES 2947 ALABAMA AVE DALLAS, TX 75216	24	10/4109	144 FT 134 FT 18.3 SY	PVMT WALK DR(10'wide)	\$15.75 \$4.17 \$43.43	\$2,268.00 \$558.78 \$794.77	<b>\$3,621.55</b>
<b>ALABAMA AVE INTERSECTS</b>							
ADRIAN ESTRADA 1623 GARZA AVE DALLAS, TX 75216	12	11/4110	142 FT 130 FT 12 FT	PVMT WALK DRIVE	\$15.75 \$4.17 No Cost	\$2,236.50 \$542.10 \$0.00	<b>\$2,778.60</b>

## 2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>FREEMONT</b>							
PATSY JENKINS EST OF 1151 ESTER RD #406 IRVING, TX 75061	24	11/4110	144 FT	PVMT	\$15.75	\$2,268.00	
	2947		144 FT	WALK	\$4.17	\$600.48	
	<b>Arizona Av</b>						<b>\$2,868.48</b>
<b>ARIZONA AVE INTERSECTS</b>							
JAMES ORCHARD 7324 GASTON AVE DALLAS, TX 75214	12	12/4118	144 FT	PVMT	\$15.75	\$2,268.00	
	2946		100 FT	WALK	\$4.17	\$417.00	
	<b>Arizona Ave</b>		21 FT	DRIVE	No Cost	\$0.00	
							<b>\$2,685.00</b>
ALICIA L DARLINGTON 2947 MICHIGAN AVE DALLAS, TX 75216	24	12/4118	144 FT	PVMT	\$15.75	\$2,268.00	
			85 FT	WALK	\$4.17	\$354.45	
			24 FT	DRIVE	No Cost	\$0.00	
			14 FT	DRIVE	No Cost	\$0.00	
							<b>\$2,622.45</b>
<b>MICHIGAN AVE INTERSECTS</b>							
LEONARDO VILLEGAS 2946 MICHIGAN AVE DALLAS, TX 75216	12	13/4119	143 FT	PVMT	\$15.75	\$2,252.25	
			128 FT	WALK	No Cost	\$0.00	
			20.7 SY	DR(12'wide)	\$43.43	\$899.00	
							<b>\$3,151.25</b>
JOHNNIE M NEWHOUSE 2947 ALASKA AVE DALLAS, TX 75216	24	13/4119	142 FT	PVMT	\$15.75	\$2,236.50	
			130 FT	WALK	\$4.17	\$542.10	
							<b>\$2,778.60</b>





## 2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
SELVIN CRAWFORD	1	20/4122	142 FT	PVMT	\$15.75	\$2,236.50	
2320 REGINALD RD	3002		142 FT	WALK	No cost	\$0.00	
FORT WORTH, TX 76112	Michigan Ave		15.1 SY	DR(11'wide)	\$43.43	\$655.79	
							\$2,892.29
MICHIGAN AVE INTERSECTS							
JESUS JERONIMO &	15	19/4121	145 FT	PVMT	\$15.75	\$2,283.75	
CANDELARIA JERONIMO			134 FT	WALK	No Cost	\$0.00	
3001 MICHIGAN AVE			11 FT	DRIVE	No Cost	\$0.00	
DALLAS, TX 75216							\$2,283.75
MANUEL C BORJA &							
NOHEMI TEJAD	1	19/4121	143 FT	PVMT	\$15.75	\$2,252.25	
3002 ARIZONA AVE			143 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216			10 FT	DRIVE	No Cost	\$0.00	
							\$2,252.25
ARIZONA AVE INTERSECTS							
JOSE O&MARIA A MARTINEZ	15	18/4114	144 FT	PVMT	\$15.75	\$2,268.00	
2914 SEEVERS AVE	3001		144 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216	Arizona Ave						\$2,268.00
JAMES PRICE							
3002 ALABAMA AVE	1	18/4114	141 FT	PVMT	\$15.75	\$2,220.75	
DALLAS, TX 75216			141 FT	WALK	No Cost	\$0.00	
							\$2,220.75

**STREET GROUP 12-458**

**2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE**

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
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**ALABAMA AVE INTERSECTS**

**ABRAHAM MISSIONARY BAPT CHU**

ABRAHAM MISSIONARY	15A 17/4113	134 FT	PVMT	\$15.75	\$2,110.50	
BAPTIST CHURCH	Acs 0.5154	134 FT	WALK	No Cost	\$0.00	
3011 ALABAMA AVE		21.7 SY	DR(20'wide)	\$43.43	\$942.43	
DALLAS, TX 75216						<b>\$3,052.93</b>

JOSE O&MARIA A MARTINEZ	1 17/4113	143 FT	PVMT	\$15.75	\$2,252.25	
2914 SEEVERS AVE	3002	143 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216	Ramsey Ave					<b>\$2,252.25</b>

**RAMSEY AVE INTERSECTS**

DAVID HERNANDEZ &	15 16/4112	143 FT	PVMT	\$15.75	\$2,252.25	
VERONICA HERNANDEZ	3001	143 FT	WALK	No Cost	\$0.00	
P O BOX 3819	Ramsey Ave	14.7 SY	DR(11'wide)	\$43.43	\$638.42	
DALLAS, TX 75208						<b>\$2,890.67</b>

THOMAS GARCIA	1 16/4112	142 FT	PVMT	\$15.75	\$2,236.50	
3002 SEEVERS AVE		142 FT	WALK	No Cost	\$0.00	
DALLAS, TX 75216		17.8 SY	DR(15'wide)	\$43.43	\$773.05	
						<b>\$3,009.55</b>

**STREET GROUP 12-458**

**2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		\$64,039.14
ESTIMATED TOTAL CITY OF DALLAS' COST - PAVING	\$694,849.86	
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	\$386,061.00	
ESTIMATED TOTAL DALLAS WATER UTILITIES COST WATER MAIN IMPROVEMENTS	\$385,176.00	
ESTIMATED TOTAL CITY OF DALLAS' COST		\$1,466,086.86
ESTIMATED TOTAL COST OF IMPROVEMENTS		\$1,530,126.00

## STREET GROUP 12-458

## 3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>NORTH SIDE OF STREET</b>							
<b>EAGLE FORD PLAZA</b>							
CARLOS ESTRADA	2	1/7160	42	FT PVMT	\$75.52	\$3,171.84	
3807 MICAN DRIVE			18	FT WALK	\$8.34	\$150.12	
DALLAS, TX 75212			14	SY DRIVE	No Cost	\$0.00	
							<b>\$3,321.96</b>
LETICIA CARDOZA	3	1/7160	52	FT PVMT	\$75.52	\$3,927.04	
3811 MICAN DRIVE			28	FT WALK	\$8.34	\$233.52	
DALLAS, TX 75212			14	SY DRIVE	No Cost	\$0.00	
							<b>\$4,160.56</b>
SEFERINO EQUILLA	4	1/7160	49	FT PVMT	\$75.52	\$3,700.48	
3811 MICAN DRIVE	3815		16	FT WALK	\$8.34	\$133.44	
DALLAS, TX 75212	Mican Dr		37.2	SY DR(28'wide)	\$43.43	\$1,615.60	
							<b>\$5,449.52</b>
MARISELA A TATE	S Pt of	1/7160	49	FT PVMT	\$75.52	\$3,700.48	
1536 ALLEN	Lt 5		25	FT WALK	\$8.34	\$208.50	
CEDAR HILL, TX 75104	50x110		23.2	SY DR(14'wide)	\$43.43	\$1,007.58	
	Mican						<b>\$4,916.56</b>
	200Ft						
	Schofield						
	3819						
	Mican Dr						

### 3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
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JOE L & YOLANDA R	11	1/7160	59	FT PVMT	\$75.52	\$4,455.68
CARDOZA	3847		33	FT WALK	\$8.34	\$275.22
3851 MICAN DRIVE	Mican Dr		25.6	SY DR(16'wide)	\$43.43	\$1,111.81
DALLAS, TX 75212						\$5,842.71

## STREET GROUP 12-458

## 3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>EAGLE FORD PLAZA</b>						
JOE L & YOLANDA R	12	1/7160	60 FT PVMT	\$75.52	\$4,531.20	
CARDOZA	3851		35 FT WALK	\$8.34	\$291.90	
3851 MICAN DRIVE	Mican Dr		24.4 SY (DR(15'wide)	\$43.43	\$1,059.69	
DALLAS, TX 75212						<b>\$5,882.79</b>
JOE L & YOLANDA R	13	1/7160	49 FT PVMT	\$75.52	\$3,700.48	
CARDOZA	3855		49 FT WALK	\$8.34	\$408.66	
3851 MICAN DRIVE	Mican Dr					
DALLAS, TX 75212						<b>\$4,109.14</b>
RIGOBERTO CARDOZA	14	1/7160	60 FT PVMT	\$75.52	\$4,531.20	
3711 SCHUSTER DR	3903		43 FT WALK	\$8.34	\$358.62	
DALLAS, TX 75212	Mican Dr		17.7 SY DR(12'wide)	\$43.43	\$768.71	
						<b>\$5,658.53</b>
JUAN CARLOS GARCIA	15	1/7160	60 FT PVMT	\$75.52	\$4,531.20	
3909 MICAN DRIVE			32 FT WALK	\$8.34	\$266.88	
DALLAS, TX 75212			14 FT DRIVE	No Cost	\$0.00	
						<b>\$4,798.08</b>
JUAN CARLOS GARCIA	16	1/7160	40 FT PVMT	\$75.52	\$3,020.80	
3909 MICAN DRIVE	3915		18 FT WALK	\$8.34	\$150.12	
DALLAS, TX 75212	Mican Dr		12 FT DRIVE	No Cost	\$0.00	
						<b>\$3,170.92</b>

**STREET GROUP 12-458**

**3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END**

**SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT</b>	<b>BLOCK</b>	<b>FRONTAGE</b>	<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
CITY OF DALLAS 1500 MARILLA ST DALLAS, TX 75201	17 3919 MICAN DR	1/7160		NO ASSESSMENT CITY OF DALLAS		
<b>SOUTHSIDE OF STREET</b>						
<b>EAGLE FORD PLAZA</b>						
LUDIVINIA T RODRIGUEZ 3909 MICAN DRIVE DALLAS, TX 75212	1 3840 Pluto St	7/7160	120 FT PVMT 120 FT WALK	\$75.52 \$8.34	\$9,062.40 \$1,000.80	<b>\$10,063.20</b>
RENE VALENCIA & DORA DELGADO VALENCIA 3846 MICAN DRIVE DALLAS, TX 75212	9	6/7160	95 FT PVMT 66 FT WALK 14 SY DR(9'wide) 10 FT DRIVE	\$75.52 \$8.34 \$43.43 No Cost	\$7,174.40 \$550.44 \$608.02 \$0.00	<b>\$8,332.86</b>
LETICIA & MIGUEL PERE 3842 MICAN DRIVE DALLAS, TX 75212	8	6/7160	60 FT PVMT 38 FT WALK 12 FT DRIVE	\$75.52 \$8.34 No Cost	\$4,531.20 \$316.92 \$0.00	<b>\$4,848.12</b>
NOE MARTINEZ 3836 MICAN DRIVE DALLAS, TX 75212	7	6/7160	60 FT PVMT 40 FT WALK 10 FT DRIVE	\$75.52 \$8.34 No Cost	\$4,531.20 \$333.60 \$0.00	<b>\$4,864.80</b>



## STREET GROUP 12-458

## 3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>EAGLE FORD PLAZA</b>						
MAURO ORNELAS	6	6/7160	60 FT PVMT	\$75.52	\$4,531.20	
3509 ABILENE STREET	3832		36 FT WALK	No Cost	\$0.00	
DALLAS, TX 75212	Mican Dr		14 FT DRIVE	No Cost	\$0.00	
						<b>\$4,531.20</b>
JIMMY GOMEZ JR & ALVIN GOMEZ	5	6/7160	59 FT PVMT	\$75.52	\$4,455.68	
3826 MICAN DRIVE			35 FT WALK	\$8.34	\$291.90	
DALLAS, TX 75212			21.9 SY DR(18'wide)	\$43.43	\$951.12	
						<b>\$5,698.70</b>
HERIBERTO C TAMEZ	4	6/7160	78 FT PVMT	\$75.52	\$5,890.56	
3822 MICAN DRIVE			54 FT WALK	\$8.34	\$450.36	
DALLAS, TX 75212			23.2 FT DR(14'wide)	\$43.43	\$1,007.58	
						<b>\$7,348.50</b>
HERIBERTO CARDOZA E	3	6/7160	60 FT PVMT	\$75.52	\$4,531.20	
3812 MICAN DRIVE			38 FT WALK	\$8.34	\$316.92	
DALLAS, TX 75212			17 FT DRIVE	No Cost	\$0.00	
						<b>\$4,848.12</b>
HERIBERTO CARDOZA JI & LETICIA CARDOZA	2	6/7160	60 FT PVMT	\$75.52	\$4,531.20	
3802 MICAN DRIVE	3806		32 FT WALK	\$8.34	\$266.88	
DALLAS, TX 75212	Mican Dr		28.1 SY DR(18'wide)	\$43.43	\$1,220.38	
						<b>\$6,018.46</b>

### 3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<i>EAGLE FORD PLAZA</i>						
JOSE L GONZALEZ	1	6/7160	45 FT PVMT	\$75.52	\$3,398.40	
3802 MICAN DRIVE			14 FT DRIVE	No Cost	\$0.00	
DALLAS, TX 75212						\$3,398.40

**STREET GROUP 12-458**

**3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		\$131,950.10
ESTIMATED TOTAL CITY OF DALLAS' COST - PAVING	\$136,862.90	
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	\$153,637.00	
ESTIMATED TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN IMPROVEMENTS	\$266,116.00	
ESTIMATED TOTAL CITY OF DALLAS' COST		\$556,615.90
ESTIMATED TOTAL COST OF IMPROVEMENTS		\$688,566.00

<b>KEY FOCUS AREA:</b>	Economic Vibrancy
<b>AGENDA DATE:</b>	August 10, 2016
<b>COUNCIL DISTRICT(S):</b>	2, 5, 7
<b>DEPARTMENT:</b>	Public Works Department
<b>CMO:</b>	Jill A. Jordan, P.E., 670-5299
<b>MAPSCO:</b>	45G H L M R 46E F G H J K L M N P Q R U V 47E F G H J K L M N P Q R S T U V

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**SUBJECT**

Authorize a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area - Financing: No cost consideration to the City

**BACKGROUND**

East Dallas Veloway Phase 2A Extension (Santa Fe Trail Extension) from Elm Street to Parry Avenue and the CBD-Fair Park Link from Hall Street to Hickory Street are two of the City of Dallas’ on-going projects that will provide multimodal facilities for the area. Dallas County contacted the City expressing their interest to conduct a preliminary Engineering Feasibility Study on additional multimodal connectivity between Baylor Medical Center, Fair Park, and East Dallas in the vicinity of these two projects. Dallas County has proposed to utilize the City’s expenditures on these two projects as matching funds, and in turn provide \$700,000 from their Major Capital Improvements Program (MCIP) for the study. This action will authorize a Funding Agreement with Dallas County to outline the scope, funding obligation, and responsibility of agencies for the study.

## **BACKGROUND** (Continued)

The primary corridors to be studied are along Haskell Avenue/Military Parkway from Parry Avenue to Lawnview Avenue, north of the DART Green Line between Hall Street and Parry Avenue, and along a railroad corridor from Fair Park to the planned Trinity Forest Spine Trail. The plan is to study multimodal connectivity options between the east end of the Santa Fe Trail Extension at Parry Avenue and the planned on-street bicycle facilities along Lawnview Avenue and Hunnicut Road, as identified in the 2011 Dallas Bike Plan. The on-street route, which is shown in the 2011 Dallas Bike Plan as going along Haskell Avenue, will be studied for feasibility along with additional paralleling routes. Another option to be investigated in this study is the use of an abandoned railroad corridor beginning on the north side of Fair Park and east of Parry Avenue that could potentially provide an entirely dedicated multimodal connection to the planned Trinity Forest Spine Trail and Military Parkway. Possible future on-street facilities to be evaluated for future access include Dolphin Road from Military Parkway or the railroad corridor up to Samuell Boulevard for access to the Samuell Boulevard planned bicycle corridor and Samuell Grand Park. Additionally, potential spur access connections from the rail corridor will also be evaluated. Dallas County will be the lead agency to administer the study.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Study	Fall 2016
Complete Study	Spring 2018

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City.

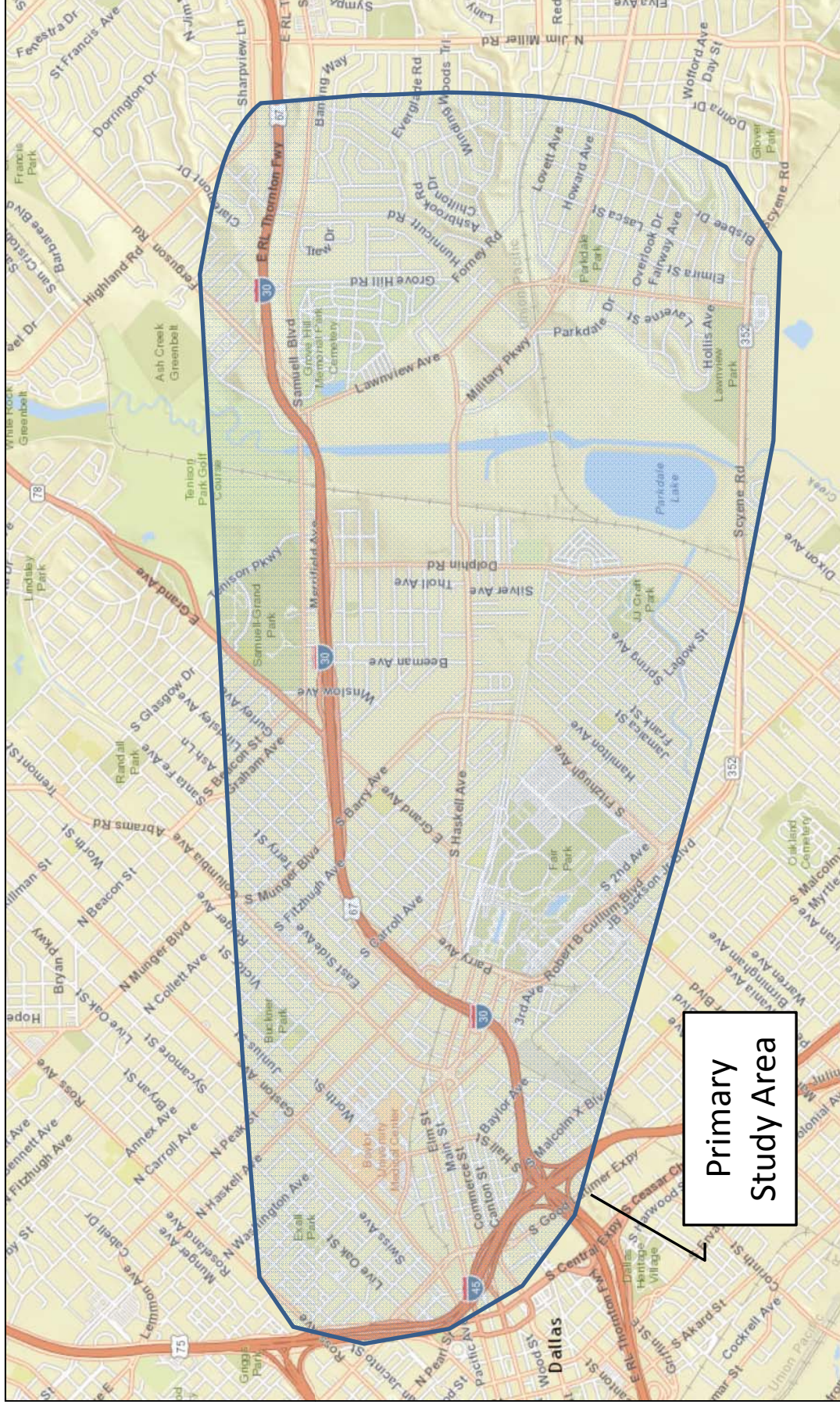
## **MAP**

Attached.



# Preliminary Engineering Feasibility Study for Multimodal Connectivity

## Council Districts: 2, 5, & 7



MAPSCO: 45 G, H, L, M, R

46 E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V 47 E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V

August 10, 2016

**WHEREAS**, the City of Dallas currently has two on-going projects, East Dallas Veloway Phase 2A Extension (Santa Fe Trail Extension) from Elm Street to Parry Avenue and CBD-Fair Park Link from Hall Street to Hickory Street that will provide trail and bicycle facilities for the area; and,

**WHEREAS**, Dallas County expressed their interest to conduct a preliminary Engineering Feasibility Study for the multimodal connectivity between Baylor Medical Center, Fair Park, and East Dallas in the vicinity of these two projects; and,

**WHEREAS**, Dallas County proposed to utilize the City's costs spent on the East Dallas Veloway Phase 2A (Santa Fe Trail Extension) project and the CBD-Fair Park Link project as the matching funds and in turn provide \$700,000 from their Major Capital Improvements Program (MCIP) for the study; and,

**WHEREAS**, Dallas County will be the lead agency to administer the study; and,

**WHEREAS**, the City of Dallas desires to enter into a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/ Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to execute a Funding Agreement with Dallas County for the preliminary Engineering Feasibility Study of the bicycle route and options along Haskell Avenue/ Military Parkway from Parry Avenue to Lawnview Avenue and between Hall Street and Parry Avenue, and for potential spot improvements needed within the study area, after it has been approved as to form by the City Attorney.

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



## AGENDA ITEM # 38

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Public Works Department  
Office of Economic Development

**CMO:** Jill A. Jordan, P.E., 670-5299  
Ryan S. Evans, 671-9837

**MAPSCO:** 44W X 54A B C E

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### SUBJECT

Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for the design review of Rosemont Safe Routes to School Project – Not to exceed \$2,609 - Financing: Davis Garden TIF District Funds

### BACKGROUND

The Rosemont Safe Routes to School Project was submitted and selected by the 2014 Transportation Alternative Program Call for Projects for preliminary engineering. The federally-funded Transportation Alternatives Program focused on non-traditional projects and offers opportunities to expand transportation choices. The City will be responsible for 20% of the costs on this project while TxDOT and the Federal government will be responsible for 80% of the costs. This action will authorize an Interlocal Agreement with payment to the Texas Department of Transportation (TxDOT) for the City's share of design related engineering review costs associated with this project.

The Rosemont Safe Routes to School Project will provide 3.5 miles of bicycle facilities and traffic – calming in the surrounding community along with an improved bicycle and pedestrian connection to Rosemont Elementary School. The project will extend the accessibility of the bicycle facilities throughout the neighborhood. This project supports the City of Dallas Bike Plan by using on-street residential roadways to ensure safe bicycle connections for the Rosemont Primary and Elementary Schools, Kidd Springs Park, and the Coombs Creek Trail. The estimated preliminary engineering cost is \$104,991.33. The required local match is to be provided by the Davis Garden Tax Increment Financing District. A future council action will be required to authorize a design contract. The scope for construction of any improvements along with associated funding will be identified at a later date.



## **ESTIMATED SCHEDULE OF PROJECT**

Begin Design	November 2016
Complete Design	November 2017

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 27, 2014, briefed to the Transportation & Trinity River Corridor Project Committee.

Authorized submission of the 2014 Transportation Alternative Project application on May 28, 2014, by Resolution No. 14-0830.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

## **FISCAL INFORMATION**

Davis Garden TIF District Funds - \$2,608.60

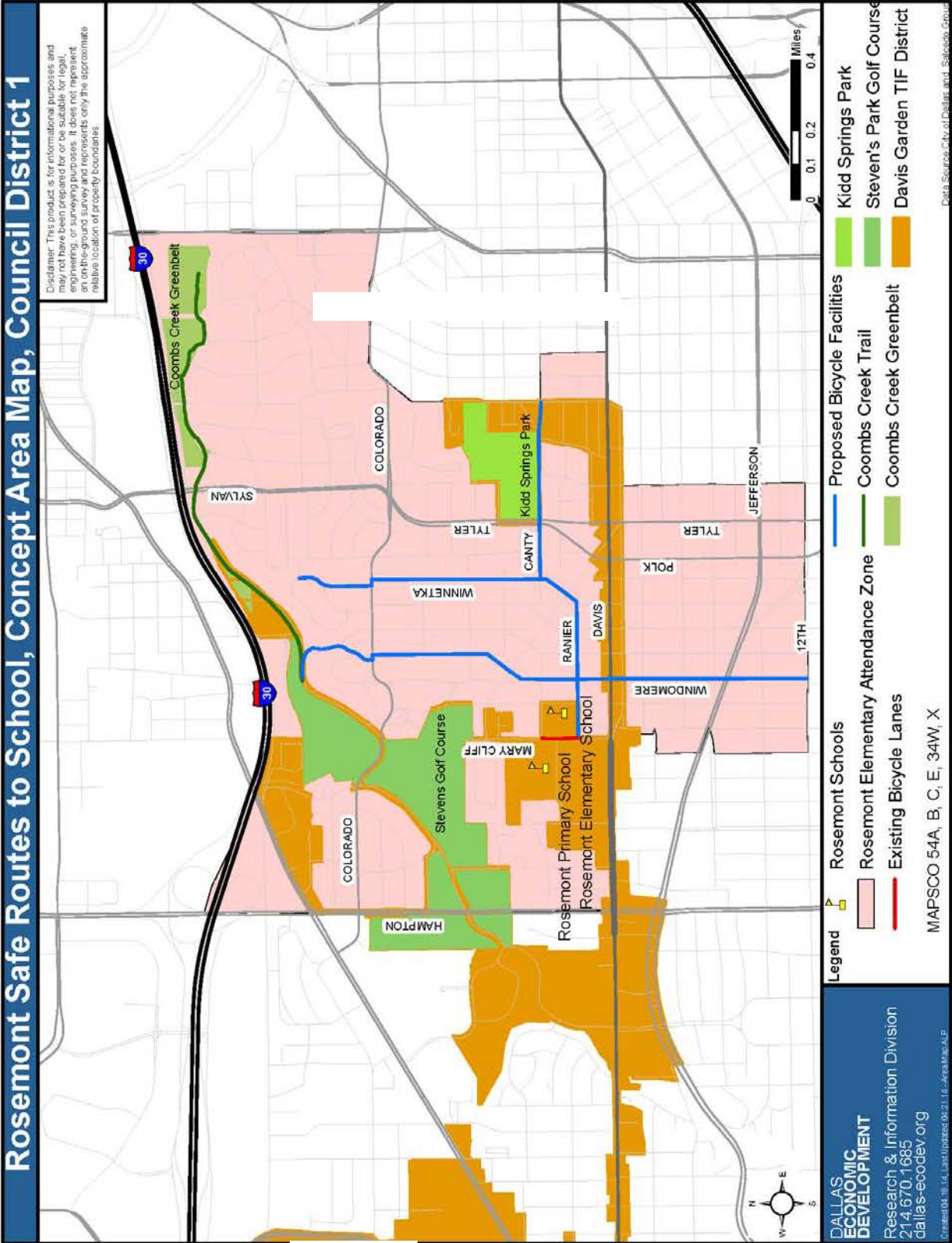
Engineering Design (Federal)	\$ 69,565.60 (est.)
Engineering Design (Local)	\$ 17,391.40 (est.)
TxDOT Direct Costs (Federal)	\$ 10,434.40 (est.)
TxDOT Engineering Review (this action)	\$ 2,608.60
TxDOT Indirect Costs (TxDOT)	<u>\$ 4,991.33 (est.)</u>
Total Project Costs	\$104,991.33

## **MAP**

Attached

Rosemont Safe Routes to School Project  
Council District: 1

MAPSCO: 54A,B,C,E, 34W,X



MAPSCO: 44W, X, 54A, B, C, E



August 10, 2016

**WHEREAS**, the Regional Transportation Council (RTC), comprised primarily of local elected officials, is the regional transportation policy board associated with the North Central Texas Council of Governments and the regional forum for cooperative decisions on transportation; and,

**WHEREAS**, the Regional Transportation Council approved approximately \$28 million for the 2014 Transportation Alternative Program (TAP) Call for Projects on February 13, 2014; and,

**WHEREAS**, the City of Dallas submitted the Transportation Alternative Project application for the Rosemont Safe Routes to School Project to the North Central Texas Council of Governments in May 2014, by Resolution No. 14-0830; and,

**WHEREAS**, on October 9, 2014, the Regional Transportation Council approved the submitted projects for funding by the 2014 TAP Call for Projects for the North Central Texas Region; and,

**WHEREAS**, on August 27, 2015 The Texas Transportation Commission awarded funding for the projects in the 2014 TAP Call for Projects; and,

**WHEREAS**, the City of Dallas supported the Rosemont Safe Routes to School Project as applied for in the 2014 TAP Program Call for Projects, and will serve as the public sponsor and lead project contact on the projects; and,

**WHEREAS**, the City of Dallas committed to fund or pass through funds from other sources for a minimum local cash or in-kind match of 20 percent of the total project cost, and confirmed that the City of Dallas will be responsible for any cost overruns; and,

**WHEREAS**, the City of Dallas understood and acknowledged that all awarded funding will be provided on a reimbursement basis; and,

**WHEREAS**, it is now necessary to authorize a Local Transportation Project Advance Funding Agreement (LPAFA) with a payment to TxDOT for engineering review for the Rosemont Safe Routes to School Project in the amount of \$2,608.60.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**Section 1.** That the City Manager is hereby authorized to execute a Local Transportation Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation for design of the Rosemont Safe Routes to School Project, in the amount of \$2,608.60, after it has been approved as to form by the City Attorney.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds to the Texas Department of Transportation for the design-related engineering review costs associated with Rosemont Safe Routes to School Project in accordance with the terms and conditions of the agreement from:

Davis Garden TIF District Fund	
Fund 0060, Dept. ECO, Unit P754, Act. DGTI	
Obj. 3070, Program #PBTIF026, CT ECOP754J284	
Vendor #239588, in an amount not to exceed	\$ 2,608.60

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 12

**DEPARTMENT:** Public Works Department

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 5T

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**SUBJECT**

**Keller Springs Road**

- \* Authorize **(1)** an increase in the Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout in the amount of \$204,204, from \$342,043 to \$546,247; **(2)** the receipt and deposit of funds from Dallas County in the amount of \$179,204; and **(3)** an increase in appropriations in the amount of \$179,204 in the Capital Projects Reimbursement Fund - Not to exceed \$204,204 - Financing: Capital Projects Reimbursement Funds
- \* Authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015, to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout - Financing: No cost consideration to the City

**BACKGROUND**

On June 25, 2014, Resolution No. 14-1008 authorized a Project Specific Agreement with Dallas County for participation in the design and construction of paving and drainage improvements of the Keller Springs Road at Westgrove Drive roundabout. On June 17, 2015, Dallas City Council authorized an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout. The City of Dallas is responsible for administering design and construction of this project. Dallas County agreed to contribute additional funds for the design and construction of the project. This action will authorize an increase in funding for the agreement to provide additional funds from Dallas County for the construction of the paving and drainage improvements of the Keller Springs Road at Westgrove Drive roundabout. This action will also authorize an amendment to Resolution No. 15-1163 to revise the source of funds for the contract to construct paving and drainage improvements of the Keller Springs Road at Westgrove Drive roundabout.

## **BACKGROUND** (Continued)

In response to neighborhood concerns regarding high traffic speeds on the residential section of Keller Springs Road north of Westgrove Drive, the scope of this project entails constructing a roundabout (traffic circle) at the intersection of Keller Springs Road and Westgrove Drive to slow down the traffic before it enters into the residential section of Keller Springs Road. The project includes reinforced concrete pavement, curbs and gutters, sidewalks, landscaping, lighting and drainage improvements. The total project cost including design, right-of-way acquisition, and construction is estimated at \$1,361,543.00, of which \$815,296.50 will be funded by the City and \$546,246.50 will be funded by Dallas County.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Feasibility Study/Schematic	April 2011
Completed Feasibility Study/Schematic	March 2013
Began Design	July 2014
Completed Design	March 2015
Began Construction	November 2015
Complete Construction	August 2016

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a Master Interlocal Agreement with Dallas County on January 10, 2001, by Resolution No. 01-0104.

Authorized a Master Agreement with Dallas County for future transportation major capital improvement projects on April 13, 2011, by Resolution No. 11-0927.

Authorized a Project Specific Agreement with Dallas County for funding participation on June 25, 2014, by Resolution No. 14-1008.

Authorized a professional services contract with Hayden Consultants, Inc. on June 25, 2014, by Resolution No. 14-1009.

Authorized a License Agreement with Dallas Area Rapid Transit (DART) for the use of DART's right-of-way on June 25, 2014, by Resolution No. 14-1010.

Authorized an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of paving and drainage of the Keller Springs Road at Westgrove Drive roundabout on June 17, 2015, by Resolution No. 15-1162.

Authorized a contract with Jeske Construction Company for the construction of paving and drainage of the Keller Springs Road at Westgrove Drive roundabout on June 17, 2015, by Resolution No. 15-1163.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

Authorized a Multiple Use Agreement with the Texas Department of Transportation for the use of Texas Department of Transportation's right-of-way for the Keller Springs Road at Westgrove Drive roundabout on June 17, 2015, by Resolution No. 15-1164.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

**FISCAL INFORMATION**

Capital Projects Reimbursement Funds - \$179,204.00

Preliminary Design (roundabout Feasibility Study & Survey) (PBW and Dallas County 50-50)	\$ 50,000.00
Right-of-Way	\$ 50,000.00
Design (PBW and Dallas County 50-50)	\$ 88,585.00
Construction (PBW and Dallas County)	\$ 887,121.00
Construction (Dallas County) (this action)	\$ 179,204.00
<u>Contingency (10%)</u>	<u>\$ 106,632.50</u>

Estimated Total Project Cost	\$1,361,542.50
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City's share of project cost - \$815,296.50

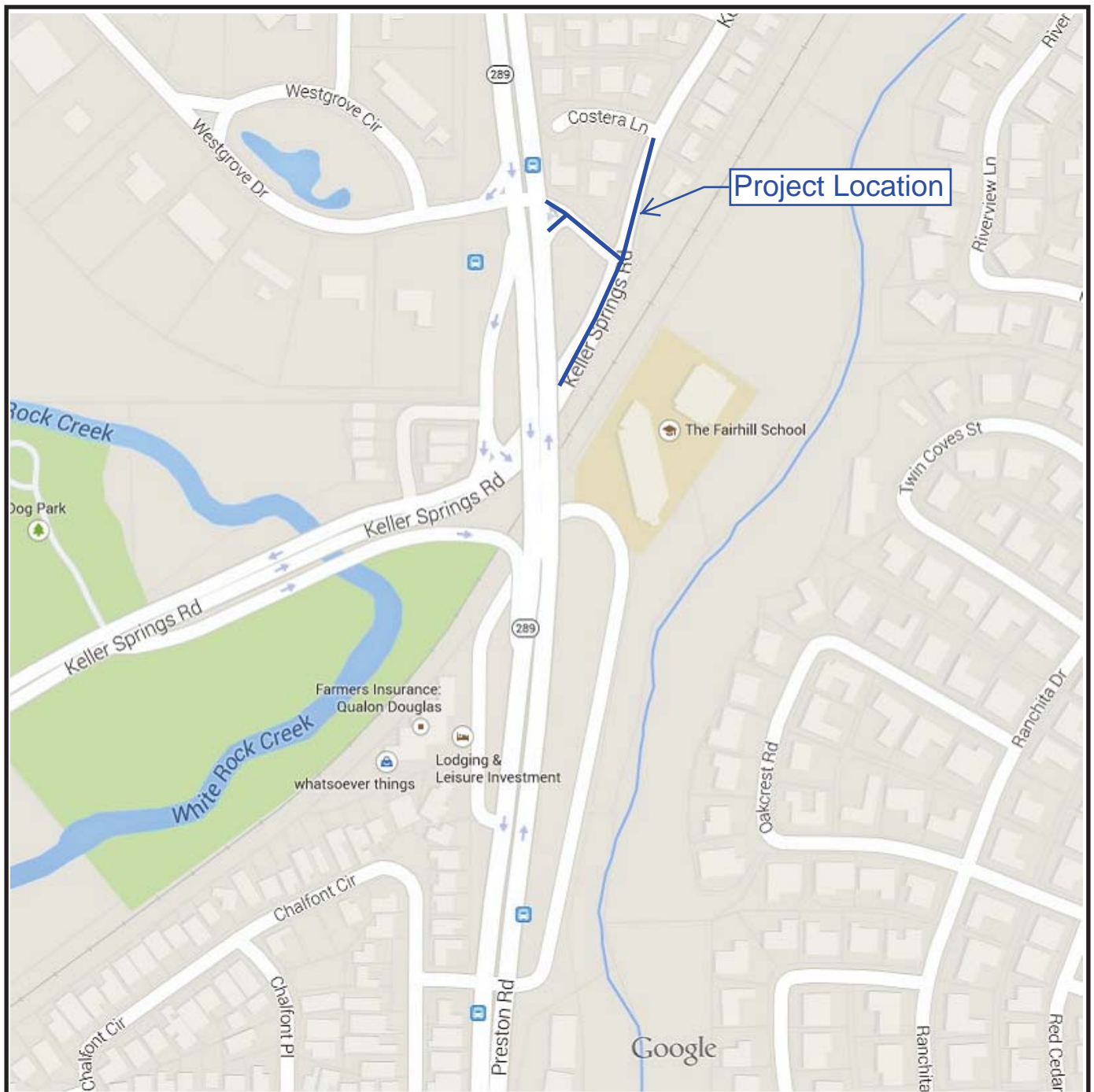
County's share of project cost - \$546,246.50

**MAP**

Attached.



# Keller Springs Road at Westgrove Drive Roundabout



Mapsc0 5 T

August 10, 2016

**WHEREAS**, the Keller Springs Road at Westgrove Drive roundabout project was selected for participation and funding by Dallas County in the Fifth Call for Projects; and,

**WHEREAS**, on January 10, 2001, Resolution No. 01-0104 authorized the Master Interlocal Agreement with Dallas County for projects to be implemented through their Major Capital Improvement Program; and,

**WHEREAS**, on April 6, 2011, Administrative Action No. 11-1064 authorized an Engineering Services contract with Ourston Roundabout Engineering, Inc. for a Keller Springs Road at Westgrove Drive roundabout Feasibility Study in the amount of \$24,963.00; and,

**WHEREAS**, on April 13, 2011, Resolution No. 11-0927 authorized the Master Agreement Governing Transportation Major Capital Improvement Program with Dallas County; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1008 authorized a Project Specific Agreement with Dallas County for funding participation for the design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$42,042.50; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1009 authorized a professional services contract with Hayden Consultants, Inc. for the design of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$84,085.00; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1010 authorized a License Agreement with Dallas Area Rapid Transit (DART) for the use of DART's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

**WHEREAS**, on June 17, 2015, Resolution No. 15-1162 authorized an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$300,000.00 from \$42,042.50 to \$342,042.50; and,

**WHEREAS**, on June 17, 2015, Resolution No. 15-1163 authorized a contract with Jeske Construction Company for the construction of paving and drainage of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$1,066,325.00; and,

**WHEREAS**, on June 17, 2015, Resolution No. 15-1164 authorized a Multiple Use Agreement with the Texas Department of Transportation for the use of Texas Department of Transportation's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

August 10, 2016

**WHEREAS**, on November 2, 2015, Administrative Action No. 15-7131 authorized Supplemental Agreement No.1 to the professional services contract with Hayden Consultants, Inc. for design of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$4,500.00, increasing the contract from \$84,085.00 to \$88,585.00; and,

**WHEREAS**, the City of Dallas is the lead agency to administer the design and construction of the project; and,

**WHEREAS**, Dallas County agreed to contribute additional funds for the construction of the Keller Springs Road at Westgrove Drive roundabout; and,

**WHEREAS**, it is now necessary to authorize an increase in funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout and receipt of payment from Dallas County in the amount of \$204,204.00, from \$342,042.50 to \$546,246.50, which includes \$25,000 for survey services previously performed by Dallas County.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to increase funding for the Project Specific Agreement with Dallas County for the design and construction of the Keller Springs Road at Westgrove Drive roundabout and receipt of payment from Dallas County in the amount of \$204,204.00, from \$342,042.50 to \$546,246.50, which includes \$25,000 for survey services previously performed by Dallas County.

**Section 2.** That the Chief Financial Officer is hereby authorized to receive and deposit funds for construction from Dallas County in an amount not to exceed \$179,204.00 in Fund 0556, Department PBW, Unit S401, Revenue Source 6499.

**Section 3.** That the City Manager is hereby authorized to increase appropriations in the Capital Projects Reimbursement Fund 0556, Department PBW, Unit S401, Obj. 4510 in the amount of \$179,204.00.

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

August 10, 2016

**WHEREAS**, the Keller Springs Road at Westgrove Drive roundabout project was selected for participation and funding by Dallas County in the Fifth Call for Projects; and,

**WHEREAS**, on January 10, 2001, Resolution No. 01-0104 authorized the Master Interlocal Agreement with Dallas County for projects to be implemented through their Major Capital Improvement Program; and,

**WHEREAS**, on April 6, 2011, Administrative Action No. 11-1064 authorized an Engineering Services contract with Ourston Roundabout Engineering, Inc. for a Keller Springs Road at Westgrove Drive roundabout Feasibility Study in the amount of \$24,963.00; and,

**WHEREAS**, on April 13, 2011, Resolution No. 11-0927 authorized the Master Agreement Governing Transportation Major Capital Improvement Program with Dallas County; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1008 authorized a Project Specific Agreement with Dallas County for funding participation for the design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$42,042.50; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1009 authorized a professional services contract with Hayden Consultants, Inc. for the design of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$84,085.00; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1010 authorized a License Agreement with Dallas Area Rapid Transit (DART) for the use of DART's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

**WHEREAS**, on June 17, 2015, Resolution No. 15-1162 authorized an increase in funding for the Project Specific Agreement with Dallas County for design and construction of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$300,000.00 from \$42,042.50 to \$342,042.50; and,

**WHEREAS**, on June 17, 2015, Resolution No. 15-1163 authorized a contract with Jeske Construction Company for the construction of paving and drainage for the Keller Springs Road at Westgrove Drive roundabout in the amount of \$1,066,325.00; and,

**WHEREAS**, on June 17, 2015, Resolution No. 15-1164 authorized a Multiple Use Agreement with the Texas Department of Transportation for the use of Texas Department of Transportation's right-of-way for the Keller Springs Road at Westgrove Drive roundabout; and,

August 10, 2016

**WHEREAS**, on November 2, 2015, Administrative Action No. 15-7131 authorized Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for design of the Keller Springs Road at Westgrove Drive roundabout in the amount of \$4,500.00, increasing the contract from \$84,085.00 to \$88,585.00; and,

**WHEREAS**, the City of Dallas is the lead agency to administer the design and construction of the project; and,

**WHEREAS**, Dallas County agreed to contribute additional funds for the construction of the Keller Springs Road at Westgrove Drive roundabout; and,

**WHEREAS**, it is now necessary to authorize an amendment to Resolution No. 15-1163, previously approved on June 17, 2015 to revise the source of funds for the contract to construct paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That Resolution No. 15-1163, previously approved on June 17, 2015, is hereby amended to revise the source of funds for the construction of paving and drainage improvements for the Keller Springs Road at Westgrove Drive roundabout, as follows:

Street and Transportation Improvements Fund	
Fund 2U22 Department PBW, Unit S401, Act. INGV	
Obj. 4510 Program #PB12S401, CT PBW12S401K1	
Vendor # 083791, in an amount not to exceed	\$460,225.00
	<u>\$384,039.49</u>

Street and Transportation Improvements Fund	
Fund 3U22 Department PBW, Unit S401, Act. INGV	
Obj. 4510 Program #PB12S401, CT PBW12S401K1	
Vendor # 083791, in an amount not to exceed	\$306,100.00
	<u>\$248,691.21</u>

August 10, 2016

Capital Projects Reimbursement Fund	
Fund 0556, Department PBW, Unit S401, Act. INGV	
Obj. 4510 Program #PB12S401, CT PBW12S401K1	
Vendor # 083791, in an amount not to exceed	\$300,000.00
	<u>\$433,594.30</u>
 Total amount not to exceed	 \$1,066,325.00

**Section 2.** That the Chief Financial Officer is hereby authorized to reallocate project funding for construction.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



## AGENDA ITEM # 41

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** 23X

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### SUBJECT

Authorize acquisition of a wastewater easement from The CTC Family Limited Partnership, of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project - Not to exceed \$58,000 (\$53,000 plus closing cost and title expenses not to exceed \$5,000) - Financing: Water Utilities Capital Construction Funds

### BACKGROUND

This item authorizes the acquisition of a wastewater easement of approximately 5,313 square feet located near the intersection of Storey Lane and Timberline Drive for the Storey Lane Project. This property will be used for a wastewater main replacement. The consideration is based on an independent appraisal.

### PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

### FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$58,000 (\$53,000, plus closing cost and title expenses not to exceed \$5,000)



**OWNER**

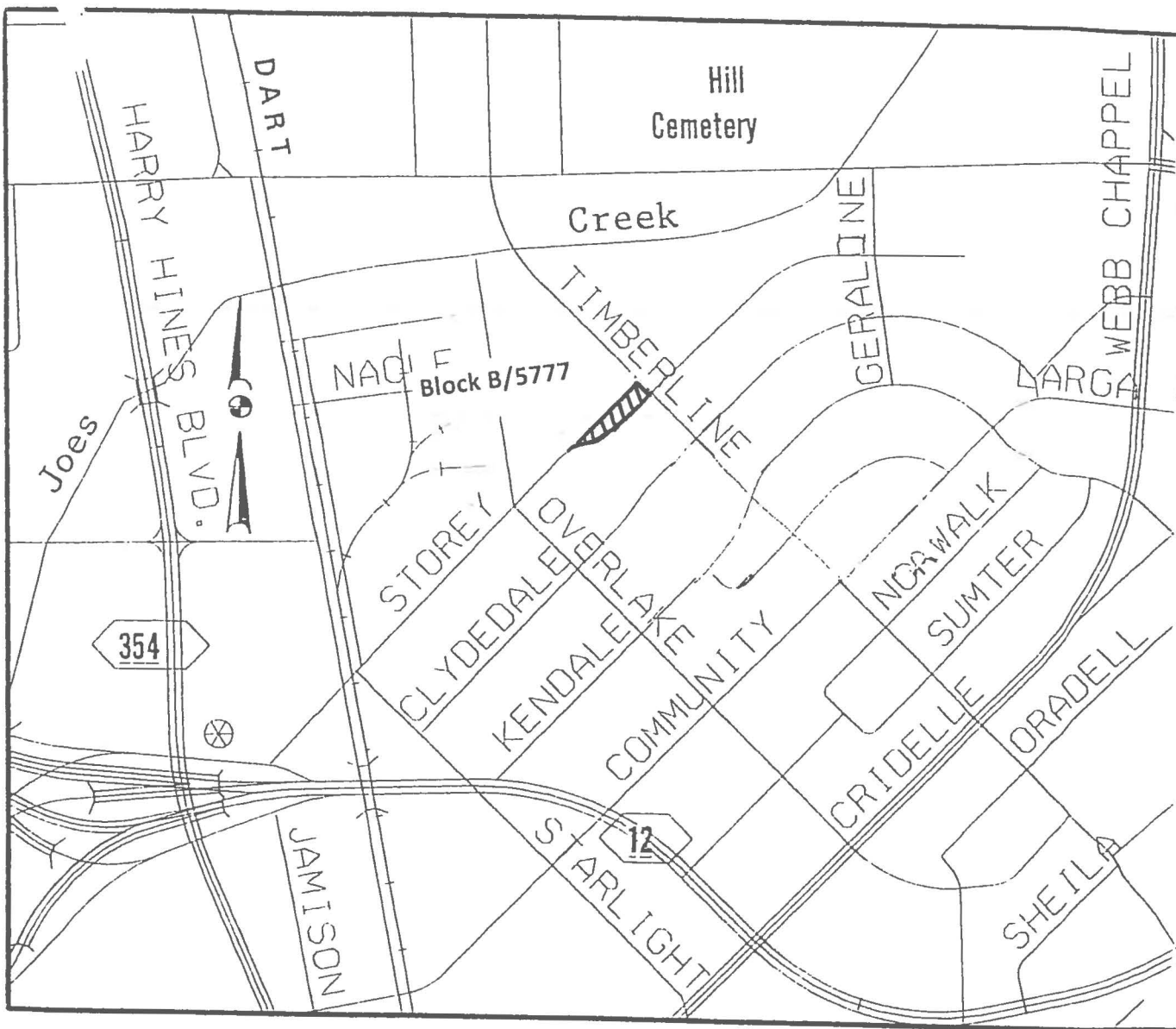
**The CTC Family Limited Partnership**

**Sun Ridge Place Corporation**

Chui-Tsang Chien, Manager

**MAP**

Attached



SUBJECT:



August 10, 2016

**A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.**

**DEFINITIONS:** For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 5,313 square feet of land located in Dallas County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Storey Lane Project

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of treated water together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Wastewater Easement subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": The CTC Family Limited Partnership, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$53,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$5,000

"AUTHORIZED AMOUNT": Not to exceed \$58,000 (\$53,000, plus closing costs and title expenses not to exceed \$5,000)

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the USE of the PROPERTY for the PROJECT is a public use.

August 10, 2016

**SECTION 2.** That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

**SECTION 3.** That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

**SECTION 4.** That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

**SECTION 5.** That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

**SECTION 6.** That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Funds, Fund No 0103, Department DWU, Unit CS40, Activity MPSA, Program No. 710214, Object 4210, Encumbrance No. CT-DWU710214ENA. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

**SECTION 7.** That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

**SECTION 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**  
**CHRISTOPHER D. BOWERS, Interim City Attorney**

BY   
**Assistant City Attorney**

# EXHIBIT A

**EXHIBIT "A"**  
**10- FOOT WIDE WASTEWATER EASEMENT**  
**4,412 SQUARE FEET (0.101 ACRES)**  
**TO BE ACQUIRED FROM**  
**THE CTC FAMILY LIMITED PARTERSHIP**  
**OUT OF LOT 1, CITY BLOCK B/5777**  
**ABSOLEM SMITH SURVEY, ABST. NO. 1347**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PARCEL 1:

BEING a 4,412-square foot (0.101-acres) tract of land out of the Absolem Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and also being out of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 83011, Page 1225, Deed Records of Dallas, County, Texas (D.R.D.C.T.), and also being out of that tract of land conveyed to The CTC Family Limited Partnership, according to the special warranty deed thereof recorded in Instrument No. 201000267771, Tract I, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

BEGINNING at a 1/2-inch iron rod found (controlling monument) in the southwesterly right-of-way line of Brockbank Drive (a 64-foot right-of-way), said point also being the most easterly corner of said Lot 1, Block B/5777, said point also being in the northwesterly line of Block 12/5776 of the Revision of Block 12 and NW ½ Block 11, Community Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 14, Page 127, Map Records of Dallas County, Texas;

THENCE South 45 degrees 53 minutes 00 seconds West, departing the southwesterly right-of-way line of said Brockbank Drive, and along the southeasterly line of said Lot 1, Block B/5777 and the northwesterly line of said Block 12/5776, a distance of 492.48 feet to a cut "X" set in concrete;

THENCE North 40 degrees 18 minutes 53 second East, departing said common line of Lot 1, Block B/5777 and Block 12/5776, over and across said Lot 1, a distance of 103.05 feet to a cut "X" set in concrete;

THENCE North 45 degrees 53 minutes 00 seconds East, continuing over and across said Lot 1, and being at all times 10-foot parallel and perpendicularly distant from said common line of Lot 1, Block B/5777 and Block 12/5776, a distance of 389.91 feet to a cut "X" set in concrete in the southwesterly right-of-way line of said Brockbank Drive;

FIELD NOTES APPROVED:  
*AK 6/28/11*



## EXHIBIT A

THENCE South 44 degrees 07 minutes 00 seconds East, along the southwesterly right-of-way line of said Brockbank Drive, a distance of 10.00 feet to the POINT OF BEGINING and containing 4,412 square feet or 0.101 acres of land, more or less.

BASIS OF BEARING is the southeasterly line of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83011, Page 1225, D.R.D.C.T., being South 45 degrees 53 minutes 00 seconds West.



# EXHIBIT A



0 50 100

SCALE: 1"=100'

## ABSOLEM SMITH SURVEY ABSTRACT NO. 1347

BLOCK B/5777  
JOE'S CREEK ADDITION NO. 2  
VOL. 83011, PG. 1225  
D.R.D.C.T.

LOT 1  
THE CTC FAMILY LIMITED PARTERSHIP  
INST. NO. 201000267771  
O.P.R.D.C.T.

4,412 SQ. FT.  
(0.101 ACRES)

BROCKBANK DRIVE  
(VOL. 77259, PG. 2744, D.R.D.C.T.)

TIMBERLINE DRIVE  
(VOL. 11, PG. 283, M.R.D.C.T.)

CONTI SANTA FE LLC  
INST. NO. 201000266432  
O.P.R.D.C.T.

BLOCK B/5777

CITY OF DALLAS  
50' DRAINAGE EASEMENT  
VOL. 83011, PG. 1225  
D.R.D.C.T.

WATER EASEMENT  
VOL. 85049, PG. 1223  
D.R.D.C.T.

CUT "X" SET

CUT "X" SET

CUT "X" SET

64' R.O.W.

S 44° 07' 00" I  
10.00'

50' R.O.W.

LOT 1A

LOT 1B

LOT 2

LOT 3

LOT 4

BLOCK 12/5776

REVISION OF BLOCK 12 AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.

1/2" IRF  
C.M.

P.O.B.

50' R.O.W.

LOT 5

LOT 6

BLOCK 13/5776

BLOCK 3/5778

15' ALLEY

STOREY LANE

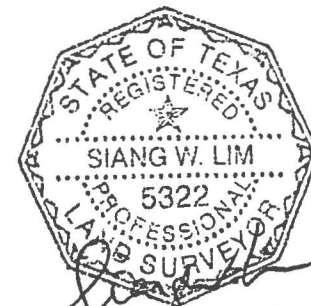
(VOL. 14, PG. 127, M.R.D.C.T.)

BLOCK 11/5776

REVISION OF BLOCK 12  
AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.

### LEGEND:

- C.M. - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET WITH YELLOW PLASTIC CAP  
STAMPED "LIM ASSOC"
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. - SQUARE FEET



6/2/2016



**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TRPLS Reg. 101236-00  
1701 N. Market Street, Suite 310 / LB20  
Dallas, Texas 75202  
Tel (214) 698-1888 • Fax (214) 698-9881

EXHIBIT "A"  
PAGE 3 OF 6

10-FOOT WIDE WASTEWATER EASEMENT  
4,412 SQUARE FEET (0.101 ACRES)  
TO BE ACQUIRED FROM  
THE CTC FAMILY LIMITED PARTERSHIP  
OUT OF LOT1, CITY BLOCK B/5777  
ABSOLEM SMITH SURVEY, ABST. NO. 1347  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT "A"**  
**10-FOOT WIDE WASTEWATER EASEMENT**  
**901 SQUARE FEET (0.021 ACRES)**  
**TO BE ACQUIRED FROM**  
**THE CTC FAMILY LIMITED PARTERSHIP**  
**OUT OF LOT 1A, CITY BLOCK 12/5776**  
**ABSOLEM SMITH SURVEY, ABST. NO. 1347**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A**

PARCEL 2:

BEING a 901-square foot (0.021-acres) tract of land out of the Absolem Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and also being out of Lot 1A, Block 12/5776, Revision of Block 12 and NW ½ Block 11, Community Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 14, Page 127, Map Records of Dallas, County, Texas (M.R.D.C.T.), and also being out of that tract of land conveyed to The CTC Family Limited Partnership, according to the special warranty deed thereof recorded in Instrument No. 201000267771, Tract II, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) at the most northerly corner of said Lot 1A, said point also being in the southeasterly line of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83011, Page 1225, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 45 degrees 53 minutes 00 seconds West, along the northwesterly line of said Lot 1A, Block 12/5776 and the southeasterly line of said Lot 1, Block B/5777, a distance of 21.43 feet to a cut "X" set in concrete for THE POINT OF BEGINNING of the herein described tract of land;

THENCE South 40 degrees 18 minutes 53 seconds West, departing the said common line of Lot 1A, Block 12/5776 and Lot 1, Block B/5777, over and across said Lot 1A, a distance of 130.39 feet to a ½-inch iron rod set with a yellow plastic cap stamped "Lim Assoc" in the northerly right-of-way line of Storey Lane (a 50-foot right-of-way), said point also being the beginning of a non-tangent circular curve to the left, having a radius of 182.15 feet and a chord that bears South 63 degrees 18 minutes 54 seconds West, a distance of 25.59 feet;



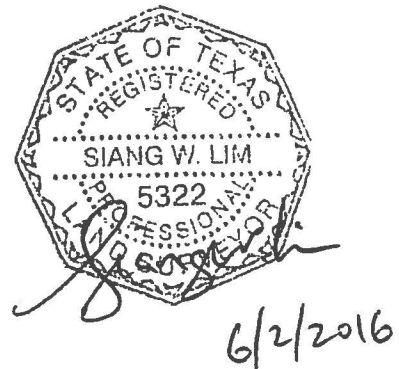
# EXHIBIT 1

THENCE Southwesterly, along the northerly right-of-way line of said Storey Lane and said curve to the left, through a central angle of 08 degrees 03 minutes 25 seconds, an arc distance of 25.61 feet to a ½-inch iron rod set with a yellow plastic cap stamped "Lim Assoc";

THENCE North 40 degrees 18 minutes 53 minutes East, departing the northerly right-of-way line of said Storey Lane, over and across said Lot 1A, a distance of 51.38 feet to a cut "X" set in concrete in the northwesterly line of said Lot 1A, Block 12/5776 and the southeasterly line of said Lot 1, Block B/5777;

THENCE North 45 degrees 53 minutes 00 seconds East, along the said common line of Lot 1A, Block 12/5776 and Lot 1, Block B/5777, a distance of 103.05 feet to POINT OF BEGINING and containing 901 square feet or 0.021 acres of land, more or less.

BASIS OF BEARING is the southeasterly line of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83011, Page 1225, D.R.D.C.T., being South 45 degrees 53 minutes 00 seconds West.



**ABSOLEM SMITH SURVEY  
ABSTRACT NO. 1347**

BLOCK B/5777  
JOE'S CREEK ADDITION NO. 2  
VOL. 83011, PG. 1225  
D.R.D.C.T.

CITY OF DALLAS  
50' DRAINAGE EASEMENT  
VOL. 83011, PG. 1225

CONTI SANTA FE LLC  
INST. NO. 201200286432  
O.P.R.D.C.T.

LOT 1  
THE CTC FAMILY LIMITED PARTERSHIP  
INST. NO. 201000267771  
O.P.R.D.C.T.

**901 SQ. FT.  
(0.021 ACRES)**

15' WATER EASEMENT  
VOL. 85049, PG. 1223  
D.R.D.C.T.

**P.O.B.**

RADIUS = 182.15'  
DELTA = 08° 03' 25"  
ARC LENGTH = 25.61'  
CHORD LENGTH = 25.59'  
CH. BEARING = S 63° 18' 54" W

CUT "X" SET  
N 40° 18' 53" E 51.38'  
N 45° 53' 00" E 103.05'  
S 40° 18' 53" W 130.39'

S 45° 53' 00" W  
21.43'

1/2" IRF  
C.M.

**P.O.C.**

LOT 1A  
THE CTC FAMILY  
LIMITED PARTERSHIP  
INST. NO. 201000267771  
O.P.R.D.C.T.

WATER EASEMENT  
VOL. 85049, PG. 1223  
D.R.D.C.T.

LOT 1B

BLOCK 12/5776

REVISION OF BLOCK 12  
AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.

BLOCK 3/5778

15' ALLEY

STOREY LANE  
(VOL. 14, PG. 127, M.R.D.C.T.)

BLOCK 11/5776

REVISION OF BLOCK 12  
AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.



6/2/2016

**LEGEND:**

- C.M. - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET WITH YELLOW PLASTIC CAP  
STAMPED "LIM ASSOC"
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. - SQUARE FEET

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**EXHIBIT "A"**  
PAGE 6 OF 6

**10-FOOT WIDE WASTEWATER EASEMENT  
901 SQUARE FEET (0.021 ACRES)  
TO BE ACQUIRED FROM  
THE CTC FAMILY LIMITED PARTERSHIP  
OUT OF LOT 1A, CITY BLOCK 12/5776  
ABSOLEM SMITH SURVEY, ABST. NO. 1347  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

# EXHIBIT B

## WASTEWATER EASEMENT

THE STATE OF TEXAS §

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS §

That The CTC Family Limited Partnership, a Texas limited partnership (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FIFTY THREE THOUSAND DOLLARS AND NO/100 DOLLARS (\$53,000.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, an easement for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances and such additional main or mains and appurtenances as are needed in the future in, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit A, attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances, and such additional main or mains and appurtenances as are needed in the future, according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantors herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

The City shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across said property to and from said easement for the purpose of constructing, reconstructing, maintaining, inspecting or repairing said main or mains and appurtenances.

The City shall have the right to remove and keep removed from the permanent easement herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance, repair or operation of the said main or mains. (Grantor, its successors or assigns, shall not place or store any material upon, or cover, bury, pave over or otherwise obstruct any cleanout, valve, meter or manhole located within the herein described permanent easement.)

Grantor, its successors or assigns, shall not be permitted to plant trees or shrubs of any kind within the boundaries of the herein described permanent easement.

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

The CTC Family Limited Partnership,  
a Texas limited partnership

By: \_\_\_\_\_  
Chui-Tsang Chien, Manager

\* \* \* \* \*

STATE OF TEXAS            '  
COUNTY OF DALLAS       '

This instrument was acknowledged before me on \_\_\_\_\_  
by Chui-Tsang Chien, Manager of The CTC Family Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Lois King

Wastewater Easement Log No. 42877

# EXHIBIT A

**EXHIBIT "A"**  
**10- FOOT WIDE WASTEWATER EASEMENT**  
**4,412 SQUARE FEET (0.101 ACRES)**  
**TO BE ACQUIRED FROM**  
**THE CTC FAMILY LIMITED PARTERSHIP**  
**OUT OF LOT 1, CITY BLOCK B/5777**  
**ABSOLEM SMITH SURVEY, ABST. NO. 1347**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

PARCEL 1:

BEING a 4,412-square foot (0.101-acres) tract of land out of the Absolem Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and also being out of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 83011, Page 1225, Deed Records of Dallas, County, Texas (D.R.D.C.T.), and also being out of that tract of land conveyed to The CTC Family Limited Partnership, according to the special warranty deed thereof recorded in Instrument No. 201000267771, Tract I, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

BEGINNING at a 1/2-inch iron rod found (controlling monument) in the southwesterly right-of-way line of Brockbank Drive (a 64-foot right-of-way), said point also being the most easterly corner of said Lot 1, Block B/5777, said point also being in the northwesterly line of Block 12/5776 of the Revision of Block 12 and NW ½ Block 11, Community Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 14, Page 127, Map Records of Dallas County, Texas;

THENCE South 45 degrees 53 minutes 00 seconds West, departing the southwesterly right-of-way line of said Brockbank Drive, and along the southeasterly line of said Lot 1, Block B/5777 and the northwesterly line of said Block 12/5776, a distance of 492.48 feet to a cut "X" set in concrete;

THENCE North 40 degrees 18 minutes 53 second East, departing said common line of Lot 1, Block B/5777 and Block 12/5776, over and across said Lot 1, a distance of 103.05 feet to a cut "X" set in concrete;

THENCE North 45 degrees 53 minutes 00 seconds East, continuing over and across said Lot 1, and being at all times 10-foot parallel and perpendicularly distant from said common line of Lot 1, Block B/5777 and Block 12/5776, a distance of 389.91 feet to a cut "X" set in concrete in the southwesterly right-of-way line of said Brockbank Drive;

FIELD NOTES APPROVED:

*Dec 9/28/16*



## EXHIBIT A

THENCE South 44 degrees 07 minutes 00 seconds East, along the southwesterly right-of-way line of said Brockbank Drive, a distance of 10.00 feet to the POINT OF BEGINING and containing 4,412 square feet or 0.101 acres of land, more or less.

BASIS OF BEARING is the southeasterly line of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83011, Page 1225, D.R.D.C.T., being South 45 degrees 53 minutes 00 seconds West.



# EXHIBIT A



SCALE: 1"=100'

## ABSOLEM SMITH SURVEY ABSTRACT NO. 1347

BLOCK B/5777  
JOE'S CREEK ADDITION NO. 2  
VOL. 83011, PG. 1225  
D.R.D.C.T.

LOT 1  
THE CTC FAMILY LIMITED PARTNERSHIP  
INST. NO. 201000267771  
O.P.R.D.C.T.

4,412 SQ. FT.  
(0.101 ACRES)

BROCKBANK DRIVE  
(VOL. 77259, PG. 2744, D.R.D.C.T.)

TIMBERLINE DRIVE  
(VOL. 11, PG. 283, M.R.D.C.T.)

CONTI SANTA FE LLC  
INST. NO. 201200286432  
O.P.R.D.C.T.

BLOCK B/5777

BLOCK 3/5778

15' ALLEY

CITY OF DALLAS  
50' DRAINAGE EASEMENT  
VOL. 83011, PG. 1225  
D.R.D.C.T.

WATER EASEMENT  
VOL. 85049, PG. 1223  
D.R.D.C.T.

CUT "X" SET

CUT "X" SET

N 40° 18' 53" E  
103.05'

N 45° 53' 00" E 389.91'

CUT "X" SET

64' R.O.W.

S 44° 07' 00" E  
10.00'

50' R.O.W.

LOT 1A

LOT 1B

LOT 2

LOT 3

LOT 4

1/2" IRF  
C.M.

P.O.B.

50' R.O.W.

BLOCK 13/5776

REVISION OF BLOCK 12 AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.

LOT 5

LOT 6

STOREY LANE  
(VOL. 14, PG. 127, M.R.D.C.T.)

BLOCK 11/5776

REVISION OF BLOCK 12  
AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.



6/2/2016

### LEGEND:

- C.M. - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. - SQUARE FEET



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EXHIBIT "A"  
PAGE 3 OF 6

10-FOOT WIDE WASTEWATER EASEMENT  
4,412 SQUARE FEET (0.101 ACRES)  
TO BE ACQUIRED FROM  
THE CTC FAMILY LIMITED PARTNERSHIP  
OUT OF LOT 1, CITY BLOCK B/5777  
ABSOLEM SMITH SURVEY, ABST. NO. 1347  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**EXHIBIT "A"**  
**10-FOOT WIDE WASTEWATER EASEMENT**  
**901 SQUARE FEET (0.021 ACRES)**  
**TO BE ACQUIRED FROM**  
**THE CTC FAMILY LIMITED PARTERSHIP**  
**OUT OF LOT 1A, CITY BLOCK 12/5776**  
**ABSOLEM SMITH SURVEY, ABST. NO. 1347**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A**

PARCEL 2:

BEING a 901-square foot (0.021-acres) tract of land out of the Absolem Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and also being out of Lot 1A, Block 12/5776, Revision of Block 12 and NW ½ Block 11, Community Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Vol. 14, Page 127, Map Records of Dallas, County, Texas (M.R.D.C.T.), and also being out of that tract of land conveyed to The CTC Family Limited Partnership, according to the special warranty deed thereof recorded in Instrument No. 201000267771, Tract II, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being further described as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) at the most northerly corner of said Lot 1A, said point also being in the southeasterly line of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83011, Page 1225, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 45 degrees 53 minutes 00 seconds West, along the northwesterly line of said Lot 1A, Block 12/5776 and the southeasterly line of said Lot 1, Block B/5777, a distance of 21.43 feet to a cut "X" set in concrete for THE POINT OF BEGINNING of the herein described tract of land;

THENCE South 40 degrees 18 minutes 53 seconds West, departing the said common line of Lot 1A, Block 12/5776 and Lot 1, Block B/5777, over and across said Lot 1A, a distance of 130.39 feet to a ½-inch iron rod set with a yellow plastic cap stamped "Lim Assoc" in the northerly right-of-way line of Storey Lane (a 50-foot right-of-way), said point also being the beginning of a non-tangent circular curve to the left, having a radius of 182.15 feet and a chord that bears South 63 degrees 18 minutes 54 seconds West, a distance of 25.59 feet;

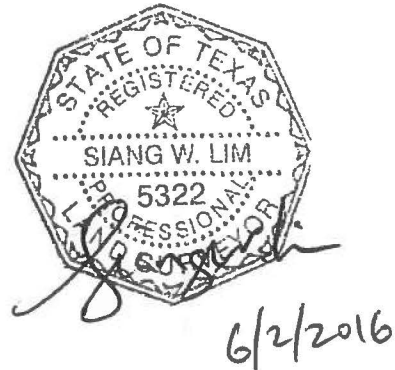
# EXHIBIT A

THENCE Southwesterly, along the northerly right-of-way line of said Storey Lane and said curve to the left, through a central angle of 08 degrees 03 minutes 25 seconds, an arc distance of 25.61 feet to a ½-inch iron rod set with a yellow plastic cap stamped "Lim Assoc";

THENCE North 40 degrees 18 minutes 53 minutes East, departing the northerly right-of-way line of said Storey Lane, over and across said Lot 1A, a distance of 51.38 feet to a cut "X" set in concrete in the northwesterly line of said Lot 1A, Block 12/5776 and the southeasterly line of said Lot 1, Block B/5777;

THENCE North 45 degrees 53 minutes 00 seconds East, along the said common line of Lot 1A, Block 12/5776 and Lot 1, Block B/5777, a distance of 103.05 feet to POINT OF BEGINING and containing 901 square feet or 0.021 acres of land, more or less.

BASIS OF BEARING is the southeasterly line of Lot 1, Block B/5777, Joe's Creek Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83011, Page 1225, D.R.D.C.T., being South 45 degrees 53 minutes 00 seconds West.



**ABSOLEM SMITH SURVEY  
ABSTRACT NO. 1347**

BLOCK B/5777  
JOE'S CREEK ADDITION NO. 2  
VOL. 83011, PG. 1225  
D.R.D.C.T.

CITY OF DALLAS  
50' DRAINAGE EASEMENT  
VOL. 83011, PG. 1225

CONTI SANTA FE LLC  
INST. NO. 201200286432  
O.P.R.D.C.T.

LOT 1  
THE CTC FAMILY LIMITED PARTERSHIP  
INST. NO. 201000267771  
O.P.R.D.C.T.

901 SQ. FT.  
(0.021 ACRES)

15' WATER EASEMENT  
VOL. 85049, PG. 1223  
D.R.D.C.T.

**P.O.B.**

N 40° 18' 53" E 51.38'  
N 45° 53' 00" E 103.05'  
S 45° 53' 00" W 21.43'  
S 40° 18' 53" W 130.39'

1/2" IRF  
C.M.

**P.O.C.**

RADIUS = 182.15'  
DELTA = 08° 03' 25"  
ARC LENGTH = 25.61'  
CHORD LENGTH = 25.59'  
CH. BEARING = S 63° 18' 54" W

20' POWER ESMT.  
VOL. 14, PG. 127  
P.R.D.C.T.

LOT 1A  
THE CTC FAMILY  
LIMITED PARTERSHIP  
INST. NO. 201000267771  
O.P.R.D.C.T.

WATER EASEMENT  
VOL. 85049, PG. 1223  
D.R.D.C.T.

LOT 1B

BLOCK 12/5776

REVISION OF BLOCK 12  
AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.

BLOCK 3/5778

15' ALLEY

STOREY LANE  
(VOL. 14, PG. 127, M.R.D.C.T.)

BLOCK 11/5776

REVISION OF BLOCK 12  
AND NW 1/2 BLOCK 11  
COMMUNITY PLACE ADDITION  
VOL. 14, PG. 127  
M.R.D.C.T.

0 20 40



SCALE: 1"=40'

**EXHIBIT 1**

**LEGEND:**

- C.M. - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET WITH YELLOW PLASTIC CAP  
STAMPED "LIM ASSOC"
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. - SQUARE FEET



6/2/2016

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**EXHIBIT "A"**  
**PAGE 6 OF 6**

**10-FOOT WIDE WASTEWATER EASEMENT  
901 SQUARE FEET (0.021 ACRES)  
TO BE ACQUIRED FROM  
THE CTC FAMILY LIMITED PARTERSHIP  
OUT OF LOT 1A, CITY BLOCK 12/5776  
ABSOLEM SMITH SURVEY, ABST. NO. 1347  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

## AGENDA ITEM # 42

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 1, 2, 3, 4, 5, 6, 7, 8, 9

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 33M 37R 43K M 44N P 45Z 46K P Q R T U V X Y Z 47S W  
48X 53B F J 54U V 55B G K L N P S T Y 56B C D R V W 57Q  
V 58L W 59J T 64B Q U W Y 65B D N R V 66K S Y 68M  
69A-H 69G 76A L

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### SUBJECT

Authorize the quitclaim of 106 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$1,160,933

### BACKGROUND

This item authorizes the quitclaim of 106 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

### PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

### FISCAL INFORMATION

Revenue: \$1,160,932.07

## **OWNERS**

### **Camden Homes, LLC**

MT Akhavizadeh, Managing Member

### **Carrion Crow Holdings, LLC - SERIES D**

Christian Chernock, Managing Member

### **County Land and Water LLC SERIES 2799L**

Wayne Prokay, Managing Member

### **CRO Group, LLC**

Jose Barreda, Managing Member

### **Double-R Capital Management, Inc.**

Bruce Renoard, President

### **Guel Family Builders Inc.**

Felipe Guel, Jr., President

### **I45 Holdings LLC**

Clinton Garland, Managing Member

### **Muneeshwar LLC DBA Muni Ventures**

Saravanan Rathinasabapathy, Managing Member

### **Nearer to Nature, LLC**

Timothy Lukas Petrash, Managing Member

### **Nextlots Now L.L.C.**

Lee J. Schmitt, Managing Member

### **Rai Investments Inc.**

Gopal Rai, President

**OWNERS** (Continued)

**Sebastian Properties LLC**

Walter Huerta, Managing Member

**Title & Title Properties, LLC**

W. Justin Title, Managing Member

**Tri-Capital Equities LLC**

Jordan DSilva, Managing Member

**Wealthgates Investment Company**

David Okumbor, Managing Member

Adiel Quiroz

Alejandro Martinez

Alejandro Martinez and Ana Martinez

Alfonso Ruiz

Alicia Rodriguez

Aubrey Quarles

Aurelio Martinez

Biruk Tesfaye

Butch Benavides

Cesar Carrillo

Deon Carson

Devan Earle

**OWNERS** (Continued)

Doric Earle

Efrain Marquez

Enrique Marquez and Martha Marquez

Eric Arevalo

Eric W. Martin Sr.

Gregory Motte

H. E. Davis

Hermelindo Coria

Irma Lopez Salas

J. Santos Coria

Jon Mazziotta

Jose Saragosa

Juan Solis

Julio Marin

Kimiaki Itamura

Maria Schneider

Melake Belai

Michael Greig

M.W. Resnick

Peter Tsai

Rickey C. Thompson

Ronnie Compton

**OWNERS** (Continued)

Rosa Delgado

Sara Martinez

Saul Celis

Semira Rezaie and Abigail Velazquez

Stephen Austin II

William Baker

Young Coder

**MAP**

Attached



**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY REALES  
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
1	2143 W. AMHERST	V	02	R-7.5(A)	0.1721	\$58,270.00	16	\$2,000.00	\$50,100.00	\$55,560.00	MICHAEL GREIG
2	2663 ANDERSON	V	07	PD 595	0.1113	\$1,024.00	4	\$250.00	\$1,375.55	\$12,000.00	DEON CARSON
3	7129 ARBORCREST	I	08	R-7.5(A)	0.1801	\$53,330.00	7	\$10,000.00	\$22,000.00	\$51,100.00	MELAKE BELAI
4	3718 ARMOR	V	04	R-5(A)	0.1648	\$7,346.00	2	\$1,000.00	\$2,693.00	\$11,500.00	DEVAN EARLE
5	3942 ATLANTA	V	07	PD-595	0.0669	\$6,000.00	4	\$250.00	\$3,500.00	\$6,000.00	AURELIO MARTINEZ
6	3619 ATLANTA	V	07	PD-595	0.2233	\$1,889.00	4	\$500.00	\$2,280.00	\$7,500.00	NEARER TO NATURE, LLC
7	435 AVENUE E	V	04	R-5(A)	0.0969	\$9,500.00	3	\$1,000.00	\$4,000.00	\$9,500.00	AURELIO MARTINEZ
8	411 AVENUE G	V	04	R-5(A)	0.1245	\$9,500.00	6	\$1,000.00	\$5,500.00	\$9,500.00	HERMELINDO CORIA
9	1626 BANNOCK	V	07	PD-595	0.2306	\$4,785.00	4	\$250.00	\$1,251.00	\$9,050.00	STEPHEN AUSTIN II
10	811 BAYONNE	V	06	TH-3(A)	0.1147	\$1,620.00	35	\$1,000.00	\$19,250.00	\$8,000.00	CARRION CROW HOLDINGS, LLC - SERIES D
11	2947 BENROCK	V	08	R-5(A)	0.1719	\$4,000.00	1	\$250.00	\$275.00	\$3,200.00	ERIC W. MARTIN SR.
12	3706 BICKERS	V	06	R-5(A)	0.1391	\$12,000.00	14	\$1,000.00	\$13,001.00	\$12,000.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
13	3702 BICKERS	V	06	R-5(A)	0.1386	\$12,000.00	14	\$1,000.00	\$14,001.00	\$12,000.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
14	5663 BON AIR	V	08	R-7(A)	0.2892	\$12,000.00	1	\$500.00	\$1,159.00	\$12,000.00	DEVAN EARLE
15	5655 BON AIR	V	08	R-7.5(A)		\$12,000.00	1	\$1,000.00	\$1,159.00	\$12,000.00	DEVAN EARLE
16	2721 BRITTON	I	04	R-7.5(A)	0.2053	\$36,800.00	9	\$7,000.00	\$22,000.00	\$33,990.00	ROSA DELGADO
17	4725 BURMA	V	07	R-5(A)	0.1322	\$10,230.00	3	\$1,000.00	\$1,785.00	\$9,030.00	NEXTLOTS NOW L.L.C.
18	333 BUTTERCUP	I	05	R-7.5(A)	0.3058	\$40,550.00	23	\$7,000.00	\$35,900.00	\$40,550.00	IRMA LOPEZ SALAS
19	4319 CANAL	V	07	PD-595	0.1391	\$1,460.00	2	\$500.00	\$6,000.01	\$5,000.00	ALEJANDRO MARTINEZ
20	3614 CARL	V	07	PD-595	0.1778	\$1,075.00	4	\$1,000.00	\$1,991.00	\$5,000.00	BUTCH BENAVIDES
21	3224 CARPENTER	I	07	PD 595	0.2146	\$16,484.00	2	\$1,000.00	\$1,001.00	\$24,410.00	RICKEY C. THOMPSON
22	3718 CAUTHORN	V	07	PD-595	0.1492	\$3,250.00	2	\$250.00	\$355.00	\$3,250.00	TITUS BUCKLEY
23	4109 COLONIAL	V	07	PD-595	0.1721	\$2,270.00	4	\$1,000.00	\$2,622.00	\$6,750.00	KIMIaki ITAMURA

# **TAX FORECLOSED AND SEIZURE WARRANT PROPERTY REALES PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
24	4410 COLONIAL	V	07	PD-595	0.1825	\$1,795.00	2	\$1,000.00	\$1,650.19	\$7,160.00	TITLE & TITLE PROPERTIES, LLC
25	4114 COLONIAL	V	07	PD-595	0.1618	\$2,563.00	3	\$1,000.00	\$1,650.19	\$6,350.00	TITLE & TITLE PROPERTIES, LLC
26	3907 COOLIDGE	V	07	PD-595	0.1062	\$1,268.00	1	\$500.00	\$688.00	\$5,000.00	MARIA SCHNEIDER
27	1104 COSTON	V	05	R-7.5(A)	0.1675	\$15,000.00	7	\$500.00	\$10,000.01	\$15,000.00	ALEJANDRO MARTINEZ AND ANA MARTINEZ
28	8812 CRAIGE	I	05	R-7.5(A)	0.1930	\$33,120.00	14	\$7,000.00	\$35,100.00	\$31,800.00	ADIEL QUIROZ
29	3919 CROZIER	V	07	PD-595	0.0789	\$21,710.00	2	\$250.00	\$1,166.00	\$6,000.00	DEVAN EARLE
30	2335 S. DENLEY	I	04	R-7.5(A)	0.1877	\$21,807.00	27	\$3,000.00	\$25,655.00	\$15,630.00	EFRAIN MARQUEZ
31	523 EMBREY	I	03	R-7.5(A)	0.4416	\$32,110.00	9	\$7,000.00	\$19,500.00	\$32,110.00	ERIC AREVALO
32	1326 EMILY	V	04	R-7.5(A)	0.1499	\$7,235.00	4	\$250.00	\$750.00	\$10,000.00	ALFONSO RUIZ
33	1322 EMILY	V	04	R-7.5(A)	0.1648	\$7,227.00	4	\$250.00	\$750.00	\$10,000.00	ALFONSO RUIZ
34	1318 EMILY	V	04	R-7.5(A)	0.1822	\$7,211.00	4	\$250.00	\$750.00	\$10,000.00	ALFONSO RUIZ
35	2505 S. EWING	V	04	R-7.5(A)	0.1671	\$13,000.00	9	\$1,000.00	\$11,500.00	\$12,500.00	GUEL FAMILY BUILDERS INC.
36	2131 S. EWING	V	04	R-7.5(A)	0.1940	\$13,000.00	12	\$500.00	\$11,500.00	\$12,500.00	GUEL FAMILY BUILDERS INC.
37	2611 S. EWING	V	04	R-7.5(A)	0.1721	\$19,640.00	5	\$1,000.00	\$11,500.00	\$11,000.00	GUEL FAMILY BUILDERS INC.
38	1561 EXETER	I	04	R-7.5(A)	0.2913	\$17,355.00	9	\$7,000.00	\$25,000.00	\$32,890.00	ALICIA RODRIGUEZ
39	540 EZEKIAL	V	05	R-7.5(A)	0.1449	\$15,000.00	4	\$1,000.00	\$7,850.00	\$15,000.00	CRO GROUP, LLC
40	2811 FORDHAM	V	04	R-5(A)	0.5098	\$7,998.00	4	\$1,000.00	\$5,345.00	\$10,000.00	NEXTLOTS NOW L.L.C.
41	8815 FOREST HILLS	I	09	R-7.5(A)	0.1952	\$153,963.00	17	\$50,000.00	\$143,000.00	\$182,100.00	I45 HOLDINGS LLC
42	218 S. FRANCES	V	01	R-7.5(A)	0.2369	\$10,000.00	15	\$1,000.00	\$22,221.00	\$10,000.00	JON MAZZIOTTA
43	215 N. FRANCES	V	01	R-7.5(A)	0.2016	\$10,000.00	3	\$1,000.00	\$2,605.00	\$10,000.00	NEARER TO NATURE, LLC
44	1610 GARZA	V	04	R-7.5(A)	0.2723	\$10,340.00	4	\$1,000.00	\$3,999.99	\$10,350.00	WEALTHGATES INVESTMENT COMPANY
45	1007 GLEN PARK	I	03	R-7.5(A)	0.1809	\$74,300.00	10	\$20,000.00	\$59,000.00	\$74,300.00	DOUBLE-R CAPITAL MANAGEMENT, INC.

# TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES PROPERTY LIST

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
46	2346 GOOCH	V	08	R-7.5(A)	0.1981	\$8,000.00	1	\$1,000.00	\$1,750.00	\$5,000.00	NEXTLOTS NOW L.L.C.
47	4314 HAMILTON	V	07	PD-595	0.1459	\$1,499.00	5	\$500.00	\$3,375.00	\$5,000.00	NEXTLOTS NOW L.L.C.
48	428 HIGHCREST	I	03	R-7.5(A)	0.2210	\$45,880.00	9	\$8,000.00	\$30,100.00	\$45,880.00	SEBASTIAN PROPERTIES LLC
49	2707 HOLMES	V	07	PD-595	0.2591	\$36,930.00	6	\$1,000.00	\$8,510.00	\$28,220.00	WILLIAM BAKER
50	8331 HONEY SUCKLE	V	08	CS	0.3100	\$6,760.00	2	\$500.00	\$4,375.00	\$6,760.00	NEXTLOTS NOW L.L.C.
51	1930 HUNTINGDON	V	04	TH-3(A)	0.1855	\$11,500.00	1	\$1,000.00	\$1,125.00	\$11,500.00	NEXTLOTS NOW L.L.C.
52	2002 HUNTINGDON	V	04	TH-3(A)	0.2212	\$11,500.00	2	\$1,000.00	\$1,185.00	\$11,500.00	PETER TSAI
53	1147 IOWA	I	04	R-7.5(A)	0.1696	\$32,260.00	10	\$5,000.00	\$22,777.00	\$31,940.00	ENRIQUE MARQUEZ AND MARTHA MARQUEZ
54	3916 KENILWORTH	V	07	PD-595	0.1310	\$2,950.00	1	\$1,000.00	\$1,500.00	\$2,860.00	JULIO MARIN
55	3706 KENILWORTH	V	07	PD-595	0.1474	\$2,026.00	3	\$1,000.00	\$1,500.00	\$3,210.00	JULIO MARIN
56	1800 KIRKWOOD	V	08	R-7.5(A)	0.3770	\$7,871.00	3	\$2,000.00	\$5,950.00	\$25,000.00	DEVAN EARLE
57	6620 S. LANCASTER	V	08	R-7.5(A)	0.0687	\$4,000.00	1	\$500.00	\$605.00	\$5,000.00	TITUS BUCKLEY
58	4210 LANDRUM	V	04	R-7.5(A)	0.0820	\$3,450.00	1	\$500.00	\$503.00	\$3,450.00	GREGORY MOTTE
59	3907 LATIMER	I	07	PD-595	0.0765	\$25,419.00	6	\$9,000.00	\$18,500.00	\$50,320.00	JOSE SARAGOSA
60	2539 MARBURG	V	07	PD-595	0.1441	\$4,430.00	1	\$1,000.00	\$1,462.13	\$6,000.00	KIMIAMI ITAMURA
61	2706 MARBURG	V	07	PD-595	0.1711	\$1,761.00	2	\$1,000.00	\$1,237.00	\$6,000.00	DEVAN EARLE
62	2823 MARDER	I	07	PD-595	0.1351	\$20,688.00	1	\$500.00	\$650.00	\$23,580.00	TITUS BUCKLEY
63	1733 MARYLAND	V	04	R-7.5(A)	0.1250	\$13,000.00	6	\$1,000.00	\$12,400.00	\$13,000.00	AUBREY QUARLES
64	2031 MCBROOM	I	06	R-5(A)	0.1063	\$50,030.00	12	\$15,000.00	\$46,500.00	\$49,220.00	YOUNG CODER
65	4618 METROPOLITAN	V	07	PD-595	0.1285	\$1,646.00	3	\$1,000.00	\$1,500.00	\$5,000.00	JULIO MARIN
66	4201 METROPOLITAN	I	07	PD-595	0.1527	\$56,468.00	2	\$20,000.00	\$22,277.00	\$100,520.00	COUNTY LAND AND WATER LLC SERIES 2799L
67	3502 MORRIS	I	06	R-5(A)	0.1524	\$23,005.00	6	\$7,000.00	\$10,550.00	\$39,190.00	J. SANTOS CORIA
68	1201 NORTH	V	04	PD-388	0.187	\$12,220.00	4	\$1,000.00	\$3,921.00	\$12,220.00	BUTCH BENAVIDES
69	2834 OAKDALE	V	07	PD-595	0.1164	\$4,000.00	2	\$250.00	\$251.00	\$4,000.00	RONNIE COMPTON

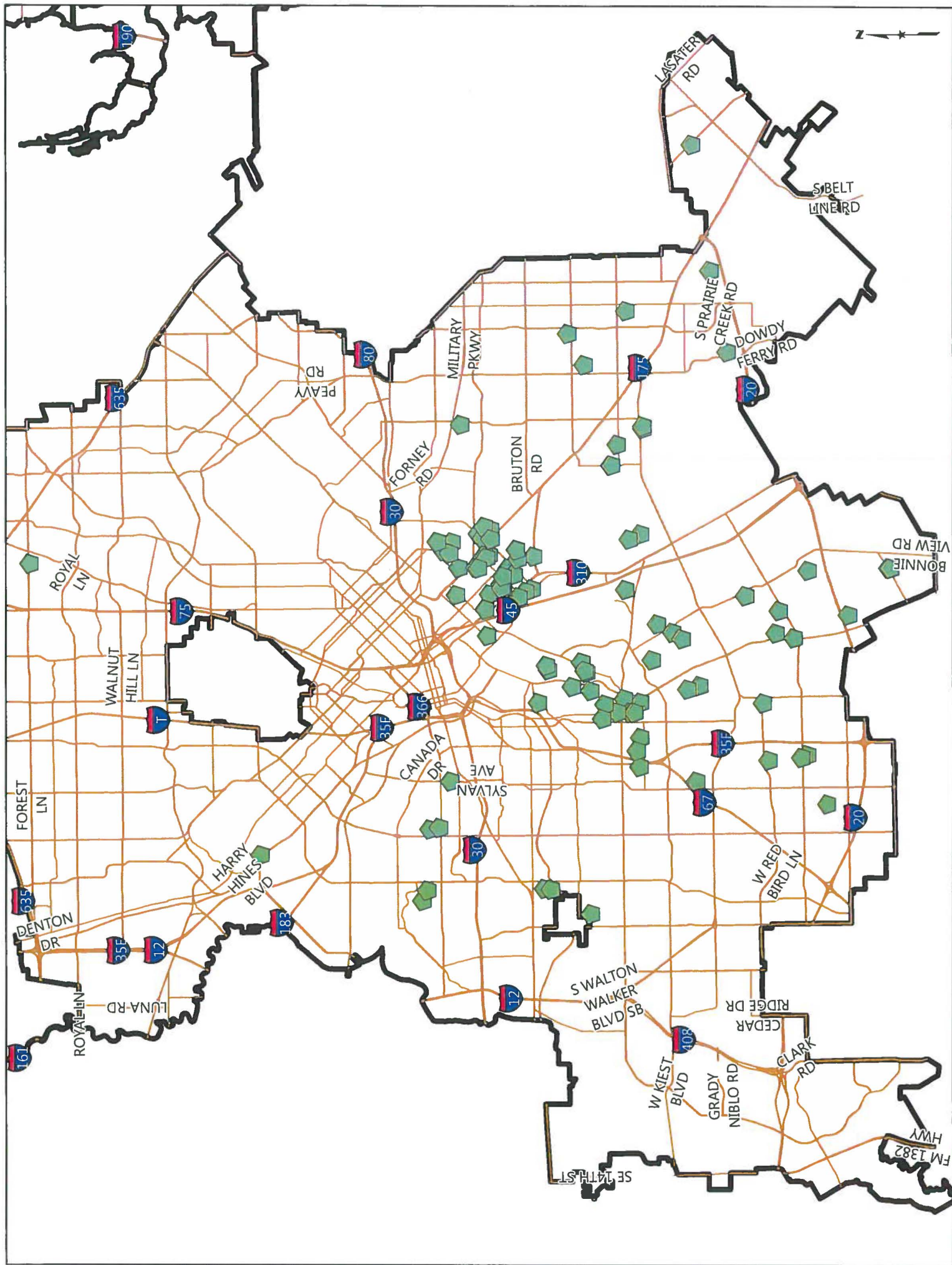
**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
70	2830 OAKDALE	V	07	PD-595	0.1217	\$4,000.00	1	\$500.00	\$895.00	\$4,000.00	DEVAN EARLE
71	2731 OBANNON	I	04	R-7.5(A)	0.2184	\$48,240.00	18	\$5,000.00	\$32,150.00	\$48,240.00	CESAR CARRILLO
72	109 PALM OAK	V	08	R-7.5(A)	0.1804	\$15,623.00	1	\$1,000.00	\$5,375.00	\$8,000.00	NEXTLOTS NOW L.L.C.
73	4049 PAMPAS	I	01	R-7.5(A)	0.1635	\$50,660.00	29	\$5,000.00	\$36,601.00	\$50,660.00	BUTCH BENAVIDES
74	6919 PARKDALE	V	05	R-7.5(A)	0.1653	\$9,000.00	6	\$1,000.00	\$10,000.01	\$9,000.00	ALEJANDRO MARTINEZ AND ANA MARTINEZ
75	626 PEMBERTON HILL	V	05	R-7.5(A)	0.1628	\$9,817.00	3	\$2,000.00	\$3,766.00	\$15,000.00	DEVAN EARLE
76	618 PEMBERTON HILL	V	05	R-7.5(A)	0.1675	\$9,824.00	2	\$2,000.00	\$3,326.99	\$15,000.00	SARA MARTINEZ
77	2404 PENNSYLVANIA	V	07	R-5(A)	0.1492	\$3,014.00	9	\$1,000.00	\$4,599.00	\$3,900.00	DEVAN EARLE
78	2400 PENNSYLVANIA	V	07	R-5(A)	0.1434	\$14,423.00	9	\$1,000.00	\$4,599.00	\$3,900.00	DEVAN EARLE
79	2627 PINE	V	07	PD-595	0.1213	\$7,000.00	1	\$1,000.00	\$1,150.00	\$6,000.00	DEVAN EARLE
80	8351 PLAINVIEW	V	08	A(A)	0.2401	\$4,000.00	2	\$1,000.00	\$4,675.00	\$4,000.00	NEXTLOTS NOW L.L.C.
81	3919 POLLY	V	07	PD-595	0.1116	\$1,048.00	2	\$250.00	\$308.00	\$2,430.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE AND M. W. RESNICK
82	3118 PUGET	V	06	R-5(A)	0.0642	\$4,480.00	9	\$1,000.00	\$11,500.00	\$4,480.00	CAMDEN HOMES, LLC
83	2716 RAMSEY	V	04	R-7.5(A)	0.1797	\$14,000.00	6	\$2,000.00	\$12,000.00	\$14,000.00	SAUL CELIS
84	3318 REED	V	07	PD-595	0.2313	\$12,994.00	2	\$1,000.00	\$1,680.00	\$22,230.00	NEARER TO NATURE, LLC
85	3210 REED	I	07	PD-595	0.1852	\$12,793.00	3	\$3,500.00	\$8,500.00	\$24,100.00	BIRUK TESFAYE
86	3927 ROBERTS	V	07	PD-595	0.1021	\$1,896.00	1	\$1,000.00	\$1,277.00	\$5,000.00	DEVAN EARLE
87	115 SATINWOOD	I	08	R-7.5(A)	0.1759	\$26,509.00	5	\$5,000.00	\$18,077.00	\$33,230.00	TRI-CAPITAL EQUITIES LLC
88	2414 SCOTLAND	V	04	R-7.5	0.1625	\$6,900.00	2	\$1,000.00	\$3,475.00	\$6,900.00	NEXTLOTS NOW L.L.C.
89	14124 SEAGOVILLE	I	08	NS(A)	0.3821	\$98,280.00	8	\$10,000.00	\$60,000.00	\$98,280.00	ROSA DELGADO
90	3517 SIDNEY	V	07	PD-595	0.1436	\$1,469.00	2	\$250.00	\$308.00	\$3,130.00	MARIA SCHNEIDER
91	3760 SOFT WIND	V	08	R-5(A)	0.1260	\$8,500.00	1	\$500.00	\$1,201.00	\$8,500.00	MUNEESHWAR LLC DBA MUNI VENTURES
92	3107 SOUTH	V	07	PD 595	0.4459	\$14,570.00	9	\$3,000.00	\$16,890.00	\$14,570.00	DEVAN EARLE

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
93	3101 SOUTH	V	07	PD 595	0.0896	\$2,190.00	11	\$500.00	\$4,489.00	\$2,190.00	DEVAN EARLE
94	1444 STIRLING	V	04	TH-3(A)	0.5497	\$2,838.00	1	\$750.00	\$2,580.00	\$17,250.00	NEARER TO NATURE, LLC
95	4748 STOKES	V	07	R-5(A)	0.1421	\$2,000.00	2	\$250.00	\$1,175.00	\$2,000.00	NEXTLOTS NOW L.L.C.
96	2425 STOVALL	I	04	R-5(A)	0.1678	\$22,436.68	5	\$4,000.00	\$23,200.00	\$23,730.00	145 HOLDINGS LLC
97	3906 TELEPHONE	V	08	A(A)	0.2680	\$7,500.00	6	\$1,000.00	\$8,975.00	\$7,500.00	NEXTLOTS NOW L.L.C.
98	239 TERRACE	V	04	R-7.5(A)	0.1386	\$15,000.00	9	\$1,500.00	\$13,200.00	\$15,000.00	AUBREY QUARLES
99	9731 TRAVIS	V	08	A(A)	0.1799	\$5,030.00	1	\$1,000.00	\$1,500.00	\$5,030.00	RAI INVESTMENTS INC.
100	9723 TRAVIS	V	08	A(A)	0.1759	\$4,920.00	2	\$1,000.00	\$3,276.00	\$4,920.00	H. E. DAVIS
101	9719 TRAVIS	V	08	A(A)	0.1769	\$4,950.00	2	\$1,000.00	\$3,276.00	\$4,960.00	H. E. DAVIS
102	9711 TRAVIS	V	08	A(A)	0.1789	\$5,010.00	1	\$1,000.00	\$1,500.00	\$5,010.00	RAI INVESTMENTS INC.
103	9715 TRAVIS	V	08	A(A)	0.1769	\$4,950.00	2	\$1,000.00	\$3,276.00	\$4,950.00	H. E. DAVIS
104	1326 TREWITT	I	08	R-7.5(A)	0.2232	\$13,601.00	7	\$3,000.00	\$18,600.00	\$33,870.00	JUAN SOLIS
105	3903 S. TYLER	V	04	MF-2(A)	0.6575	\$16,702.00	3	\$6,000.00	\$13,400.00	\$57,290.00	DEVAN EARLE
106	1527 WACO	V	04	R-5(A)	0.1694	\$11,500.00	4	\$1,000.00	\$3,250.00	\$11,500.00	AURELIO MARTINEZ





August 10, 2016

**WHEREAS**, the City of Dallas ("City"), the State of Texas ("State"), the County of Dallas, ("County"), and/or Dallas Independent School District ("DISD") acquired Sheriff Deeds to properties ("Properties") at a sheriff tax sale ("the First Sale") authorized by a Judicial Foreclosure ("Judgment") in a District Court in Dallas County, Texas. The Sheriff's Deeds were recorded in the real property records of Dallas County, Texas as described on "Exhibit A," attached herein and incorporated by reference; and

**WHEREAS**, pursuant to the Texas Attorney General Opinion No. JM-1232 and Section 34.05(a) of the Texas Property Tax Code, the City may re-sell the Properties ("the Second Sale") subject to any right of redemption existing at the time of the Second Sale; and

**WHEREAS**, pursuant to the provisions of Chapter 34, Section 34.05 of the Texas Property Tax Code, a taxing entity is authorized to re-sell the Properties ("the Second Sale"); and

**WHEREAS**, by accepting its pro rata proceeds from the Second Sale, the State agrees to the transfer of Properties in which it has an interest; and

**WHEREAS**, the City Manager, acting on behalf of the County pursuant to a County Commissioner's Court Order, and acting on behalf of DISD pursuant to a School Board Resolution have the authority to execute Quitclaim Deeds to the purchasers of Properties at the Second Sale, and transfer any rights, title, or interests acquired or held by each taxing entity that was a party to the Judgment at the First Sale; and

**WHEREAS**, the Properties were advertised in the Dallas Morning News on the dates indicated on Exhibit A; and

**WHEREAS**, the City Council has previously approved the re-sale of other Properties where funds were not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County; and

**WHEREAS**, the distribution of the proceeds from the resale of the Properties will be in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code; **Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**SECTION 1.** That upon receipt of the monetary consideration from the purchasers of the Properties listed on Exhibit A, and upon consent by the County and DISD, the City Manager upon approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute Quitclaim Deeds to the Properties, conveying to the purchasers the right, title, and interest acquired or held by each taxing entity that was a party to the Judgment, subject to any right of redemption, post-Judgment taxes and post Judgment non-municipal liens, and in accordance with the written agreement of the terms, conditions, and release of the taxing entities.

**SECTION 2.** That the consideration received from the Second Sale shall be distributed pursuant to Chapter 34, Section 34.06 of the Texas Property Tax Code, and applied to the payment of the court costs, interest, and cost of sale and applied to the amount of delinquent taxes, penalties, and non-tax municipal liens as set forth in the Judgment and pursuant to the order of the court.

**SECTION 3.** That all purchasers shall be responsible for the pro rata portion of property taxes for the remaining part of the current calendar year that will be assessed from the date of closing of the Second Sale. Purchasers shall also be responsible for any post-Judgment taxes, penalties and interest, pursuant to the Texas Property Tax Code, and post-Judgment non-municipal liens. The Properties shall be replaced on the tax rolls as of the date of execution of Quitclaim Deeds.

**SECTION 4.** That to the extent authorized by law, any liens securing taxes referenced in Section 2 above are hereby released. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release(s) of lien for any non-tax municipal lien(s) which (i) are included in the Judgments issued in the foreclosure suits filed by the City on the lot(s) shown on Exhibit "A"; or (ii) arise or are filed of record post Judgment and prior to the Second Sale by the City on the lot(s) shown on Exhibit "A".

**SECTION 5.** That any and all proceeds from the Second Sale, including funds not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County will be deposited to General Fund 0001, Department DEV, Balance Sheet Account 0519.

**SECTION 6.** That upon receipt of the consideration from the Second Sale, the Chief Financial Officer is authorized to disburse the proceeds in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code. Calculations for disbursements shall be provided by the Director of Sustainable Development and Construction to the City of Dallas Land Based Receivables, the Dallas County District Clerk, and the Dallas County Tax Office from the account specified in Section 5, above.

**SECTION 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



# TAX FORECLOSED AND SEIZURE WARRANT PROPERTY REALES

## EXHIBIT A

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISED	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
1	2143 W. AMHERST	Lot 17, Block 5/5768	V	1, 2, 3	5/1 & 5/2	16	\$2,000.00	\$50,100.00	MICHAEL GREIG
2	2663 ANDERSON	Lot 8, Block 5/2509	V	1, 2, 3	5/1 & 5/2	4	\$250.00	\$1,375.55	DEON CARSON
3	7129 ARBORCREST	Lot 6, Block U/6640	I	1, 2, 3	5/1 & 5/2	7	\$10,000.00	\$22,000.00	MELAKE BELAI
4	3718 ARMOR	Lot 18, Block D/6095	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$2,693.00	DEVAN EARLE
5	3942 ATLANTA	Lot 1, Block B/1729	V	1, 2, 3	5/1 & 5/2	4	\$250.00	\$3,500.00	AURELIO MARTINEZ
6	3619 ATLANTA	One half of Lot 5 and Lot 6, Block B/1703	V	1, 2, 3	5/1 & 5/2	4	\$500.00	\$2,280.00	NEARER TO NATURE, LLC
7	435 AVENUE E	Lot 31, Block 1/5900	V	1, 2, 3	5/1 & 5/2	3	\$1,000.00	\$4,000.00	AURELIO MARTINEZ
8	411 AVENUE G	Lot 37, Block 3/4653	V	1, 2, 3	5/1 & 5/2	6	\$1,000.00	\$5,500.00	HERMELINDO CORIA
9	1626 BANNOCK	Lot 7, Block D/1688	V	1, 2, 3	5/1 & 5/2	4	\$250.00	\$1,251.00	STEPHEN AUSTIN II
10	811 BAYONNE	Lot 12, Block 3/7265	V	1, 2, 3	5/1 & 5/2	35	\$1,000.00	\$19,250.00	CARRION CROW HOLDINGS, LLC - SERIES D
11	2947 BENROCK	East half of Lot 3, Block 20	V	1, 2, 3	5/1 & 5/2	1	\$250.00	\$275.00	ERIC W. MARTIN SR.
12	3706 BICKERS	Lot 5A, Block 10/7151	V	1, 2, 3	5/1 & 5/2	14	\$1,000.00	\$13,001.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
13	3702 BICKERS	Lot 5B, Block 10/7151	V	1, 2, 3	5/1 & 5/2	14	\$1,000.00	\$14,001.00	SEMIRA REZAIE AND ABIGAIL VELAZQUEZ
14	5663 BON AIR	Lot 38, Block 6875	V	1, 2, 3	5/1 & 5/2	1	\$500.00	\$1,159.00	DEVAN EARLE
15	5655 BON AIR	Lot 36, Block 6875	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,159.00	DEVAN EARLE
16	2721 BRITTON	Lot 17, Block 34/4223	I	1, 2, 3	5/1 & 5/2	9	\$7,000.00	\$22,000.00	ROSA DELGADO
17	4725 BURMA	Lot 20, Block F	V	1, 2, 3	5/1 & 5/2	3	\$1,000.00	\$1,785.00	NEXTLOTS NOW L.L.C.
18	333 BUTTERCUP	Lot 13, Block 2/6647	I	1, 2, 3	5/1 & 5/2	23	\$7,000.00	\$35,900.00	IRMA LOPEZ SALAS
19	4319 CANAL	Lot 16, Block 1/1853	V	1, 2, 3	5/1 & 5/2	2	\$500.00	\$6,000.01	ALEJANDRO MARTINEZ
20	3614 CARL	Lot 11, Block 2/1557	V	1, 2, 3	5/1 & 5/2	4	\$1,000.00	\$1,991.00	BUTCH BENAVIDES
21	3224 CARPENTER	Part of Lot 3, Block 1778	I	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$1,001.00	RICKEY C. THOMPSON
22	3718 CAUTHORN	Lot 13, Block 2/4467	V	1, 2, 3	5/1 & 5/2	2	\$250.00	\$355.00	TITUS BUCKLEY
23	4109 COLONIAL	Mid 50 feet of Lot 2, Block B/1603	V	1, 2, 3	5/1 & 5/2	4	\$1,000.00	\$2,622.00	KIMIAMI ITAMURA

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**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
EXHIBIT A**

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISED	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
24	4410 COLONIAL	Lot 3, Block F/1690	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$1,650.19	TITLE & TITLE PROPERTIES, LLC
25	4114 COLONIAL	Parts of Lots 2 and 3, Block F/1606	V	1, 2, 3	5/1 & 5/2	3	\$1,000.00	\$1,650.19	TITLE & TITLE PROPERTIES, LLC
26	3907 COOLIDGE	Lot 28, Block 1784	V	1, 2, 3	5/1 & 5/2	1	\$500.00	\$688.00	MARIA SCHNEIDER
27	1104 COSTON	Lot 41, Block 6331	V	1, 2, 3	5/1 & 5/2	7	\$500.00	\$10,000.01	ALEJANDRO MARTINEZ AND ANA MARTINEZ
28	8812 CRAIGE	Lot 15, Block 2/6328	I	1, 2, 3	5/1 & 5/2	14	\$7,000.00	\$35,100.00	ADIEL QUIROZ
29	3919 CROZIER	Lot 7, Block 3/1736	V	1, 2, 3	5/1 & 5/2	2	\$250.00	\$1,166.00	DEVAN EARLE
30	2335 S. DENLEY	Lot 15, Block 29/4428	I	1, 2, 3	5/1 & 5/2	27	\$3,000.00	\$25,655.00	EFFRAIN MARQUEZ
31	523 EMBREY	Lot 3, Block 19/6634	I	1, 2, 3	5/1 & 5/2	9	\$7,000.00	\$19,500.00	ERIC AREVALO
32	1326 EMILY	Lot 3, Block 9/7534	V	1, 2, 3	5/1 & 5/2	4	\$250.00	\$750.00	ALFONSO RUIZ
33	1322 EMILY	Lot 4, Block 9/7534	V	1, 2, 3	5/1 & 5/2	4	\$250.00	\$750.00	ALFONSO RUIZ
34	1318 EMILY	Lot 5, Block 9/7534	V	1, 2, 3	5/1 & 5/2	4	\$250.00	\$750.00	ALFONSO RUIZ
35	2505 S. EWING	Lot 2, Block 45/3667	V	1, 2, 3	5/1 & 5/2	9	\$1,000.00	\$11,500.00	GUEL FAMILY BUILDERS INC.
36	2131 S. EWING	Lot 11, Block 21/3643	V	1, 2, 3	5/1 & 5/2	12	\$500.00	\$11,500.00	GUEL FAMILY BUILDERS INC.
37	2611 S. EWING	Lot 15, Block 22/3886	V	1, 2, 3	5/1 & 5/2	5	\$1,000.00	\$11,500.00	GUEL FAMILY BUILDERS INC.
38	1561 EXETER	Lot 15-A, Block 13/4313	I	1, 2, 3	5/1 & 5/2	9	\$7,000.00	\$25,000.00	ALICIA RODRIGUEZ
39	540 EZEKIAL	Lot 6, Block 28/6256	V	1, 2, 3	5/1 & 5/2	4	\$1,000.00	\$7,850.00	CRO GROUP, LLC
40	2811 FORDHAM	West half of Lot 89, Block 6080	V	1, 2, 3	5/1 & 5/2	4	\$1,000.00	\$5,345.00	NEXTLOTS NOW L.L.C.
41	8815 FOREST HILLS	Lot 16 and east 2 feet of Lot 17, Block 2/5286	I	1, 2, 3	5/1 & 5/2	17	\$50,000.00	\$143,000.00	I45 HOLDINGS LLC
42	218 S. FRANCES	Part of Lot 9, Block 4174	V	1, 2, 3	5/1 & 5/2	15	\$1,000.00	\$22,221.00	JON MAZZIOTTA
43	215 N. FRANCES	Lot 10, Block H/4149	V	1, 2, 3	5/1 & 5/2	3	\$1,000.00	\$2,605.00	NEARER TO NATURE, LLC
44	1610 GARZA	Lot 16, Block 25/4321	V	1, 2, 3	5/1 & 5/2	4	\$1,000.00	\$3,999.99	WEALTHGATES INVESTMENT COMPANY

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**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
EXHIBIT A**

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISED	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
45	1007 GLEN PARK	Lot 32, Block D/6907	I	1, 2, 3	5/1 & 5/2	10	\$20,000.00	\$59,000.00	DOUBLE-R CAPITAL MANAGEMENT, INC.
46	2346 GOOCH	Lot 10, Block 5/6888	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,750.00	NEXTLOTS NOW L.L.C.
47	4314 HAMILTON	Lot 14, Block G/1822	V	1, 2, 3	5/1 & 5/2	5	\$500.00	\$3,375.00	NEXTLOTS NOW L.L.C.
48	428 HIGHCREST	Lot 6, Block G/6637	I	1, 2, 3	5/1 & 5/2	9	\$8,000.00	\$30,100.00	SEBASTIAN PROPERTIES LLC
49	2707 HOLMES	South one half of Lot 2 and Lot 3, Block 1/1119	V	1, 2, 3	5/1 & 5/2	6	\$1,000.00	\$8,510.00	WILLIAM BAKER
50	8331 HONEY SUCKLE	Part of Lot 28, Block 7618	V	1, 2, 3	5/1 & 5/2	2	\$500.00	\$4,375.00	NEXTLOTS NOW L.L.C.
51	1930 HUNTINGDON	Lot F, Block 14/5869	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,125.00	NEXTLOTS NOW L.L.C.
52	2002 HUNTINGDON	Lot E, Block 14/5869	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$1,185.00	PETER TSAI
53	1147 IOWA	Lot 30, Block 40/3712	I	1, 2, 3	5/1 & 5/2	10	\$5,000.00	\$22,777.00	ENRIQUE MARQUEZ AND MARTHA MARQUEZ
54	3916 KENILWORTH	Lot 4, Block 2/4463	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,500.00	JULIO MARIN
55	3706 KENILWORTH	Lot 2, Block C/2130	V	1, 2, 3	5/1 & 5/2	3	\$1,000.00	\$1,500.00	JULIO MARIN
56	1800 KIRNWOOD	Lot 1, Block L/7567	V	1, 2, 3	5/1 & 5/2	3	\$2,000.00	\$5,950.00	DEVAN EARLE
57	6620 S. LANCASTER	Lot 28, Block 2/6887	V	1, 2, 3	5/1 & 5/2	1	\$500.00	\$605.00	TITUS BUCKLEY
58	4210 LANDRUM	Lot 21, Block 5/6083	V	1, 2, 3	5/1 & 5/2	1	\$500.00	\$503.00	GREGORY MOTTE
59	3907 LATIMER	Lot 3, Block H4/1736	I	1, 2, 3	5/1 & 5/2	6	\$9,000.00	\$18,500.00	JOSE SARAGOSA
60	2539 MARBURG	Lot 10B, Block 1954	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,462.13	KIMIAMI ITAMURA
61	2706 MARBURG	Lot 2, Block B/1955	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$1,237.00	DEVAN EARLE
62	2823 MARDER	Lot 6, Block 1/2491	I	1, 2, 3	5/1 & 5/2	1	\$500.00	\$650.00	TITUS BUCKLEY
63	1733 MARYLAND	The east 112.5 feet of Lot 5, Block 5/3627	V	1, 2, 3	5/1 & 5/2	6	\$1,000.00	\$12,400.00	AUBREY QUARLES
64	2031 MCBROOM	The west 42.36 feet of Lot 8, Block 22/7127	I	1, 2, 3	5/1 & 5/2	12	\$15,000.00	\$46,500.00	YOUNG CODER
65	4618 METROPOLITAN	Lot 20, Block B/2441	V	1, 2, 3	5/1 & 5/2	3	\$1,000.00	\$1,500.00	JULIO MARIN

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# TAX FORECLOSED AND SEIZURE WARRANT PROPERTY REALES EXHIBIT A

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISED	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
66	4201 METROPOLITAN	Lot 46, Block G/1822	I	1, 2, 3	5/1 & 5/2	2	\$20,000.00	\$22,277.00	COUNTY LAND AND WATER LLC SERIES 2799L
67	3502 MORRIS	Lot 1, Block 17/7145	I	1, 2, 3	5/1 & 5/2	6	\$7,000.00	\$10,550.00	J. SANTOS CORIA
68	1201 NORTH	The west 33 1/3 feet of Lot 26, Block 3126	V	1, 2, 3	5/1 & 5/2	4	\$1,000.00	\$3,921.00	BUTCH BENAVIDES
69	2834 OAKDALE	Lot 7, Block 2/4434	V	1, 2, 3	5/1 & 5/2	2	\$250.00	\$251.00	RONNIE COMPTON
70	2830 OAKDALE	Lot 6, Block 2/4434	V	1, 2, 3	5/1 & 5/2	1	\$500.00	\$895.00	DEVAN EARLE
71	2731 OBANNON	Lot 17, Block 8/5975	I	1, 2, 3	5/1 & 5/2	18	\$5,000.00	\$32,150.00	CESAR CARRILLO
72	109 PALM OAK	Lot 20, Block B/6263	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$5,375.00	NEXTLOTS NOW L.L.C.
73	4049 PAMPAS	Lot 1, Block C/5105	I	1, 2, 3	5/1 & 5/2	29	\$5,000.00	\$36,601.00	BUTCH BENAVIDES
74	6919 PARKDALE	Lot 16, Block 4/5813	V	1, 2, 3	5/1 & 5/2	6	\$1,000.00	\$10,000.01	ALEJANDRO MARTINEZ AND ANA MARTINEZ
75	626 PEMBERTON HILL	Lot 10, Block M/6256	V	1, 2, 3	5/1 & 5/2	3	\$2,000.00	\$3,766.00	DEVAN EARLE
76	618 PEMBERTON HILL	Lot 12, Block M/6256	V	1, 2, 3	5/1 & 5/2	2	\$2,000.00	\$3,326.99	SARA MARTINEZ
77	2404 PENNSYLVANIA	Lots 3 and 4, Block 30/1305	V	1, 2, 3	5/1 & 5/2	9	\$1,000.00	\$4,599.00	DEVAN EARLE
78	2400 PENNSYLVANIA	Lots 1 and 2, Block 30/1305	V	1, 2, 3	5/1 & 5/2	9	\$1,000.00	\$4,599.00	DEVAN EARLE
79	2627 PINE	Lot 12, Block B/1743	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,150.00	DEVAN EARLE
80	8351 PLAINVIEW	Lot 7, Block 1/8526	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$4,675.00	NEXTLOTS NOW L.L.C.
81	3919 POLLY	Lot 11, Block A/4467	V	1, 2, 3	5/1 & 5/2	2	\$250.00	\$308.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE AND M. W. RESNICK
82	3118 PUGET	The north 28 1/2 x 100 feet of Lots 1 and 2, Block 9/7126	V	1, 2, 3	5/1 & 5/2	9	\$1,000.00	\$11,500.00	CAMDEN HOMES, LLC
83	2716 RAMSEY	Lot 5, Block 44/4204	V	1, 2, 3	5/1 & 5/2	6	\$2,000.00	\$12,000.00	SAUL CELIS
84	3318 REED	Lot 5, Block 1781	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$1,680.00	NEARER TO NATURE, LLC
85	3210 REED	Lot 5, Block 1780	I	1, 2, 3	5/1 & 5/2	3	\$3,500.00	\$8,500.00	BIRUK TESFAYE

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**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
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86	3927 ROBERTS	Lot 7, Block 1784	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,277.00	DEVAN EARLE
87	115 SATINWOOD	Lot 24, Block C/6263	I	1, 2, 3	5/1 & 5/2	5	\$5,000.00	\$18,077.00	TRI-CAPITAL EQUITIES LLC
88	2414 SCOTLAND	Lot 13, Block 4/5851	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$3,475.00	NEXTLOTS NOW L.L.C.
89	14124 SEAGOVILLE	Tract 19E , Block 8825	I	1, 2, 3	5/1 & 5/2	8	\$10,000.00	\$60,000.00	ROSA DELGADO
90	3517 SIDNEY	Being a tract of land 49 feet x 100, Block 4459	V	1, 2, 3	5/1 & 5/2	2	\$250.00	\$308.00	MARIA SCHNEIDER
91	3760 SOFT WIND	Lot 6, Block A/8292	V	1, 2, 3	5/1 & 5/2	1	\$500.00	\$1,201.00	MUNEESHWAR LLC DBA MUNI VENTURES
92	3107 SOUTH	Lots 21, 22 and 23, Block 2/1348	V	1, 2, 3	5/1 & 5/2	9	\$3,000.00	\$16,890.00	DEVAN EARLE
93	3101 SOUTH	Lot 24, Block 2/1348	V	1, 2, 3	5/1 & 5/2	11	\$500.00	\$4,489.00	DEVAN EARLE
94	1444 STIRLING	The south 8 feet of Lot 9, and all of Lots 10 and 11, Block 37/5880	V	1, 2, 3	5/1 & 5/2	1	\$750.00	\$2,580.00	NEARER TO NATURE, LLC
95	4748 STOKES	Lot 10D, Block 4/7641	V	1, 2, 3	5/1 & 5/2	2	\$250.00	\$1,175.00	NEXTLOTS NOW L.L.C.
96	2425 STOVALL	Lot 6, Block G/6078	I	1, 2, 3	5/1 & 5/2	5	\$4,000.00	\$23,200.00	I45 HOLDINGS LLC
97	3906 TELEPHONE	Lot 30, Block 2	V	1, 2, 3	5/1 & 5/2	6	\$1,000.00	\$8,975.00	NEXTLOTS NOW L.L.C.
98	239 TERRACE	Lot 38, Block A/4933	V	1, 2, 3	5/1 & 5/2	9	\$1,500.00	\$13,200.00	AUBREY QUARLES
99	9731 TRAVIS	Lot 15, Block 1/8317	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,500.00	RAI INVESTMENTS INC.
100	9723 TRAVIS	Lot 17, Block 1/8317	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$3,276.00	H. E. DAVIS
101	9719 TRAVIS	Lot 18, Block 1/8317	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$3,276.00	H. E. DAVIS
102	9711 TRAVIS	Lot 20, Block 1/8317	V	1, 2, 3	5/1 & 5/2	1	\$1,000.00	\$1,500.00	RAI INVESTMENTS INC.
103	9715 TRAVIS	Lot 19, Block 1/8317	V	1, 2, 3	5/1 & 5/2	2	\$1,000.00	\$3,276.00	H. E. DAVIS
104	1326 TREWITT	Lot 7, Block B/8779	I	1, 2, 3	5/1 & 5/2	7	\$3,000.00	\$18,600.00	JUAN SOLIS
105	3903 S. TYLER	Part of Lot 16, Block 5984	V	1, 2, 3	5/1 & 5/2	3	\$6,000.00	\$13,400.00	DEVAN EARLE
106	1527 WACO	Lot 13, Block 24/3585	V	1, 2, 3		4	\$1,000.00	\$3,250.00	AURELIO MARTINEZ

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**AGENDA ITEM # 43**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Sustainable Development and Construction  
Housing/Community Services

**CMO:** Ryan S. Evans, 671-9837  
Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 45Q

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**SUBJECT**

Authorize an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for the continued use of a 22,500 square foot building known as the Family Gateway Center located at 711 South St. Paul Street for the period September 27, 2016 through September 26, 2026 - Revenue: \$1

**BACKGROUND**

This item authorizes an amendment to an existing ten-year lease agreement with Family Gateway, Inc. to extend the lease agreement for an additional ten years for a 22,500 square foot building located at 711 South St. Paul Street. The ten-year extension will provide for the continued use of the Family Gateway Center, providing temporary shelter for homeless families with children.

The lease will begin on September 27, 2016 through September 26, 2026.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a lease agreement with option to purchase between City and CBD Partners #8 on December 4, 1985, by Resolution No. 85-3811.

Authorized a sublease with Downtown Dallas Family Shelter, Inc. on June 18, 1986, by Resolution No. 86-1899

Authorized acquisition of 711 S. St. Paul Street on August 19, 1987, by Resolution No. 87-2572.

Authorized an amendment to the sublease on December 9, 1987, by Resolution No. 87-3888.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

Authorized a lease agreement with Family Gateway, Inc. on November 10, 1993, by Resolution No 93-4108.

Authorized a first amendment to the lease agreement on November 11, 1998, by Resolution No. 98-3263.

Authorized a lease agreement on September 27, 2006 by Resolution No. 06-2587.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

**FISCAL INFORMATION**

Revenue: \$1

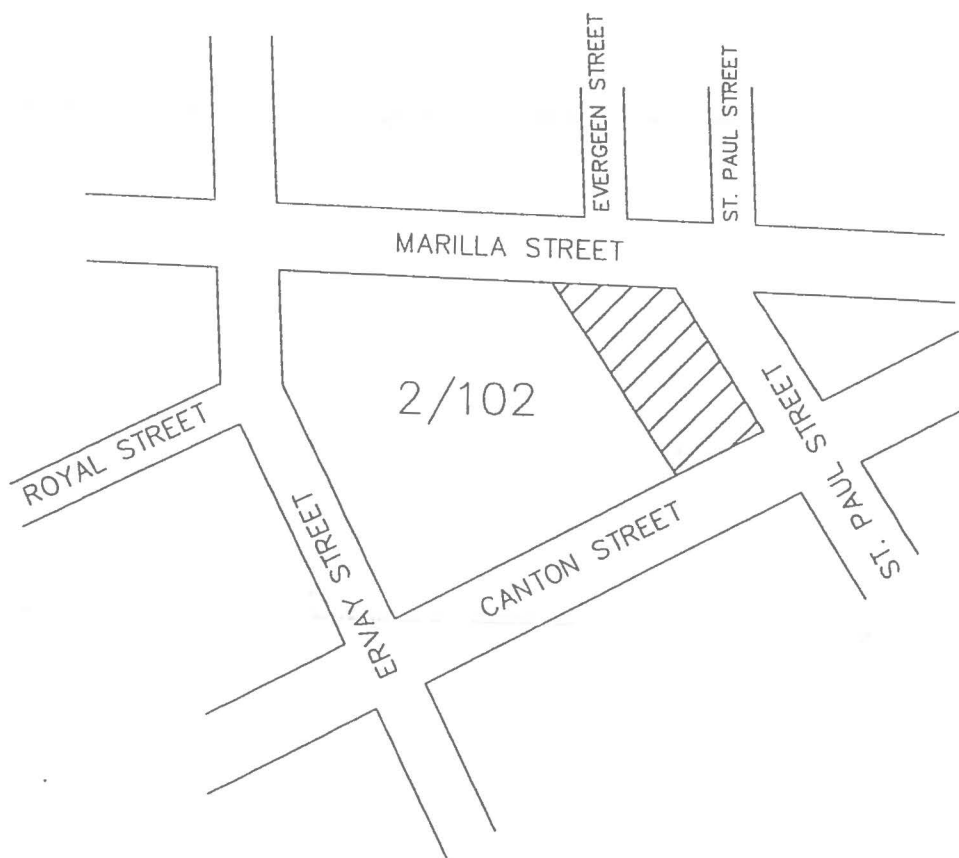
**OWNER**

**Family Gateway, Inc.**

Angela Crates, Director

**MAP**

Attached



 LEASE PREMISES  
711 ST. PAUL





August 10, 2016

**WHEREAS**, the City of Dallas, a Texas municipal corporation ("City"), and Family Gateway, Inc., formerly Downtown Dallas Family Shelter Inc., a Texas private nonprofit corporation, operating as Family Gateway Center ("Center") entered into a sublease agreement dated August 21, 1986, for approximately 17,646 square feet of land together with approximately 22,500 square feet of building and improvements located at 711 South St. Paul Street, also known as, 1722 Marilla Street, approved by Resolution No. 86-1899 adopted by City Council on June 18, 1986 as amended by Resolution No. 87-3888 on December 2, 1987; and

**WHEREAS**, the City, after acquiring ownership of property, and Center entered into a five (5) year lease agreement dated November 18, 1993, approved by Resolution No. 93-4108 adopted by City Council on November 10, 1993; and

**WHEREAS**, said lease was extended to November 30, 2003 by instrument, the First Amendment to the Lease Agreement, dated November 17, 1998, approved by Resolution 98-3263 adopted by City Council on November 11, 1998; and

**WHEREAS**, the City and Center entered into a month-to-month lease agreement dated January 2, 2004; and

**WHEREAS**, the City and Center entered into a new ten (10) year lease agreement dated September 27, 2006, approved by Resolution No. 06-2587 adopted by City Council on September 27, 2006; and

**WHEREAS**, the Lease expires by its own terms on September 26, 2016; and

**WHEREAS**, the City and Center desire to renew, extend and modify the Lease, for an additional ten (10) years, at the same rental rate and other terms.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a First Amendment to Lease Agreement between Family Gateway, Inc., a Texas nonprofit corporation and the City of Dallas.

August 10, 2016

**SECTION 2.** That the special terms and conditions of the First Amendment to Lease Agreement are:

- a) The term of the Lease is extended for an additional ten (10) years, effective September 27, 2016 ending September 26, 2026, provided however, that City and Landlord retains the right to terminate the Lease as provided elsewhere therein.
- b) All other terms of the Lease, as previously amended, not expressly amended, hereby shall remain unchanged and in full force and effect.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**  
**CHRISTOPHER D. BOWERS**  
Interim City Attorney

BY

  
Assistant City Attorney

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45M

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**SUBJECT**

An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway - Revenue: \$1,000, plus \$100 one-time fee, plus the \$20 ordinance publication fee

**BACKGROUND**

This item grants a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar for the use of a total of approximately 242 square feet of aerial space to occupy, maintain and utilize a sign and a canopy over portions of Elm Street right-of-way, near its intersection with Good Latimer Expressway. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

**FISCAL INFORMATION**

Revenue: \$1,000, plus \$100 one-time fee, plus the \$20 ordinance publication fee

**OWNER**

**Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar**

Ronald E. Wilson, Manager

**MAP**

Attached



## LICENSE AREAS

**ORDINANCE NO. \_\_\_\_\_**

An ordinance granting a revocable license to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar to occupy, maintain and utilize aerial space over portions of Elm Street right-of-way located near its intersection with Good Latimer Expressway adjacent to City Block 286 within the limits hereinafter more fully described, for the purpose of installing one sign with lettering and one canopy; providing for the terms and conditions of this license; providing for the one-time fee and annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That a revocable license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to Eleven Entertainment DFW, LLC dba Louie Louie's Dueling Piano Bar, a Texas limited liability company its successors and assigns, hereinafter referred to as "**GRANTEE**", to occupy, maintain and utilize for the purpose set out hereinbelow the tracts of land described in Exhibit A, hereinafter referred to as "licensed areas" which is attached hereto and made a part hereof.

**SECTION 2.** That this license is granted for a term of four (4) years and three (3) months, unless sooner terminated according to other terms and provisions herein contained.

**SECTION 3.** That **GRANTEE** shall pay to the City of Dallas the sum of **ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS** annually for the license herein granted, said sum to become due and payable on the 2<sup>nd</sup> day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS** shall become due and payable upon the final passage of this ordinance and shall cover the consideration for 2016.

In addition, **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **ONE HUNDRED AND NO/100 (\$100.00) DOLLARS**, said sum to become due and payable upon the final passage of this ordinance and shall cover the consideration for the license term. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated fee within sixty (60) days of the due date, the Director of Department of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in Fund 0001, Department DEV, Unit 1181, Revenue Source 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10% a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

**SECTION 4.** That the licensed areas shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: to occupy, maintain and utilize one sign with lettering and one canopy.

**SECTION 5.** That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

**SECTION 6.** That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right to terminate and cancel this license, at will, by Resolution passed by said Governing Body. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said resolution shall be final and shall not be subject to review by the Courts.



**GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed areas at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

**SECTION 7.** That the license is subject to the following conditions, terms and reservations:

- a) **GRANTEE** shall obtain a right-of-way permit that must be submitted and issued prior to any work in the right-of-way.
- b) **GRANTEE** acknowledges Time Warner Cable has aerial and/or underground facilities within the licensed areas and reserve the right to have access to any applicable utility easements on the property for the purpose of future construction or maintenance. **GRANTEE** shall be responsible for the relocation/removal of any structure interfering with access to Time Warner Cable's easements.

**SECTION 8.** That the license granted hereby shall not become effective until and unless **GRANTEE** files a final acceptance, in writing, to the terms and conditions of this ordinance with the Director of Department of Sustainable Development and Construction and said written acceptance shall be forwarded to the City Secretary of the City of Dallas. In the event said written final acceptance is not filed within six (6) months after the passage of this ordinance as provided for herein, then the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

**SECTION 9.** That upon receipt of **GRANTEE's** final written acceptance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

**SECTION 10.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

**SECTION 11.** That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restrictions, and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed areas and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

**SECTION 12.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Record of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee for the year 2016 and the one-time license fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance.

The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 13.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**  
**CHRISTOPHER D. BOWERS**  
Interim City Attorney

**DAVID COSSUM**  
Director of Department of Sustainable  
Development and Construction

BY

  
Assistant City Attorney

BY

  
Assistant Director

Passed \_\_\_\_\_.

LICENSE AGREEMENT  
PART OF ELM STREET  
ADJACENT TO LOTS 8 AND 9, BLOCK 286 OF  
MONUMENT TRIANGLE,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

BEING 242 square feet of land in Elm Street (a 60' R.O.W.), adjacent to Lots 8 and 9, Block 286 of MONUMENT TRIANGLE, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume Y, Page 676 of the Deed Records of Dallas County, Texas, situated in the John Grigsby Survey, Abstract Number 495, and being adjacent to that same tract of land described as Tract II in Special Warranty Deed with Vendor's Lien to Westdale Properties America I, Ltd., recorded in Instrument Number 200900283996 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a building corner at the present intersection of the northwest R.O.W. line of Elm Street (a 60' R.O.W.) with the northeast R.O.W. line of Good-Latimer Expressway (a variable width R.O.W.), and being the southwest corner of the above mentioned Westdale Properties America I, Ltd. property;

THENCE N 76°00'00" E, 60.62' along a building line and the northwest line of Elm Street to a building corner at the southeast corner of said Westdale Properties America I, Ltd.;

THENCE S 14°00'00" E, 4.00' over and across Elm Street to a cross cut set for corner;

THENCE S 76°00'00" W, 60.62' over and across Elm Street to a cross cut set for corner;

THENCE N 14°00'00" W, 4.00' over and across Elm Street to the Point of Beginning and containing 242 square feet or 0.006 acres of land.



2/2/2016

Scott Davis, Registered Professional Land Surveyor No. 5111



(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 2/2/2016

SPRG. NO. 3607

THE BASIS OF BEARINGS IS THE NORTHWEST R.O.W. LINE  
OF ELM STREET, N 76°00'00" E, AS DESCRIBED IN DEED,  
RECORDED IN INST. NO. 200900283996 O.P.R.D.C.T.

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105 dlsci@sbcglobal.net  
DALLAS, TEXAS 75228 214-321-0569

PAGE 1 OF 2

REV. 2/2/16

DATE: 12/10/15

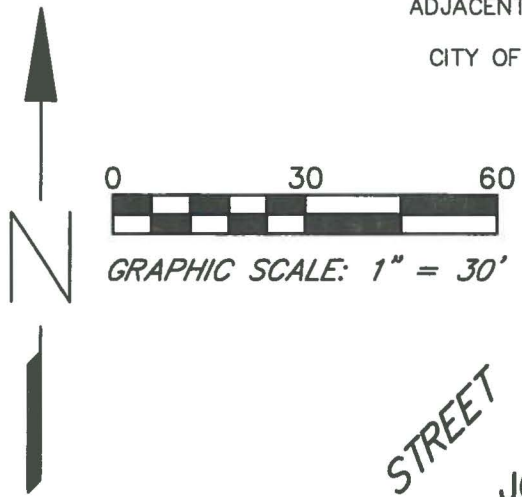
JOB NO. 15112



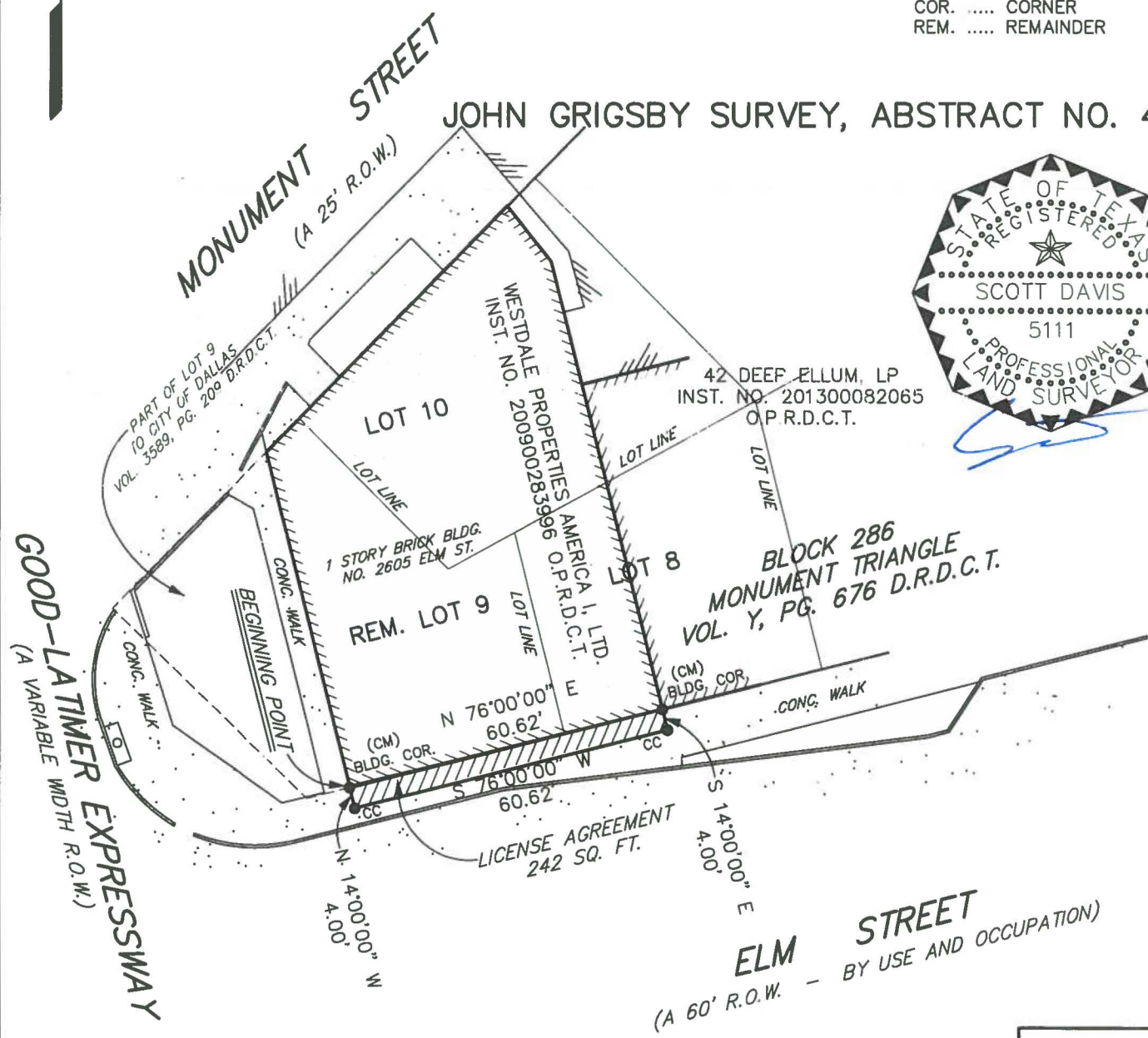
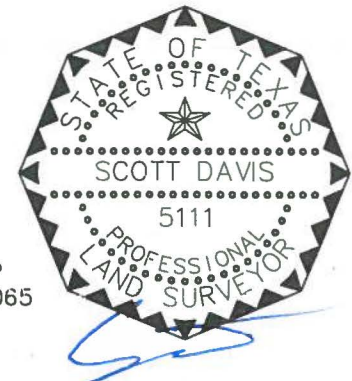
LICENSE AGREEMENT  
PART OF ELM STREET  
ADJACENT TO LOTS 8 AND 9, BLOCK 286 OF  
MONUMENT TRIANGLE,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

## LEGEND

R.O.W. .... RIGHT-OF-WAY  
(CM) .... CONTROLLING MONUMENT  
D.R.D.C.T. .... DEED RECORDS,  
DALLAS COUNTY, TEXAS  
M.R.D.C.T. .... MAP RECORDS,  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. .... OFFICIAL PUBLIC  
RECORDS, DALLAS COUNTY, TEXAS  
INST. .... INSTRUMENT  
NO. .... NUMBER  
CC .... CUT CROSS SET  
SQ. .... SQUARE  
FT. .... FEET  
BLDG. .... BUILDING  
COR. .... CORNER  
REM. .... REMAINDER



JOHN GRIGSBY SURVEY, ABSTRACT NO. 495



THE BASIS OF BEARINGS IS THE NORTHWEST R.O.W. LINE  
OF ELM STREET, N 76°00'00" E, AS DESCRIBED IN DEED,  
RECORDED IN INST. NO. 200900283996 O.P.R.D.C.T.

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105 dlsco@sbcglobal.net  
DALLAS, TEXAS 75228 214-321-0569

PAGE 2 OF 2

REV. 2/2/16

DATE: 12/10/15

JOB NO. 15112

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 2/2/2016

SPRG. NO. 3607

**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than



**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

2

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
  2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to



**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

## AGENDA ITEM # 45

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45L

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### **SUBJECT**

An ordinance granting a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain, and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street - Revenue: \$2,867 annually, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item grants a private license to Elm at Stoneplace Holdings, LLC for a total of approximately 1,225 square feet of subsurface space to occupy, maintain and utilize basements under portions of Main and Elm Streets rights-of-way, near their intersection with Ervay Street. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

### **FISCAL INFORMATION**

Revenue: \$2,867 annually, plus the \$20 ordinance publication fee

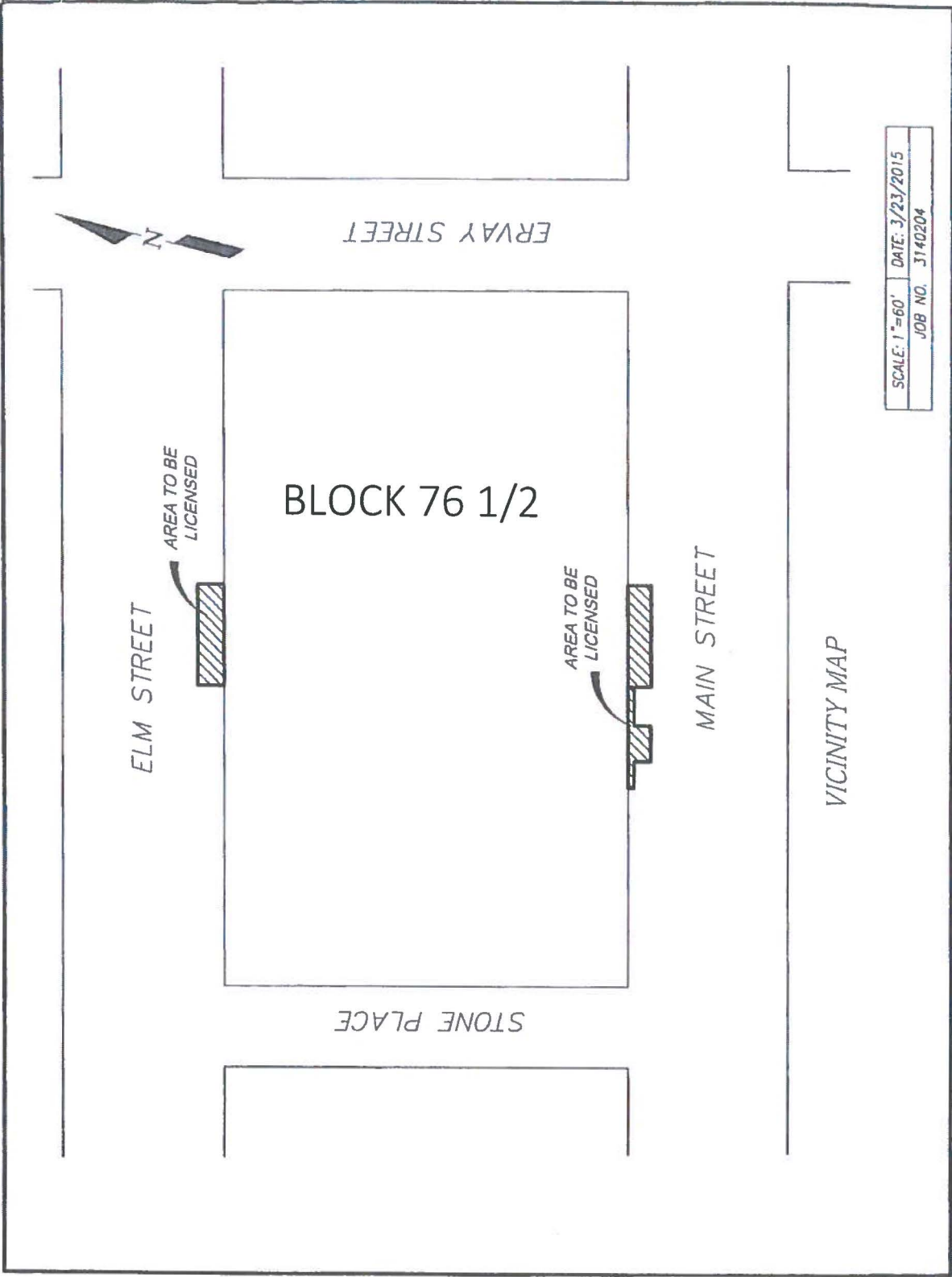
**OWNER**

**Elm at Stoneplace Holdings, LLC**

Timothy C. Headington, President

**MAP**

Attached



SCALE: 1"=60'	DATE: 3/23/2015
JOB NO. 3140204	



**ORDINANCE NO. \_\_\_\_\_**

An ordinance granting a private license to Elm at Stoneplace Holdings, LLC to occupy, maintain and utilize subsurface portions of Elm and Main Streets right-of-way located near the intersection of Elm and Ervay Streets, adjacent to City Block 76 1/2 within the limits hereinafter more fully described, for the purpose of utilizing existing subsurface basements for retail purposes to stock storage; providing for the terms and conditions of this license; providing for the annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

**ooo0ooo**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That a private license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to Elm at Stoneplace Holdings, LLC, a Texas limited liability company, its successors and assigns, hereinafter referred to as “**GRANTEE**”, to occupy, maintain and utilize for the purpose set out hereinbelow subsurface areas below the tracts of land described in Exhibit A, hereinafter referred to as “licensed areas” which is attached hereto and made a part hereof.

**SECTION 2.** That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

**SECTION 3.** That **GRANTEE** shall pay to the City of Dallas the sum of **TWO THOUSAND EIGHT HUNDRED SIXTY SEVEN AND NO/100 (\$2,867.00) DOLLARS** annually for the license herein granted, said sum to become due and payable on the 2<sup>nd</sup> day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **TWO THOUSAND EIGHT HUNDRED SIXTY SEVEN AND NO/100 (\$2,867.00) DOLLARS** shall become due and payable upon the final passage of this ordinance and shall cover the consideration for 2016.

Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of Department of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in Fund 0001, Department DEV, Unit 1181, Revenue Source 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10% a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

**SECTION 4.** That the licensed areas shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupy, maintain and utilize existing subsurface basements for retail purposes to stock storage.

**SECTION 5.** That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

**SECTION 6.** That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by resolution duly passed by said Governing body, to terminate and cancel this license upon giving **GRANTEE** SIXTY (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said resolution shall be final and shall not be subject to review by the Courts.

**GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed areas at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

**SECTION 7.** That the license is subject to the following conditions, terms and reservations:

- a) **GRANTEE** acknowledges Atmos has active facilities within the right-of-way of Main and Elm Streets and if any conflicts arise due to location of said facilities within the license areas **GRANTEE** agrees it will be responsible for the cost to relocate said facilities.
- b) **GRANTEE** shall ensure if Oncor electric utilities are in the license area, **GRANTEE** will relocate utilities at their expense.
- c) **GRANTEE** shall ensure Elm and Main Streets both require 80 feet of right-of-way per the City of Dallas Central Business District Streets and Circulation Plan, Section 51-9.101.
- d) **GRANTEE** shall contact the Texas Excavation Safety System (Texas 811) to have facilities marked and located within affected easements before any excavations are started.

**SECTION 8.** That the license granted hereby shall not become effective until and unless **GRANTEE** files a final acceptance, in writing, to the terms and conditions of this ordinance with the Director of Department of Sustainable Development and Construction and said written acceptance shall be forwarded to the City Secretary of the City of Dallas.



In the event said written final acceptance is not filed within six (6) months after the passage of this ordinance as provided for herein, then the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

**SECTION 9.** That upon receipt of **GRANTEE's** final written acceptance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

**SECTION 10.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

**SECTION 11.** That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

**SECTION 12.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee for the year 2016, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 13.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**  
**CHRISTOPHER D. BOWERS**  
Interim City Attorney

**DAVID COSSUM**  
Director of Department of Sustainable  
Development and Construction

BY Bryan N. Lopez II  
Assistant City Attorney

SOK BY Laura Williams  
Assistant Director

Passed \_\_\_\_\_.

**SUBSURFACE LICENSE AGREEMENT  
SMITH, MURPHY & MARTIN'S ADDITION  
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 ½  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Being** a 325 square feet or 0.0075 acre tract of land and being a part of Elm Street situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being adjacent to a part of Lot 4 of Block 76 1/2 (official City of Dallas Block Numbers), Smith, Murphy and Martin's Addition, an Addition to the City of Dallas, according to that plat recorded in Volume 143, Page 403 Map Records Dallas County, Texas, said part of Lot 4 described by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201000094232, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**Commencing** at an "X" found in concrete at the intersection of the South line of Elm Street (80' Right-Of-Way) with the West line of Ervay Street (55' Right-Of-Way), said point also being the Northeast corner of said Block 76 1/2 and being the Northeast corner of Lot 1 Smith, Murphy and Martin's Addition, as described by Deed Without Warranty to FC WP Building, LLC, recorded in Instrument number 20080026469 (O.P.R.D.C.T.);

**THENCE** S 76°00'00" W with said South line of Elm Street and with the North line of Lots 1 through 3, said Block and Addition, a distance of 145.00 feet to a point at the Northwest corner of Lot 3 of said Block and Addition, said point also being the Northeast corner of Lot 4, said point being **THE POINT OF BEGINNING**;

**THENCE** S 76°00'00" W with said South line of Elm Street and with the North line of said Lot 4, Block 76 1/2, a distance of 25.00 feet to a point for corner;

**THENCE** departing said South line of, and through an across Elm Street the following three (3) courses and distances:

N 14°00'00" W, a distance of 13.00 feet to a point for corner;

N 76°00'00" E, a distance of 25.00 feet to a point for corner;

SUBSURFACE LICENSE AGREEMENT  
SMITH, MURPHY & MARTIN'S ADDITION  
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 ½  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

S 14°00'00" E, a distance of 13.00 feet to **THE POINT OF BEGINNING;**

**CONTAINING** 325 square feet or 0.0075 acre of land, more or less.

**BASIS OF BEARINGS:** Bearings are based on the West line of Ervay Street, at S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)

 06/14/2016

Chris Matteo  
Registered Professional Land Surveyor  
License No. 6501



For SPRG Use Only

Reviewed By: David Scott

Date: 6.21.16

SPRG No: 3379



0 40 80

SCALE: 1"=40'

FOR SPRG USE ONLY

REVIEWED BY: David Scott

DATE: 6.21.16

SPRG NO. 3379

(ORDINANCE BOOK 1-A  
PAGE 133)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.00'	S14° 00' 00"E
L2	25.00'	S76° 00' 00"W
L3	13.00'	N14° 00' 00"W
L4	25.00'	N76° 00' 00"E

**ERVAY STREET**  
**(55' RIGHT-OF-WAY)**

5' RIGHT OF WAY  
DEDICATION  
VOL. 294, PG.424  
DEED RECORDS DALLAS  
COUNTY TEXAS

TEXAS REGISTERED SURVEYING FIRM 10056600

M.R.D.C.T. MAP RECORDS  
DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS



**MAIN STREET**  
**ONE-SIDE-OF-WAY**  
(ORDINANCE BOOK 1-A  
PAGE 131)

### Subsurface License Agreement

Elm Street Adjacent to Lot 4, Block 76 1/2  
John Grigsby Survey, Abstract No. 495  
City Of Dallas, Dallas County, Texas

SCALE: 1"=40'

DATE: 3/23/2015

SURVEYOR: CM	DRAFTED: AR	PARTY CHIEF: MS
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PAGE 3 OF 3

**SUBSURFACE LICENSE AGREEMENT  
SMITH, MURPHY & MARTIN'S ADDITION  
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 1/2  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Being** a 325 square feet or 0.0075 acre tract of land and being a part of Elm Street (created in Ordinance Book 1A, Page 133) situated the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being adjacent to a part of Lot 4 of Block 76 1/2 (official City of Dallas Block Numbers), Smith, Murphy and Martin's Addition, an Addition to the City of Dallas, according to that plat recorded in Volume 143, Page 403 Map Records Dallas County, Texas, said part of Lot 4 described by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201100254899, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**Commencing** at an "X" found in concrete at the intersection of the South line of Elm Street (80' Right-Of-Way) with the West line of Ervay Street (created in Ordinance Book 1A, Page 140) (55' Right-Of-Way), said point also being the Northeast corner of said Block 76 1/2 and being the Northeast corner of Lot 1 Smith, Murphy and Martin's Addition, as described by Deed Without Warranty to FC WP Building, LLC, recorded in Instrument number 20080026469 (O.P.R.D.C.T.) from which an "X" found for corner at the intersection of said West line of Ervay Street and the North line of Main Street (created in Ordinance Book 1A, Page 131) (79.5 Right-Of-Way) bears S 14°00'00" E, a distance of 200.00 feet;

**THENCE** S 76°00'00" W with said South line of Elm Street, a distance of 170.00 feet to a point on the North line of Lot 4, Block 76 1/2, said point being **THE POINT OF BEGINNING**;

**THENCE** S 76°00'00" W with said South line of Elm Street and the North line of Lot 4 of said Block 76 1/2, a distance of 25.00 feet to a point for corner at the Northwest corner of said Lot 4, Block 76 1/2, said point also being the Northeast corner of Lot 5, said Block, as described in a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201400002643 (O.P.R.D.C.T.);

**THENCE** departing said South line of Elm Street and the North Line of Block 76 1/2, and over and across Elm Street the following three (3) courses and distances:

N 14°00'00" W, a distance of 13.00 feet to a point for corner;

N 76°00'00" E, a distance of 25.00 feet to a point for corner;

For SPRG Use Only

Reviewed By: David Scott

Date: 4.12.16

SPRG No: 3380

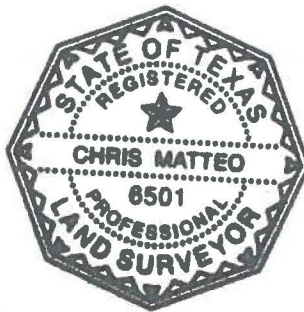


SUBSURFACE LICENSE AGREEMENT  
SMITH, MURPHY & MARTIN'S ADDITION  
ELM STREET ADJACENT TO LOT 4 OF BLOCK 76 1/2  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

S 14°00'00" E, a distance of 13.00 feet to **THE POINT OF BEGINNING;**

**CONTAINING** 325 square feet or 0.0075 acre of land, more or less.

**BASIS OF BEARINGS:** Bearings are based on the West line of Ervay Street, at S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)



 03/25/2016

Chris Matteo  
Registered Professional Land Surveyor  
License No. 6501

For SPRG Use Only

Reviewed By: David Scott

Date: 4.12.16

SPRG No: 3380

# EXHIBIT A-TRACT 2



Bearings are based on West line of Ervey Street, as S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)

FOR SPRG USE ONLY	
REVIEWED BY:	<i>David Scott</i>
DATE:	<i>4/12/16</i>
SPRG NO.	3380

## LICENSE AGREEMENT

AREA  
0.0075 ACRE  
(325 SQ. FT.)

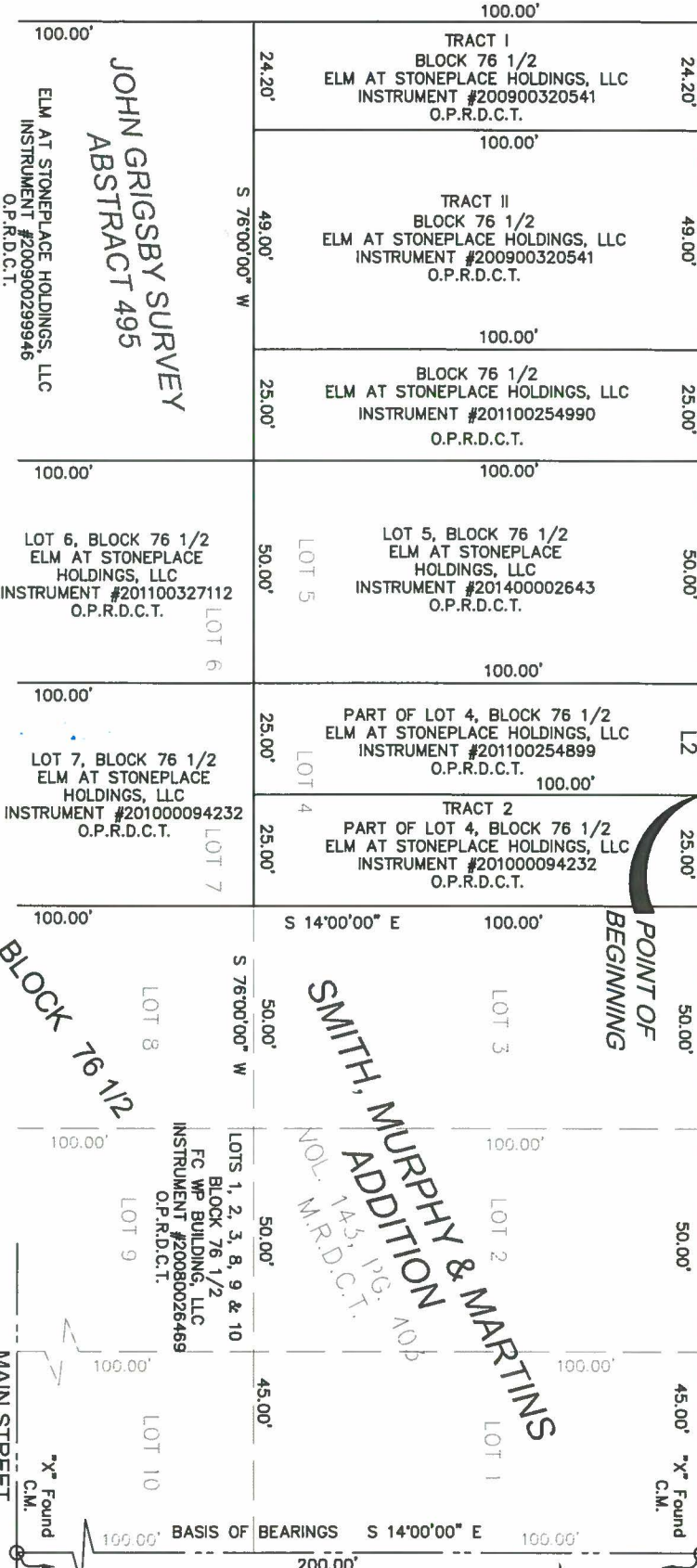
## ELM STREET (80' RIGHT-OF-WAY)

(ORDINANCE BOOK 1-A  
PAGE 133)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.00'	S14° 00' 00"E
L2	25.00'	S76° 00' 00"W
L3	13.00'	N14° 00' 00"W
L4	25.00'	N76° 00' 00"E

## STONE PLACE (40' RIGHT-OF-WAY)

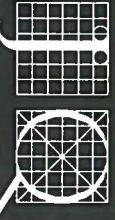
(MINUTE BOOK 4, PAGE 71)  
(ORDINANCE 11297)



## ERVAY STREET (55' RIGHT-OF-WAY)

(ORDINANCE BOOK 1-A  
PAGE 140)

shaping the built environment



JASTER-QUINTANILLA DALLAS, LLP

2105 COMMENCE STREET  
P | 214.752.9098

DALLAS TEXAS 75201  
JOENG.COM

JD JOB NO: 3140204.300

TEXAS REGISTERED SURVEYING FIRM 10056600



### LEGEND

- CENTERLINE
- PROPOSED PRIVATE LICENSE LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- MONUMENT FOUND AS NOTED
- CONTROLLING MONUMENT
- MAP RECORDS
- DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- DALLAS COUNTY, TEXAS



03/26/2016

Subsurface License Agreement Smith, Murphy & Martin's Addition Elm Street Adjacent to Lot 4, Block 76 1/2 John Grigsby Survey, Abstract No. 495 City Of Dallas, Dallas County, Texas			
SCALE: 1"=40'	DATE: 3/23/2015		
SURVEYOR: CM	DRAFTED: AR	PARTY CHIEF: MS	
PAGE 3 OF 3			



**SUBSURFACE LICENSE AGREEMENT  
SMITH, MURPHY & MARTIN'S ADDITION  
MAIN STREET ADJACENT TO LOT 7 OF BLOCK 76 1/2  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Being** a 575 square feet or 0.013 acre tract of land and being a part of Main Street (created in Ordinance Book 1A, Page 131) situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being adjacent to Lot 7 of Block 76 1/2 (Official City of Dallas Block Numbers), Smith, Murphy and Martin's Addition, an Addition to the City of Dallas, according to that plat recorded in Volume 143, Page 403 Map Records Dallas County, Texas, said Lot 7 described as Tract 1 by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201000094232, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**Commencing** at an "X" found in concrete at the intersection of the North line of Main Street (79.5' Right-Of-Way) with the West line of Ervay Street (created in Ordinance Book 1A, Page 140) (55' Right-Of-Way), said point also being the Southeast corner of said Block 76 1/2 and the Southeast corner of Lot 10 said Block 76 1/2 of Smith, Murphy and Martin's Addition, as described by Deed Without Warranty to FC WP Building, LLC, recorded in Instrument number 20080026469 (O.P.R.D.C.T.) from which an "X" found for corner at the intersection of said West line of Ervay Street and the South line of Elm Street (created in Ordinance Book 1A, Page 133) (80' Right-Of-Way) bears N 14°00'00" W, a distance of 200.00 feet;

**THENCE** S 76°00'00" W with said North line of Main Street and the South line of Lots 8 through 10 of said FC WP Building, LLC tract, a distance of 145.00 feet to a point at the Southwest corner of said FC WP Building, LLC tract, same being the Southeast corner of Lot 7 and the Southwest corner of Lot 8 of said Block 76 1/2, for **THE POINT OF BEGINNING**;

**THENCE** departing the North line of Main Street and the South line of Block 76 1/2, and over and across Main Street the following three (3) courses and distances:

S 14°00'00" E, a distance of 11.50 feet to a point for corner;

S 76°00'00" W, a distance of 50.00 feet to a point for corner;

For SPRG Use Only	
Reviewed By:	<u>David Scott</u>
Date:	<u>4.12.16</u>
SPRG No:	<u>3381</u>

**SUBSURFACE LICENSE AGREEMENT  
SMITH, MURPHY & MARTIN'S ADDITION  
MAIN STREET ADJACENT TO LOT 7 OF BLOCK 76 1/2  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

N 14°00'00" W, a distance of 11.50 feet to a point for corner in said North line of Main Street, same being the Southwest corner of Lot 7, Block 76 1/2, and the Southeast corner of Lot 6, said Block 76 1/2, as described by a Special Warranty Deed to Elm at Stoneplace Holdings, LLC, recorded in Instrument number 201100327112 (O.P.R.D.C.T.);

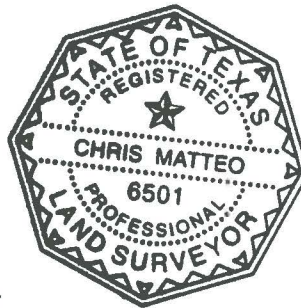
**THENCE** N 76°00'00" E with said North line of Main Street and the South line of Lot 7, said Block 76 1/2, a distance of 50.00 feet to **THE POINT OF BEGINNING**;

**CONTAINING** 575 square feet or 0.013 acre of land, more or less.

**BASIS OF BEARINGS:** Bearings are based on the West line of Ervay Street, at S 14°00'00" E, monumented as noted, and as described in Instrument 20080026469, (O.P.R.D.C.T.)

 03/25/2016

Chris Matteo  
Registered Professional Land Surveyor  
License No. 6501



For SPRG Use Only

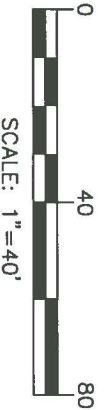
Reviewed By: David Scott

Date: 4.12.16

SPRG No: 3381

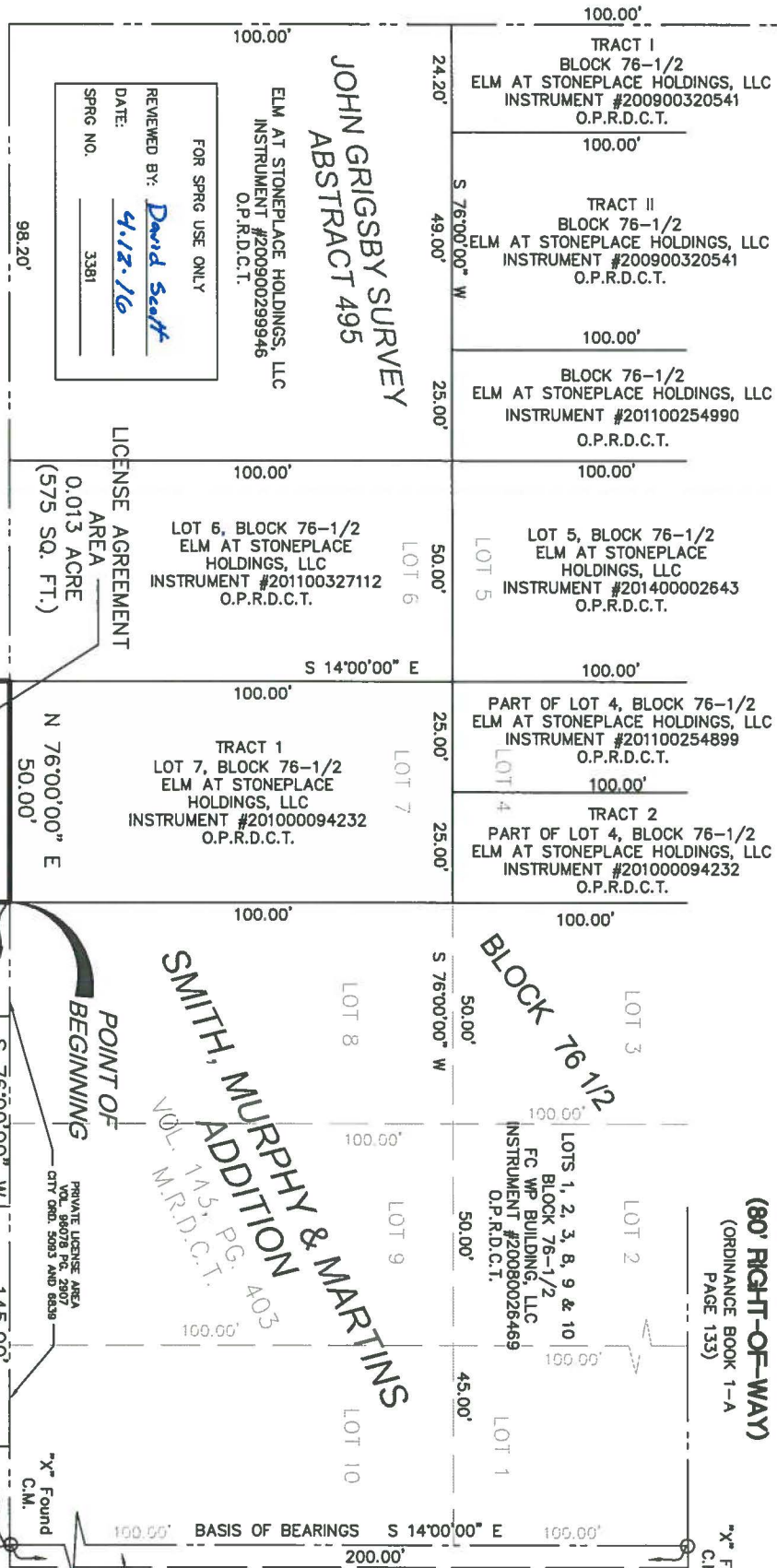


# EXHIBIT A-TRACT 3



## STONE PLACE (40' RIGHT-OF-WAY)

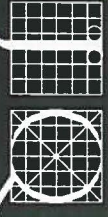
(MINUTE BOOK 4, PAGE 71)  
(ORDINANCE 11297)



FOR SPRG USE ONLY  
REVIEWED BY: David Seft  
DATE: 4.12.16  
SPRG NO. 3381

Bearings are based on West line of Ervay Street, as S 14°0'00" E, monumented as noted, and as described in Instrument 200880026469, (O.P.R.D.C.T.)

shaping the built environment



**JASTER-QUINTANILLA DALLAS, LLP**

2105 COMMERCE STREET  
P.O. BOX 752,998

DALLAS, TEXAS 75201  
JQENG.COM

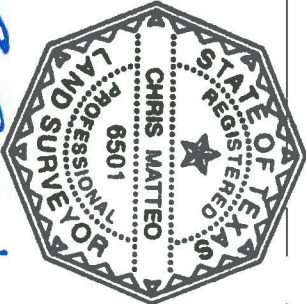
TX JOB NO. 3140204.300

TEXAS REGISTERED SURVEYING FIRM 10056600

- LEGEND**
- CENTERLINE
  - PROPOSED PRIVATE LICENSE LINE
  - RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - MONUMENT FOUND AS NOTED
  - CONTROLLING MONUMENT

C.M.  
M.R.D.C.T.  
O.P.R.D.C.T.

MAP RECORDS  
DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS



03/25/2016

**ELM STREET  
(80' RIGHT-OF-WAY)**  
(ORDINANCE BOOK 1-A  
PAGE 133)

**ERVAY STREET  
(55' RIGHT-OF-WAY)**  
(ORDINANCE BOOK 1-A  
PAGE 140)

**MAIN STREET  
(79.5' RIGHT-OF-WAY)**  
(ORDINANCE BOOK 1-A  
PAGE 131)

Subsurface License Agreement Smith, Murphy & Martin's Addition Main Street Adjacent to Lot 7, Block 76 1/2 John Grigsby Survey, Abstract No. 495 City Of Dallas, Dallas County, Texas			
SCALE: 1"=40'	DATE: 3/23/2015		
SURVEYOR: CM	DRAFTED: AR	PARTY CHIEF: MS	PAGE 3 OF 3

5' RIGHT OF WAY  
DEDICATION  
VOL. 294, PG. 424  
DEED RECORDS DALLAS  
COUNTY TEXAS

**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than



**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
  2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B  
COMMERCIAL ENTITY  
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to



**EXHIBIT B  
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flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 11

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 16 T

---

**SUBJECT**

An ordinance granting a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road - Z156-191 - Financing: No cost consideration to the City

**BACKGROUND**

On May 11, 2016, City Council approved an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast quadrant of Churchill Way and Coit Road subject to a development plan, landscape plan, elevations, and conditions with the ordinance to return on a future Council date.

The request is for a Planned Development District for MU-3 Mixed Use District uses to allow for the development of a general merchandise or food store 100,000 square feet or more including a motor vehicle fueling station. The development of the retail store will be in compliance with the development plan, landscape plan, elevations, and conditions within the proposed Planned Development District.

The applicant had not acquired the property in May and asked that the ordinance return for final approval after their acquisition of the property. The property has since been purchased by the applicant.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 21, 2016, City Plan Commission recommended approval of an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast quadrant of Churchill Way and Coit Road, subject to a development plan, landscape plan, elevations, and conditions.



### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)**

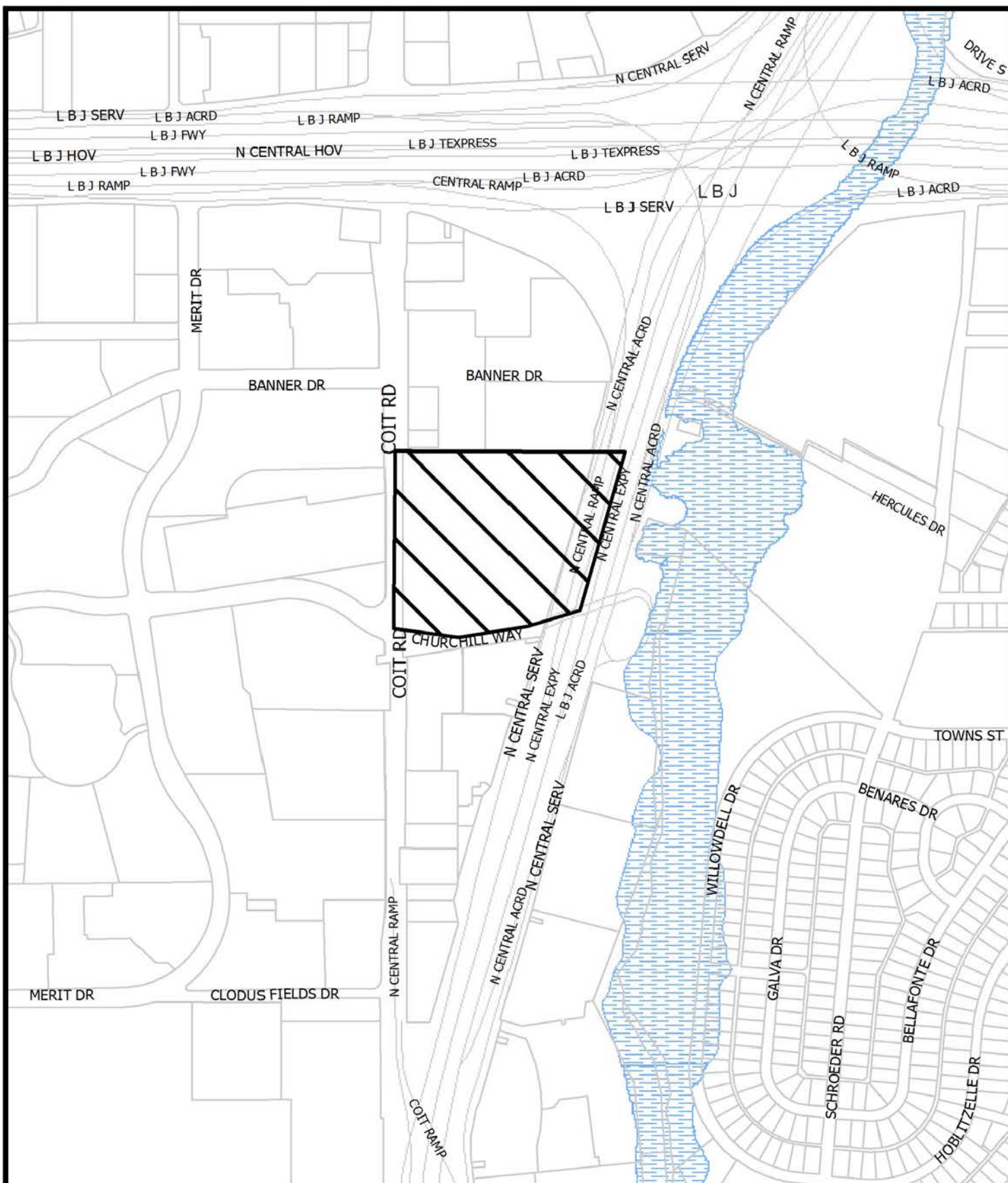
On May 11, 2016, City Council approved an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the northeast quadrant of Churchill Way and Coit Road, subject to a development plan, landscape plan, elevations, and conditions with the ordinance to return on a future Council date.

### **FISCAL INFORMATION**

No cost consideration to the City

### **MAP**

Attached



1:7,200

## VICINITY MAP

Case no: **Z156-191**

Date: **2/2/2016**

**FILE NUMBER:** Z156-191(ND)

**DATE FILED:** September 27, 2016

**LOCATION:** Northeast Quadrant of Churchill Way and Coit Road

**COUNCIL DISTRICT:** 11

**MAPSCO:** 16 T

**SIZE OF REQUEST:** Approx. 13.289 Acres

**CENSUS TRACT:** 132.00

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**APPLICANT:** Costco Wholesale

**REPRESENTATIVES:** Michael Clark and Dallas Cothrum

**OWNER:** Texas Department of Transportation

**REQUEST:** An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District.

**SUMMARY:** The applicant is proposing development of the site with the general merchandise or food store 100,000 square feet or more use category, inclusive of a motor vehicle fueling area.

**CPC RECOMMENDATION:** Approval, subject to a development plan, landscape plan, elevations, and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a development plan, landscape plan, elevations, and conditions.

SHOP BUSINESS DELIVERY PHARMACY SERVICES PHOTO TRAVEL



INVESTOR RELATIONS

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05/10/2016

***Reply List of Property Owners***  
***Z156-191***

***19 Property Owners Notified***

***2 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	12550 COIT RD	TEXAS STATE OF
	2	12750 N CENTRAL EXPY	EAST JOSEPH H JR
	3	12505 SCHROEDER RD	TEXAS UTILITIES ELEC CO
	4	12700 N CENTRAL EXPY	RESTLAND MEM PARK
	5	12750 MERIT DR	PARK CENTRAL PROPERTY LP
O	6	7849 CHURCHILL WAY	LMI PARK CENTRAL LLC
O	7	7800 BANNER DR	LMI PARK CENTRAL TWO LLC
	8	12222 N CENTRAL EXPY	CENTRAL LANDMARK LTD
	9	12520 N CENTRAL EXPY	PERRY CO THE
	10	12600 COIT RD	SEEHORN JAMES MAXWELL II
	11	7900 CHURCHILL WAY	SPUS6 MARQUIS LLC
	12	12271 COIT RD	DALLAS TX 1 SENIOR PROPERTY LLC
	13	12301 N CENTRAL EXPY	JALARAM HOTEL LLC
	14	12411 N CENTRAL EXPY	NOBLE I WALTON DALLAS LP
	15	12400 COIT RD	AMERICAN NATL INS CO
	16	12655 N CENTRAL EXPY	HOUSTON RE INCOME PPTIES XV11
	17	12801 N CENTRAL EXPY	JP NCP III LP
	18	12660 COIT RD	GAEDEKE HOLDINGS LTD
	19	12770 COIT RD	GAEDEKE HOLDINGS II LTD

## AGENDA ITEM # 47

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** N/A

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### **SUBJECT**

Authorize an application for a grant, requiring matching funds, through the Federal Emergency Management Agency for FY 2016-17 for the Cooperating Technical Partners program, to provide a cost share for updating certain flood studies in the City of Dallas - Financing: This action has no cost consideration to the City

### **BACKGROUND**

The Cooperating Technical Partners (CTP) program is the Federal Emergency Management Agency's approach to creating partnerships between FEMA and participating National Flood Insurance Program (NFIP) communities to improve the flood hazard mapping program. In this program, FEMA provides a grant for up to 75% of the cost of the project while the participating city is responsible for the remainder. In March 2010, the City of Dallas submitted an application for the CTP program, which included a multi-year plan, since modified, to update older flood studies for several streams. The application was subsequently approved by FEMA. The City is presently completing its sixth year of the CTP program.

Participation in the CTP program allows Dallas to update its flood hazard mapping at substantial savings, since FEMA funds the larger share of the cost of the projects.

This action will authorize the application for the grant, requiring matching funds, from FEMA. A separate City Council approval will be needed to authorize acceptance of the grant, authorize receipt, appropriation and disbursement of federal funds (\$869,250), authorize appropriation of the City's portion (\$289,750), and authorize a contract with a consulting engineering firm, once the application for the grant is approved by FEMA.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Study	November 2016
Complete Study	September 2017



### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized CTP FY 2010-11, receipt of grant funds, increase in appropriations, and a contract with Halff Associates, Inc. on November 10, 2010, by Resolution No. 10-2822.

Authorized CTP FY 2011-12, agreement with FEMA and authorized Supplemental Agreement No. 1 with Halff Associates, Inc. on September 14, 2011, by Resolution No. 11-2457.

Authorized CTP FY 2012-13, agreement with FEMA and authorized Supplemental Agreement No. 2 with Halff Associates, Inc. on November 14, 2012, by Resolution No. 12-2767.

Authorized CTP FY 2013-14, agreement with FEMA and authorized Supplemental Agreement No. 3 with Halff Associates, Inc. on November 12, 2013, by Resolution No. 13-1958.

Authorized CTP FY 2014-15, agreement with FEMA and authorized a contract with Halff Associates, Inc. on November 12, 2014, by Resolution No. 14-1934.

Authorized CTP FY 2015-16, agreement with FEMA and authorized Supplemental agreement No. 1 with Halff Associates, Inc. on October 28, 2015, by Resolution No. 15-1978.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

### **FISCAL INFORMATION**

This action has no cost consideration to the City.

August 10, 2016

**WHEREAS**, the City of Dallas is participating in the Cooperating Technical Partners (CTP) program with the Federal Emergency Management Agency (FEMA) which provides partial federal funding for updating flood studies; and

**WHEREAS**, the City of Dallas must apply for the FEMA grant each year and commit to providing a local cost share; and

**WHEREAS**, Administrative Directive 2-19 requires the City Council to authorize application for and acceptance of grants requiring matching funds.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to apply for a FEMA grant, requiring matching funds, for the Cooperating Technical Partners (CTP) program for updating certain flood studies for FY 2016-17.

**Section 2.** That further City Council action is required to authorize acceptance of the grant and the receipt and deposit of FEMA funds, to authorize an increase in appropriations, and to authorize a professional services contract with an engineering consulting firm for updating certain flood studies within the City of Dallas for FY 2016-17.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



## AGENDA ITEM # 48

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 43D

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### **SUBJECT**

Ratify emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station with Bar Constructors, Inc., lowest responsive bidder of three - Not to exceed \$77,648 - Financing: Stormwater Drainage Management Current Funds

### **BACKGROUND**

This action will ratify the emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station. The steel pressure plate was damaged during flood operations last fall, resulting in leakage around the plate. If the leak is not repaired, the pumping capability of the whole pump station could be compromised. Emergency action is required to repair the steel pressure plate to ensure operation of the pump station.

The City solicited quotes on this project and received three. This action authorizes a contract with Bar Constructors, Inc., lowest responsive bidder of three, to construct the repairs to the steel pressure plate.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Construction	April 2016
Complete Construction	August 2016

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a professional services contract with Shaw Environmental and Infrastructure, Inc., for engineering design services for various components of existing pump stations and facility improvements associated with the Trinity River levee system on October 23, 2013, by Resolution No. 13-1895.

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

**FISCAL INFORMATION**

Stormwater Drainage Management Current Funds - \$77,648.00

**OWNER**

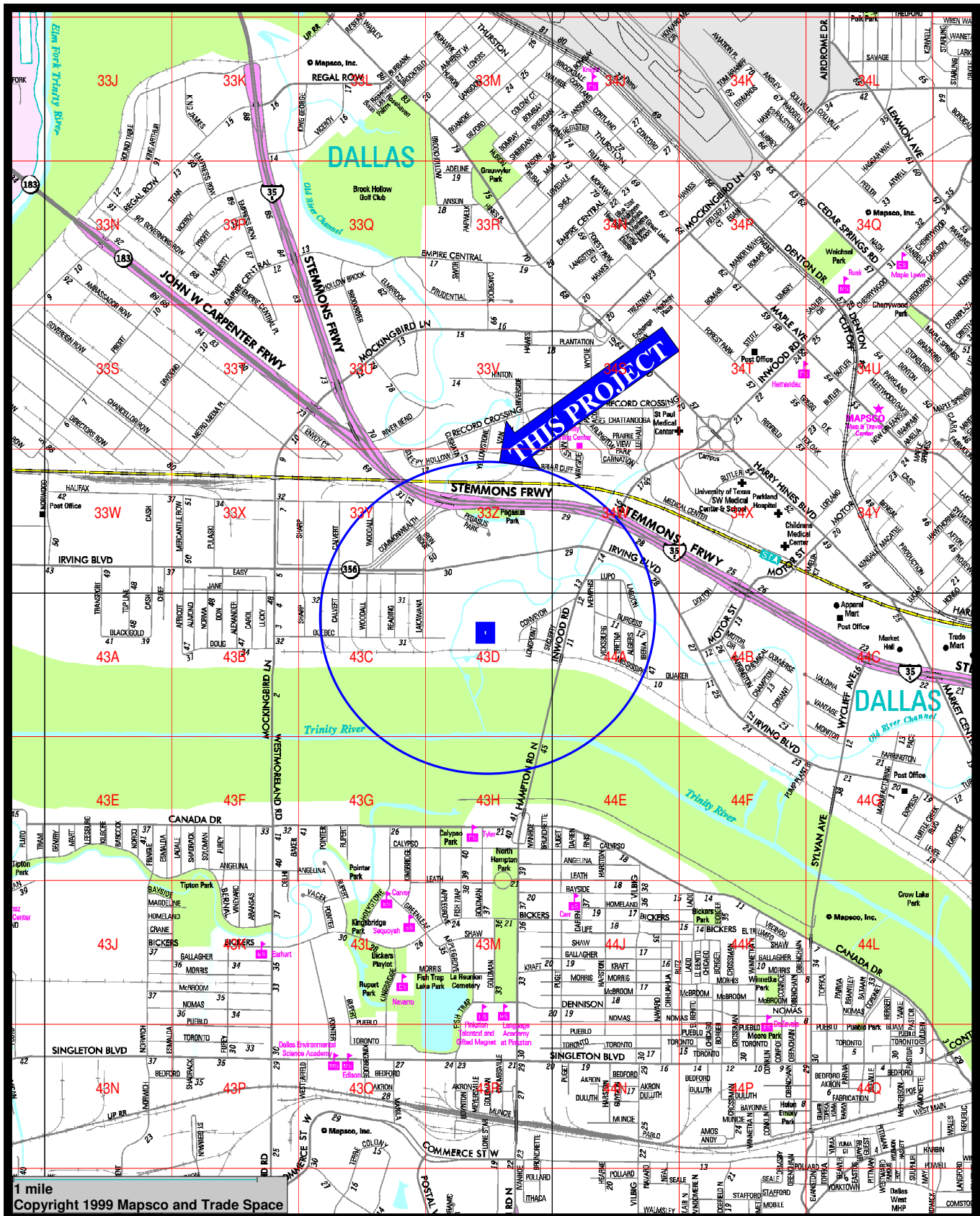
**Bar Constructors, Inc.**

Isidro Arrambide, Jr., President

**MAP**

Attached

# N. Hampton Pump Station Steel Pressure Plate Repair



August 10, 2016

**WHEREAS**, the City operates and maintains drainage structures, channels, levees, pump stations and other miscellaneous facilities across the city which provide flood protection to citizens and property; and,

**WHEREAS**, there are six (6) levee pump stations located in the levee system and eight (8) street pump stations strategically located across the City of Dallas; and,

**WHEREAS**, repairs are needed at one of these facilities; and,

**WHEREAS**, on October 23, 2013, Resolution No. 13-1895 authorized a contract with Shaw Environmental and Infrastructure, Inc. (Shaw), a CB&I Company, for engineering design services for various components of existing storm drainage, pump stations, and facility improvements associated with the Trinity River levee system.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That an emergency contract with Bar Constructors, Inc., in the amount of \$77,648.00, for emergency repairs to a steel pressure plate in the New Hampton Stormwater Pump Station is hereby ratified as an emergency expenditure.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed \$77,648.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>AMOUNT</u>	<u>VENDOR NO.</u>	<u>ENCUMBRANCE</u>
0061	SDM	4792	3110	\$77,648.00	125824	SDMFC003VHH1

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 4, 5, 6, 7, 9, 14

**DEPARTMENT:** Water Utilities

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** Various

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**SUBJECT**

Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$10,443,584 - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This action consists of the installation and rehabilitation of approximately 38,305 feet of water and wastewater mains. This includes the installation of approximately 450 feet of 4-inch, 690 feet of 6-inch, 13,255 feet of 8-inch, 1,410 feet of 12-inch and 10 feet of 16-inch water mains, and approximately 14,345 feet of 8-inch, 1,075 feet of 10-inch, 360 feet of 12-inch, 1,050 feet of 16-inch and 1,490 feet of 18-inch wastewater mains. The project also includes the rehabilitation of 4,170 feet of 6-inch through 18-inch wastewater mains.

The existing water and wastewater mains were built between 1925 and 1978. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation and rehabilitation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

Ark Contracting Services, LLC has no completed contractual activities with the City of Dallas in the past three years.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	October 2013
Completed Design	January 2016
Begin Construction	October 2016
Complete Construction	October 2018



### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a professional services contract with Criado & Associates, Inc. to provide engineering services for the replacement and rehabilitation of water mains and wastewater mains on September 11, 2013, by Resolution No. 13-1582.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 8, 2016.

### **FISCAL INFORMATION**

\$10,443,584.00 - Water Utilities Capital Improvement Funds

Design	\$ 968,880.50
Construction (this action)	<u>\$10,443,584.00</u>

Total Project Cost	\$11,412,464.50
--------------------	-----------------

<b><u>Council District</u></b>	<b><u>Amount</u></b>
2	\$ 2,386,780.00
4	\$ 3,504,770.00
5	\$ 175,000.00
6	\$ 1,300,700.00
7	\$ 1,791,500.00
9	\$ 763,500.00
14	<u>\$ 521,334.00</u>
Total	\$10,443,584.00

### **M/WBE INFORMATION**

See attached.

### **ETHNIC COMPOSITION**

Ark Contracting Services, LLC

Hispanic Female	0	Hispanic Male	131
Black Female	0	Black Male	0
White Female	5	White Male	21
Other Female	0	Other Male	0

## **BID INFORMATION**

The following bids with quotes were opened on May 27, 2016:

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Bid Amount</u></b>
*Ark Contracting Services, LLC 420 South Dick Price Road Kennedale, Texas 76060	\$10,443,584.00
John Burns Construction Company of Texas, Inc.	\$11,491,722.00
Camino Construction, L.P.	\$11,746,470.50
Atkins Brothers Equipment Company, Inc.	\$12,517,371.00
SYB Construction Co., Inc.	\$13,783,863.00

## **OWNER**

### **Ark Contracting Services, LLC**

Michael Calvert, Owner

## **MAPS**

Attached

## **Installation of Water and Wastewater Mains**

### **District 2**

Alley between Beaumont Street and Hickory Street from southwest of  
Park Avenue southwest  
Alley between Lockheed Avenue and Prosper Street from Savage Street to  
Linnet Lane  
Alley between Prosper Street and Kenwell Street from Linnet Lane to  
Starling Circle  
Beacon Street from East Grand Avenue to Winslow Avenue  
\*Foley Street from Haskell Avenue to Hay Street  
Roper Street from north of Linnet Lane south  
Swiss Avenue from Peak Street to Carroll Avenue

### **District 4**

Alley east of Storey Street from Foster Avenue to Pembroke Avenue  
Brooklyn Avenue from Storey Street to Havendon Circle  
Easement east of Cumberland Street from Suffolk Avenue to  
Clarendon Drive  
Foster Avenue from Storey Street east  
Havendon Circle from Suffolk Avenue to Brooklyn Avenue  
Kostner Avenue from Ann Arbor Avenue to Exeter Avenue  
Ledbetter Drive from Bonnie View Road to Corrigan Avenue  
Michigan Avenue from Iowa Avenue to Louisiana Avenue  
Page Avenue from east of Storey Street east  
Pembroke Avenue from Storey Street to Havendon Circle  
Storey Street from Havendon Circle to Pembroke Avenue  
Suffolk Avenue from Cumberland Street to Havendon Circle

### **District 5**

Ava Lane from Piedmont Drive to Eccles Drive

### **District 6**

Alley between Mobile Street and Stafford Avenue from Willomet Avenue  
to Wickmere Mews  
Walmsley Avenue from Neal Street to Malone Drive

**Installation of Water and Wastewater Mains**  
**Page 2**

**District 7**

Baltic Street from Marshall Street to Carpenter Avenue  
Colonial Avenue from Al Lipscomb Way southeast  
Colonial Avenue from Stoneman Street to Marburg Street  
\*(Foley Street from Haskell Avenue to Hay Street)  
(See District 2)  
Jordan Street from Octavia Street to Latimer Street  
Martin Luther King Jr. Boulevard from Admiral Nimitz Circle  
to Washington Street  
Pine Street from Waldron Avenue to Crozier Street  
Sonny Circle from Spring Avenue to Lagow Street  
York Street from Todd Street to DART right of way

**District 9**

Brendenwood Drive from Lakewood Boulevard south  
Lakewood Boulevard from Brendenwood Drive to  
Hideaway Drive  
Losa Drive from Tranquilla Drive southwest  
Loving Avenue from Pasadena Avenue to Winsted Drive  
Tranquilla Drive from Redondo Drive to Losa Drive

**District 14**

Easement north of Meadow Bend Drive from Southwestern  
Boulevard southeast  
Matilda Street from Bryan Street north  
Sevilla Street from Clermont Avenue to Valencia Street

\*Project limits in more than one Council District

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize a contract for the installation and rehabilitation of water and wastewater mains at 38 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$10,443,584 - Financing: Water Utilities Capital Improvement Funds

Ark Contracting Services, LLC is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Construction

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$8,490,298.00	81.30%
Total non-local contracts	\$1,953,286.00	18.70%
<b>TOTAL CONTRACT</b>	<b>\$10,443,584.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Reyes Group, Ltd	HMMB62815Y0816	\$380,000.00	4.48%
J & A Trucking	HMMB64410N0317	\$200,000.00	2.36%
LKT & Associates, LLC	WFDB26473Y1016	\$1,200,000.00	14.13%
Magnum Manhole & Underground Company	WFDB06880Y0617	\$55,000.00	0.65%
<b>Total Minority - Local</b>		<b>\$1,835,000.00</b>	<b>21.61%</b>

#### Non-Local Contractors / Sub-Contractors

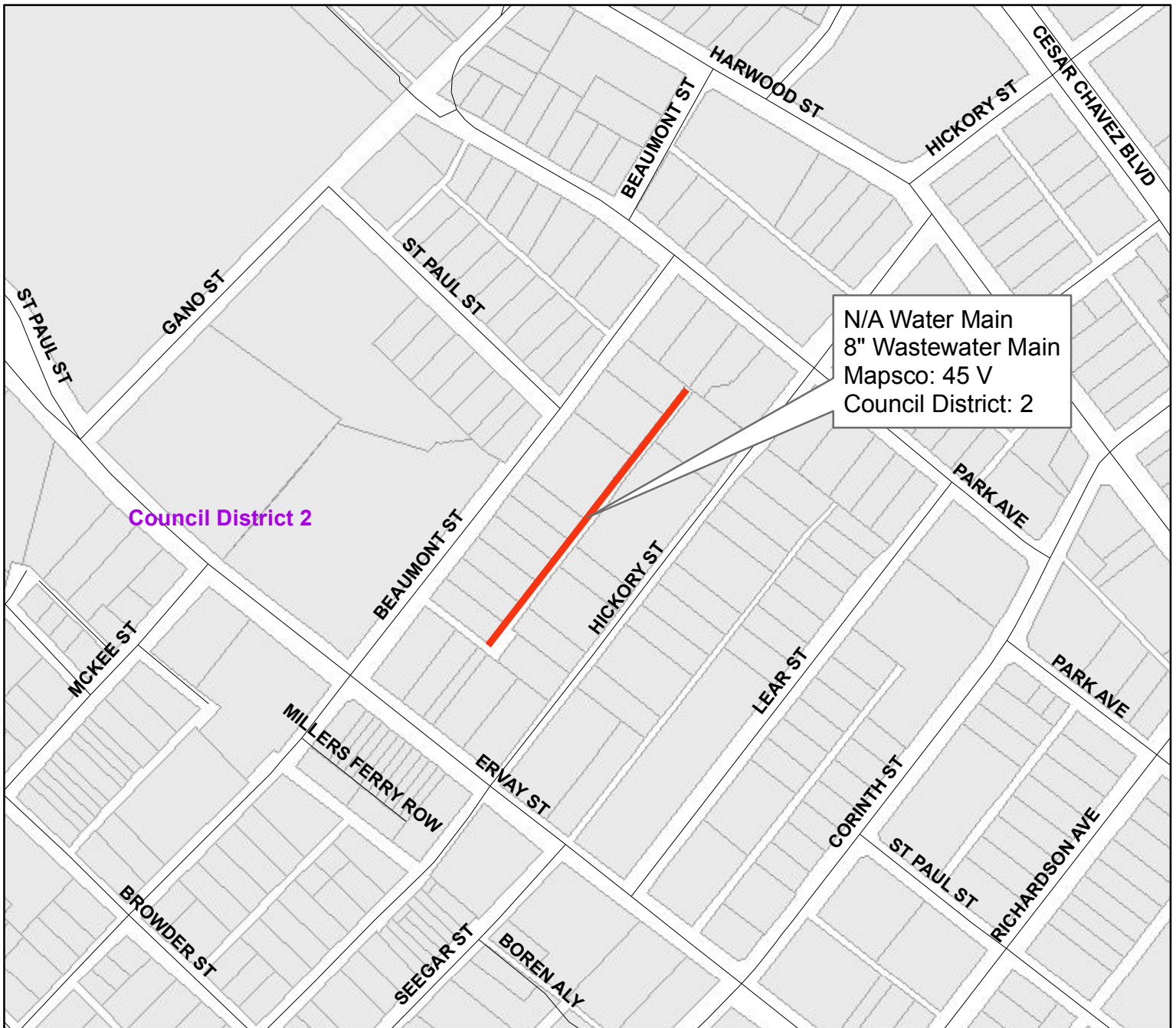
<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Cowtown Redi-Mix, Inc.	WFWB06682Y0916	\$780,000.00	39.93%
A.N.A. Consultants, LLC	WFDB57431Y0516	\$30,000.00	1.54%
<b>Total Minority - Non-local</b>		<b>\$810,000.00</b>	<b>41.47%</b>

# BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

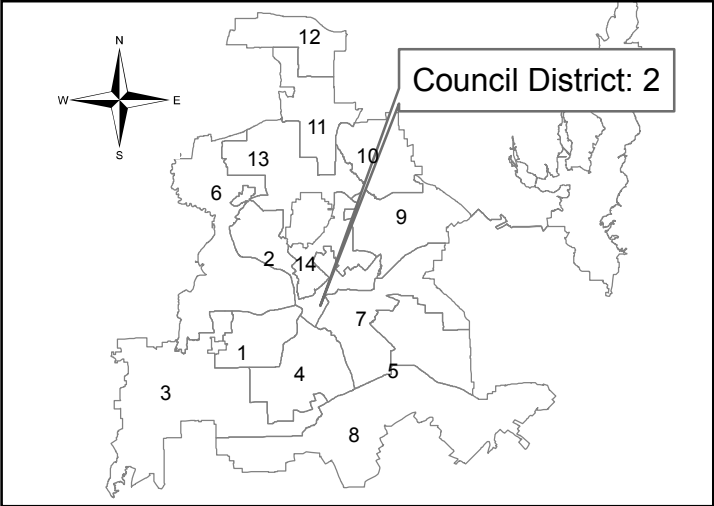
Page 2

## TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$580,000.00	6.83%	\$580,000.00	5.55%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$1,255,000.00	14.78%	\$2,065,000.00	19.77%
Total	\$1,835,000.00	21.61%	\$2,645,000.00	25.33%



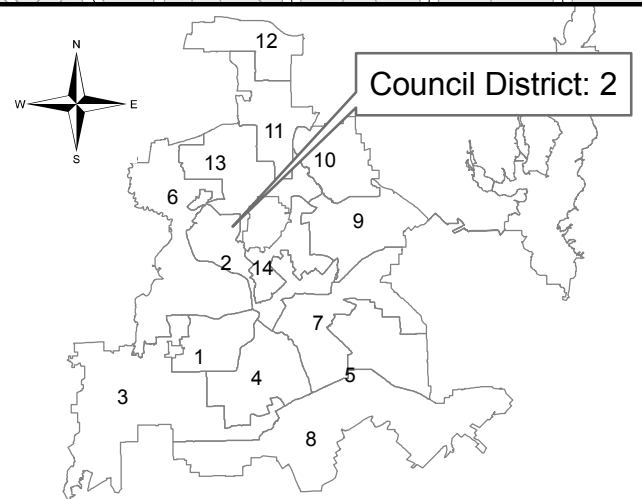
Alley between Beaumont Street and Hickory Street  
from southwest of Park Avenue southwest



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

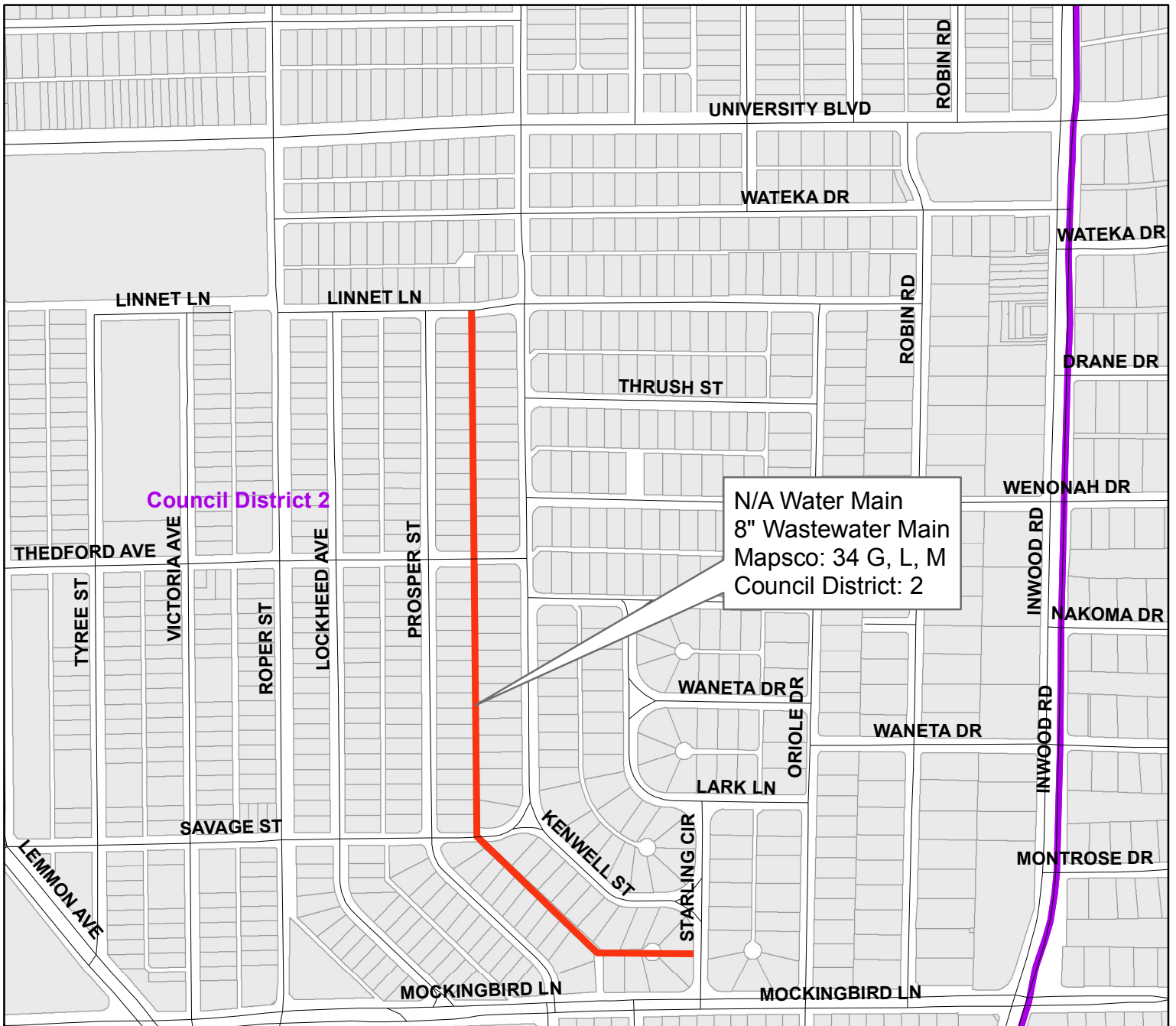


Alley between Lockheed Avenue and Prosper Street  
from Savage Street to Linnet Lane

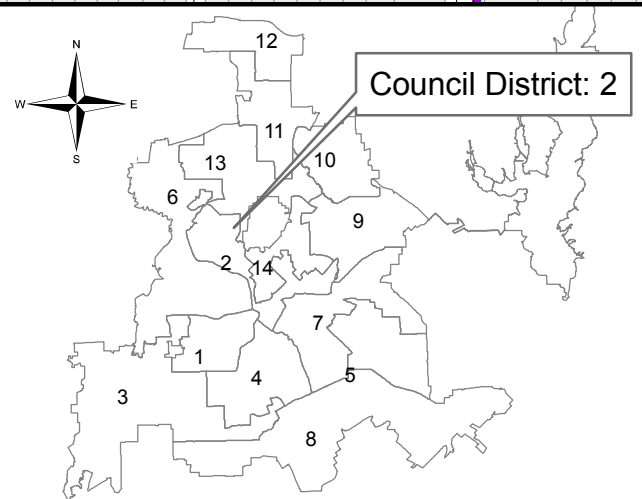


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**





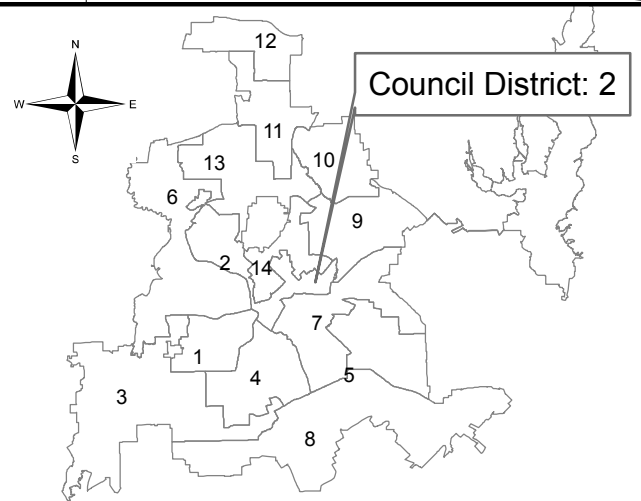
Alley between Prosper Street and Kenwell Street  
from Linnet Lane to Starling Circle



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



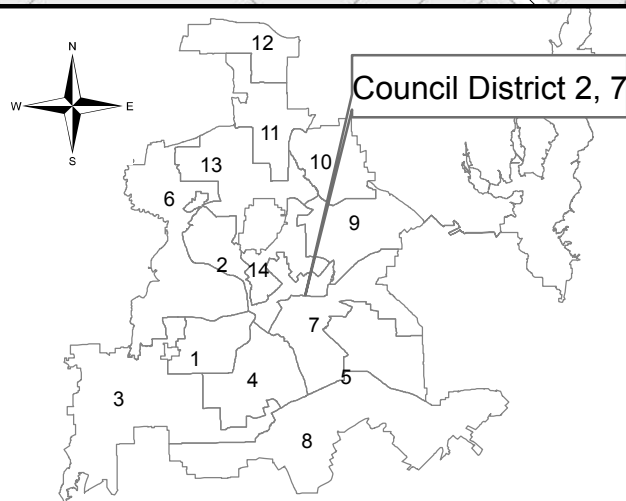
Beacon Street  
from East Grand Avenue to Winslow Avenue



**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



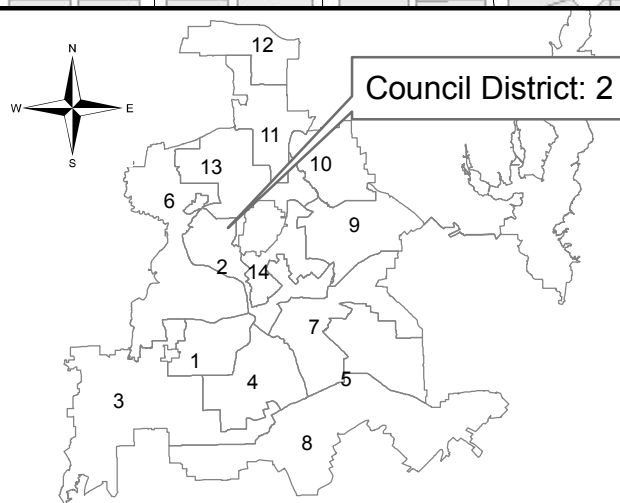
Foley Street  
from Haskell Avenue to Hay Street



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

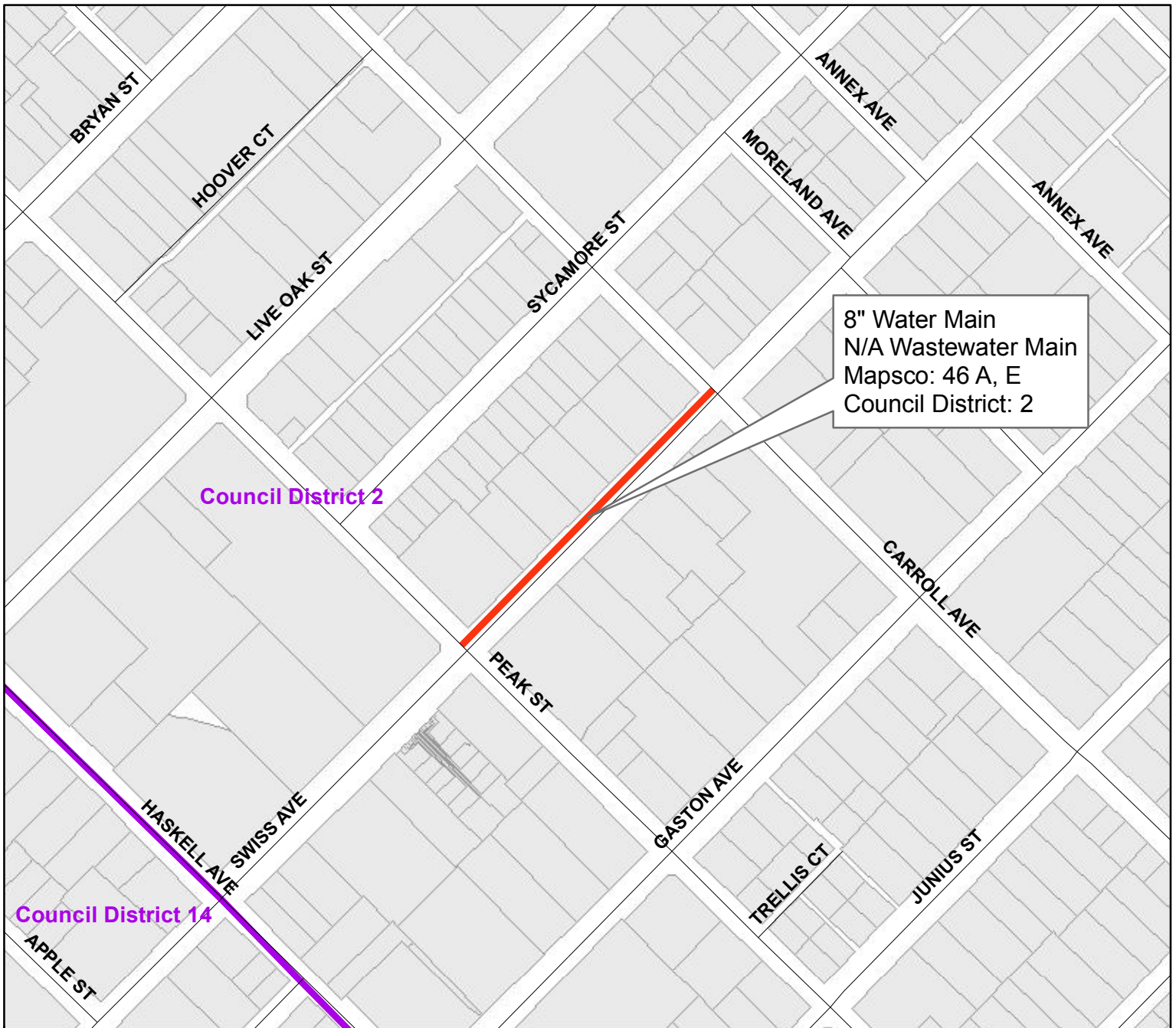


Roper Street  
from north of Linnet Lane south

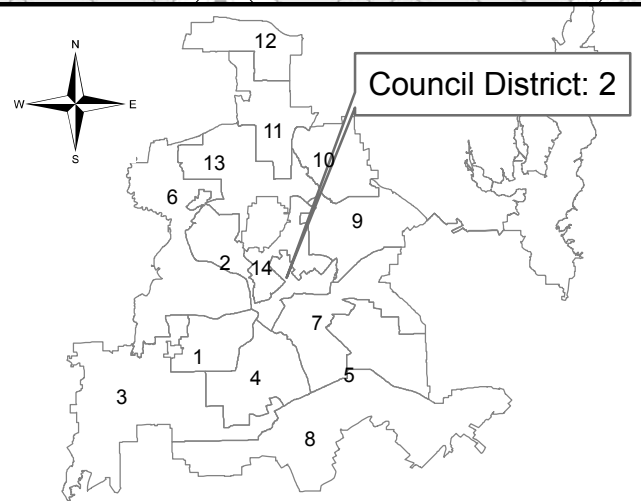


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**





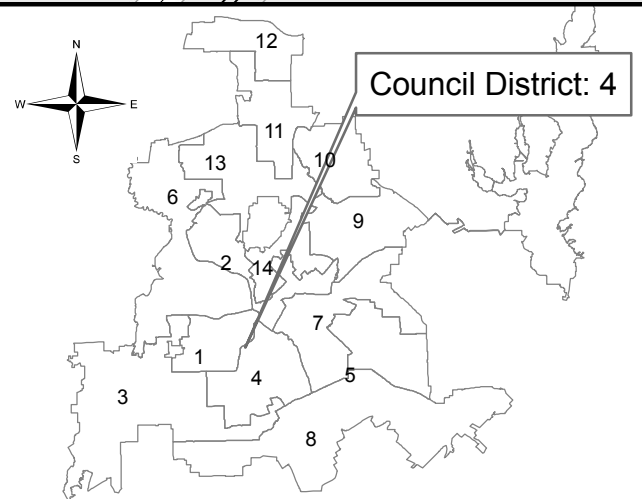
Swiss Avenue  
from Peak Street to Carroll Avenue



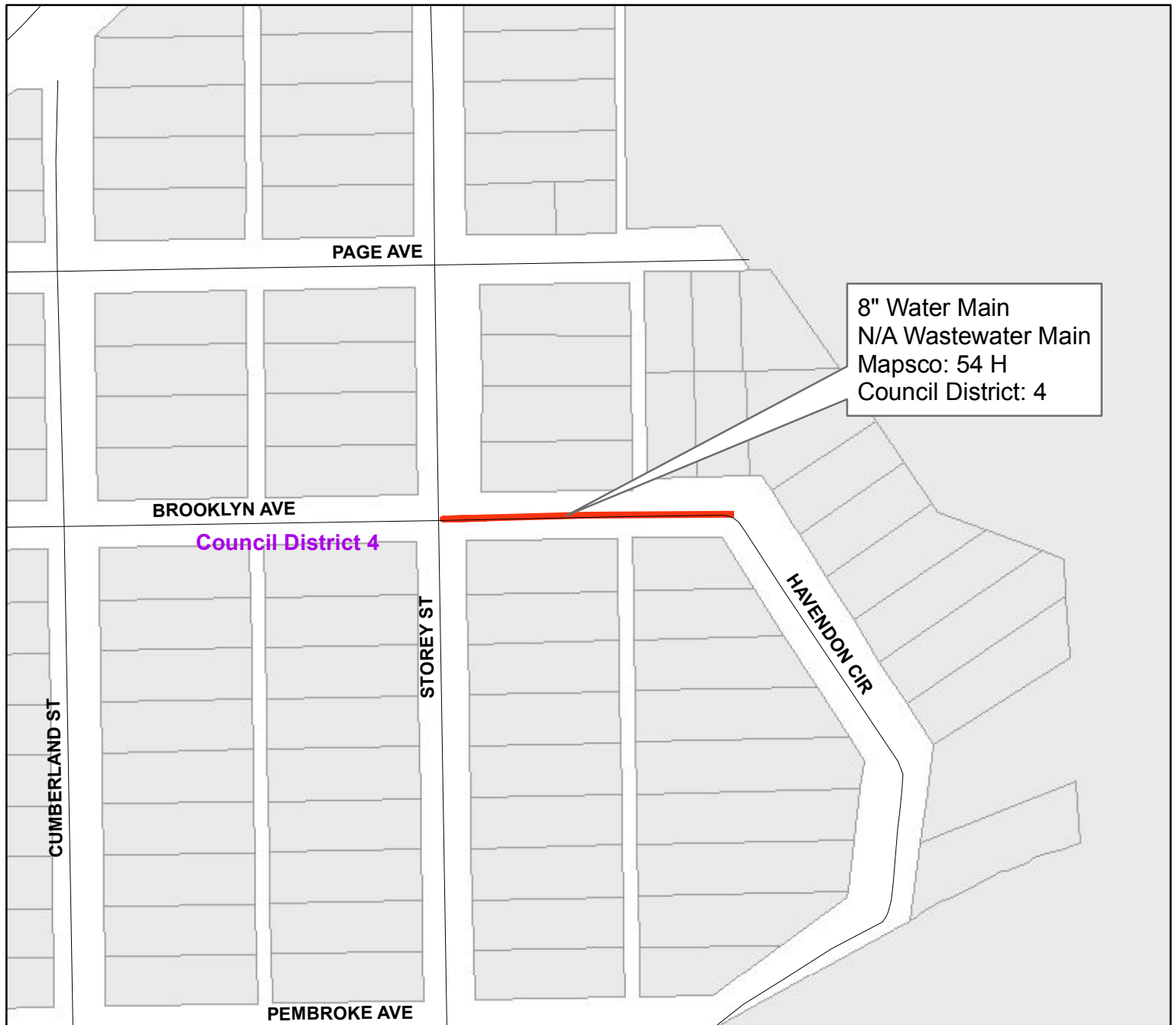
**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



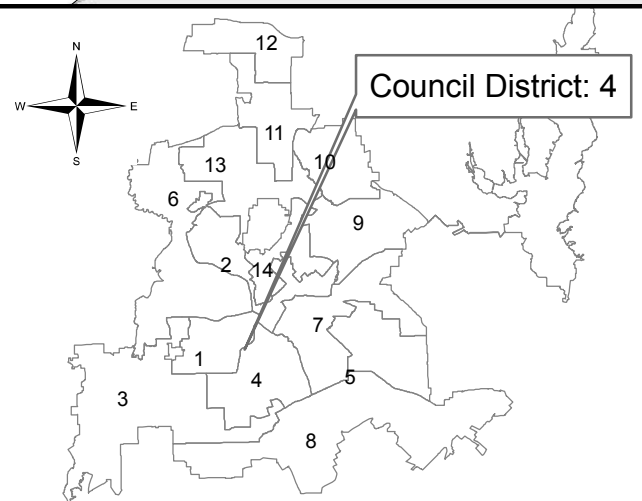
Alley east of Storey Street  
from Foster Avenue to Pembroke Avenue



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



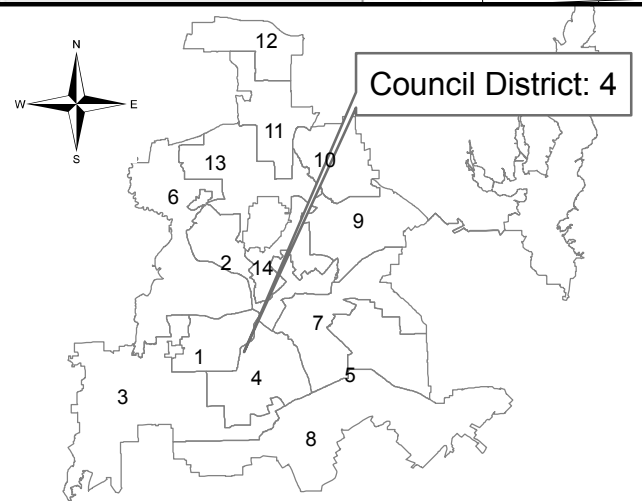
Brooklyn Avenue  
from Storey Street to Havendon Circle



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

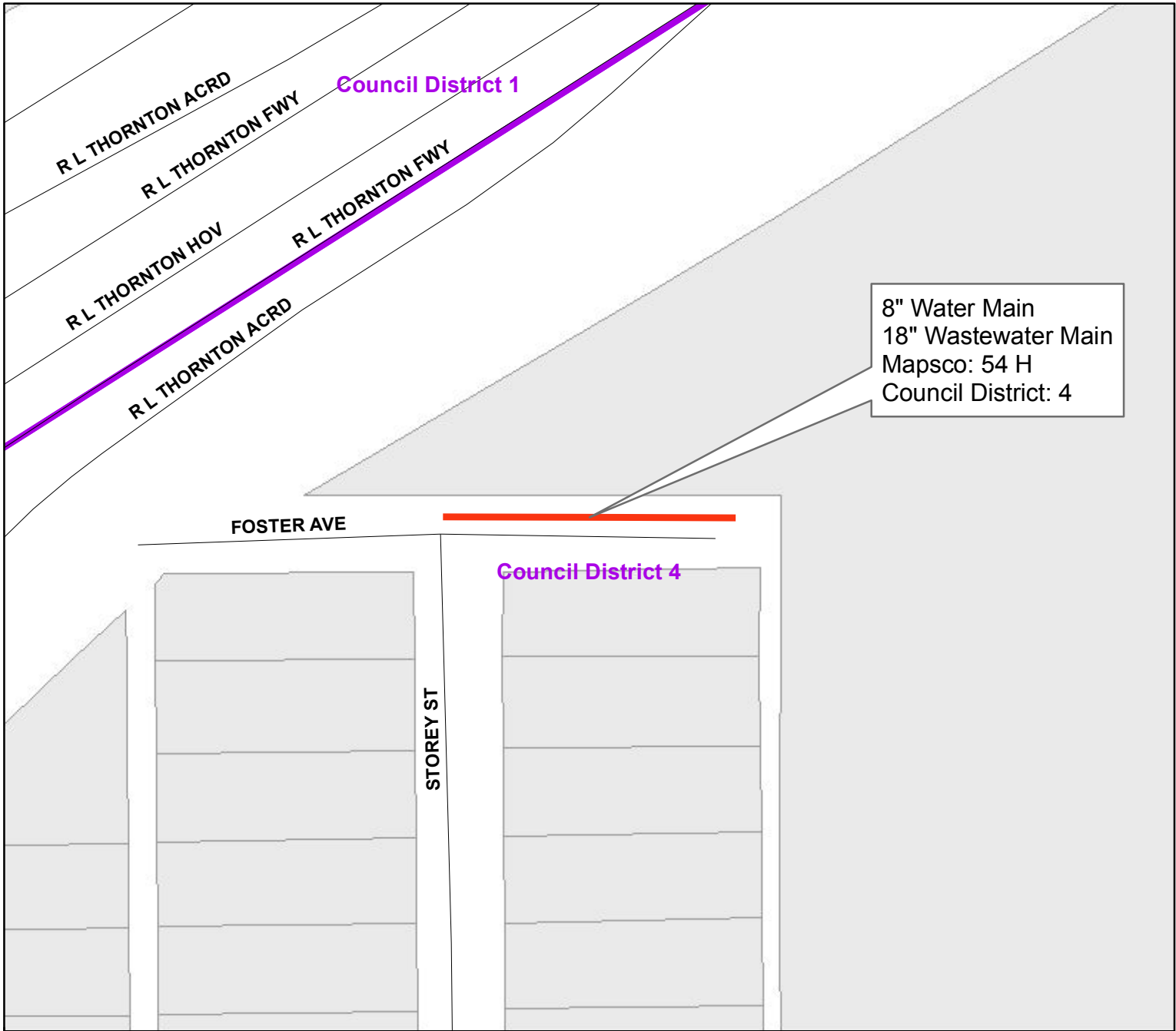


Easement east of Cumberland Street  
from Suffolk Avenue to Clarendon Drive

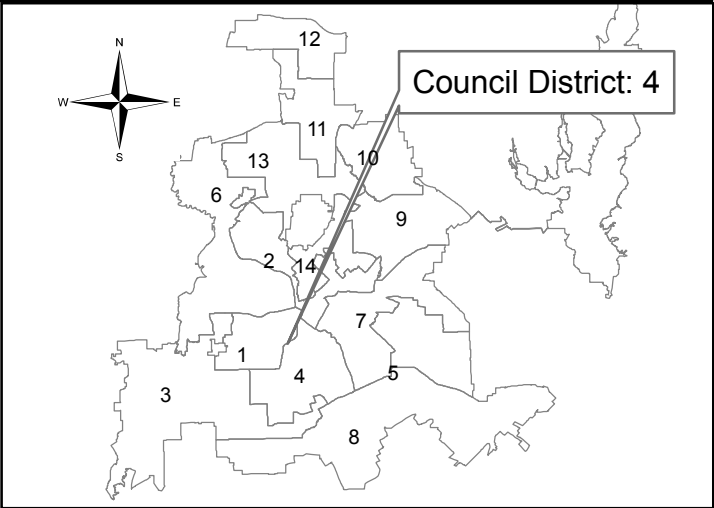


**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

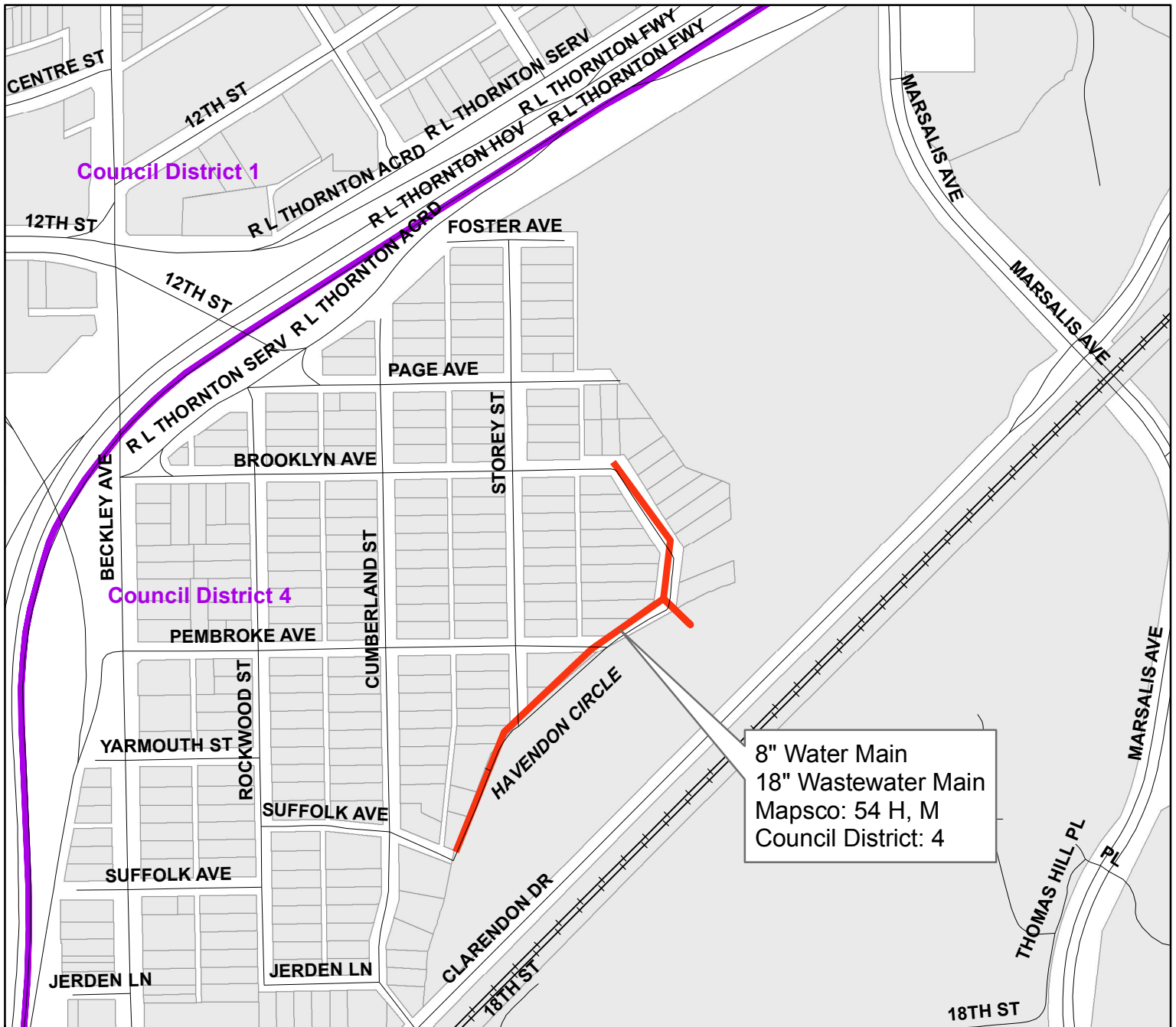




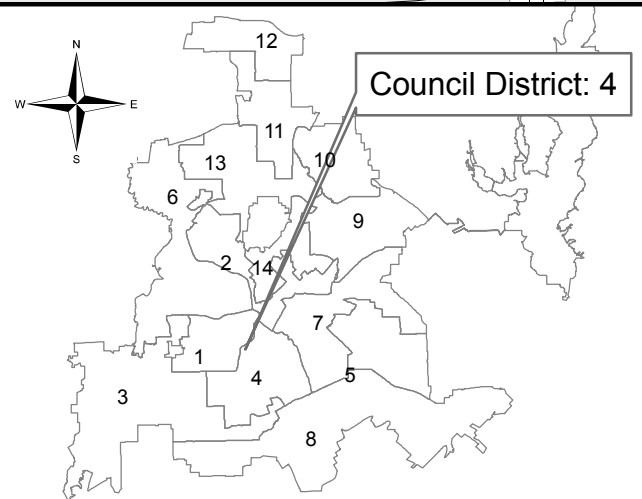
Foster Avenue  
from Storey Street east



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



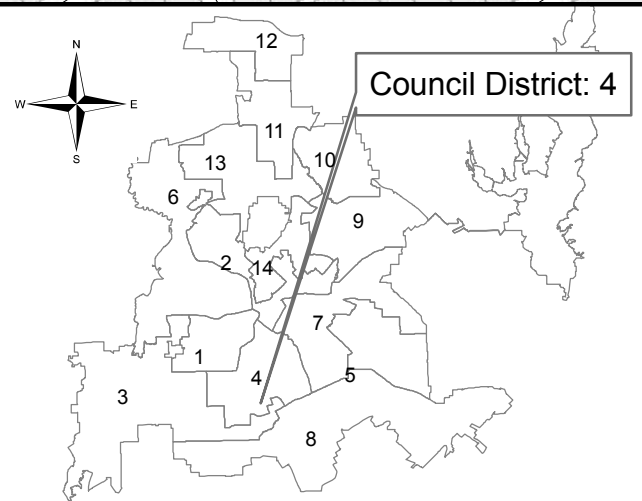
Havendon Circle  
from Suffolk Avenue to Brooklyn Avenue



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



Kostner Avenue  
from Ann Arbor Avenue to Exeter Avenue

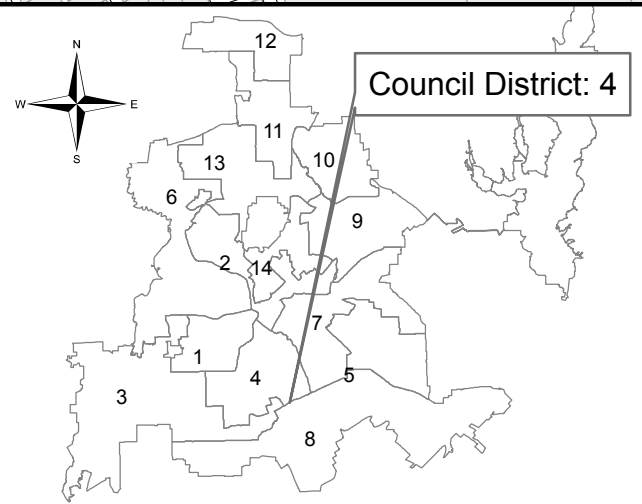


**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**





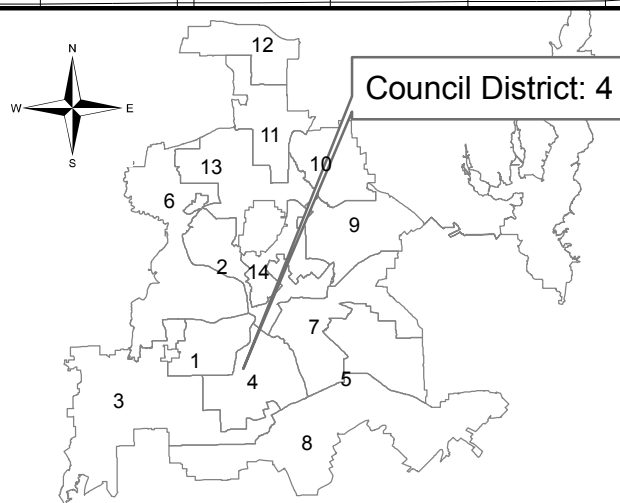
Ledbetter Drive  
from Bonnie View Road to Corrigan Avenue



**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



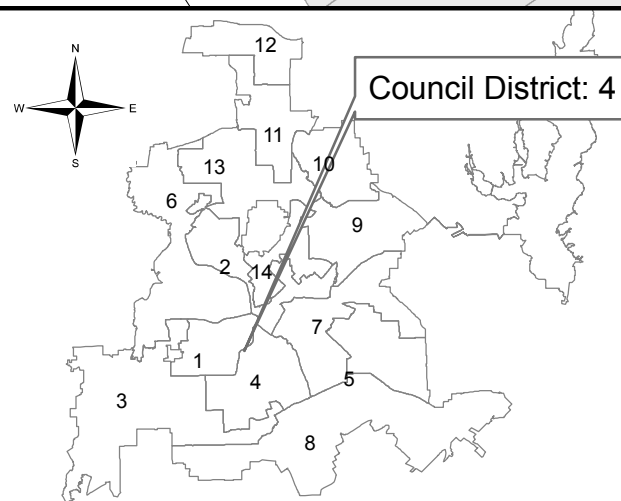
Michigan Avenue  
from Iowa Avenue to Louisiana Avenue



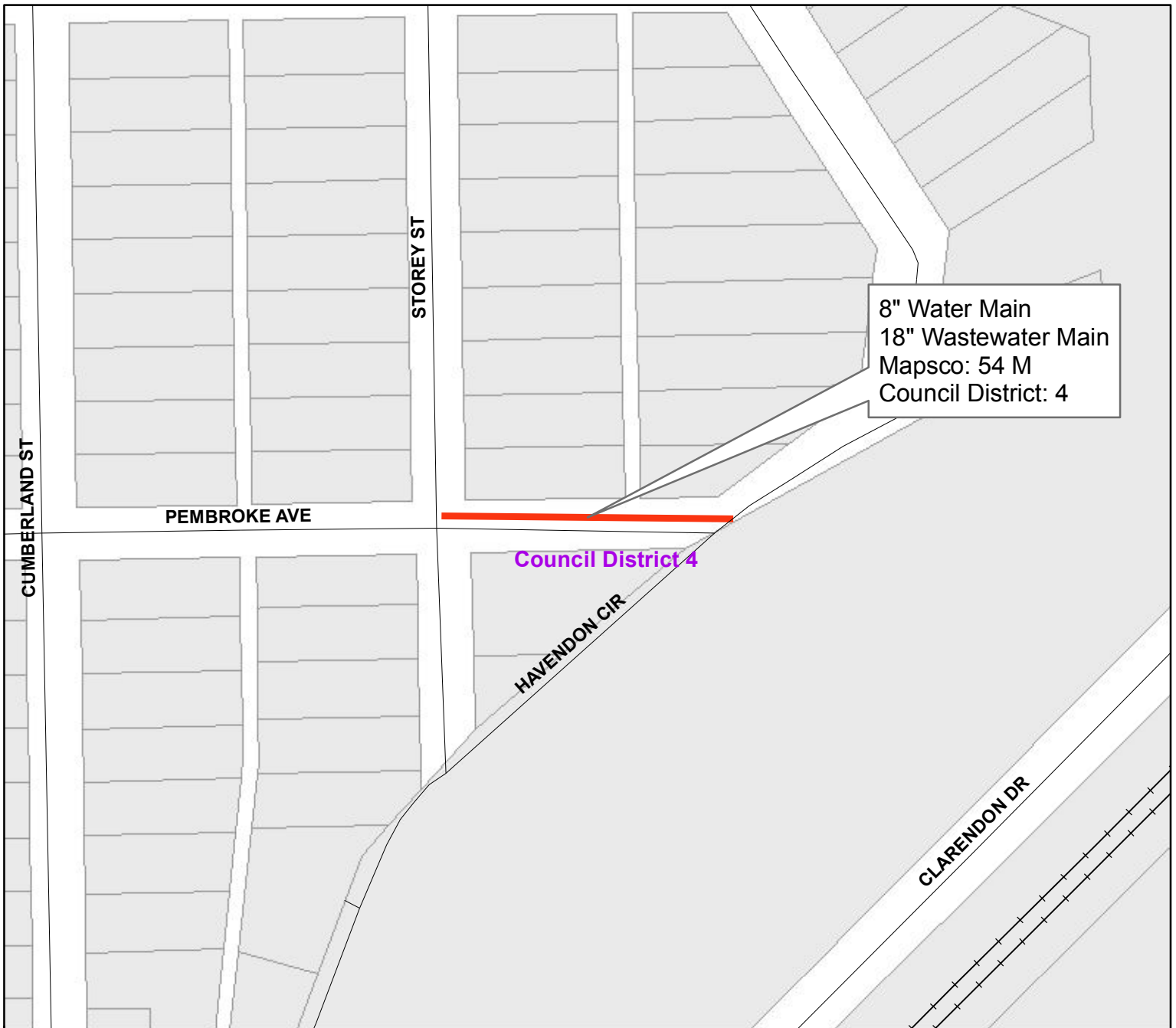
**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



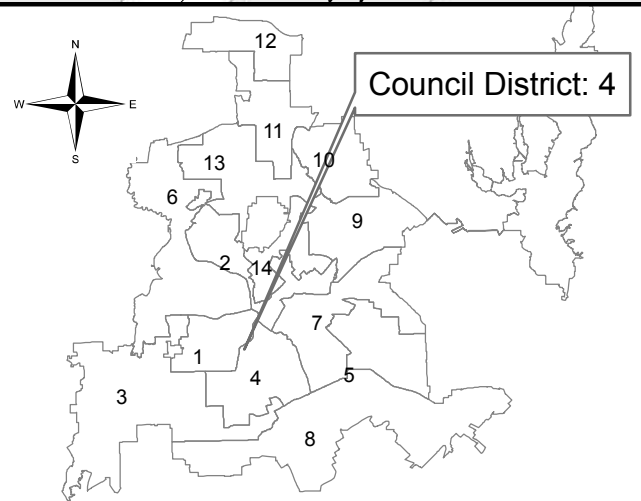
Page Avenue  
from east of Storey Street east



**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



Pembroke Avenue  
from Storey Street to Havendon Circle

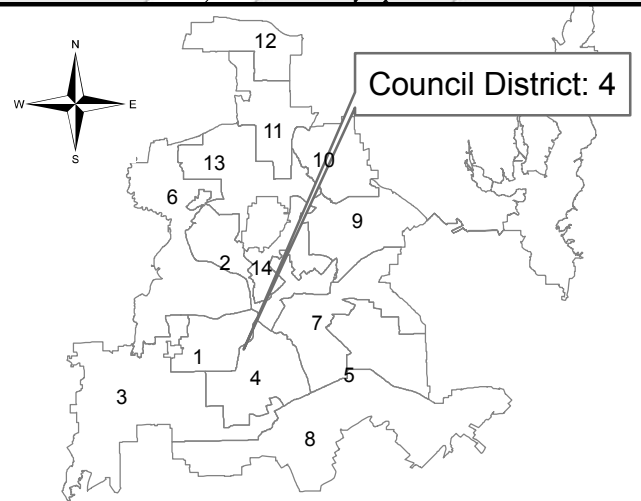


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



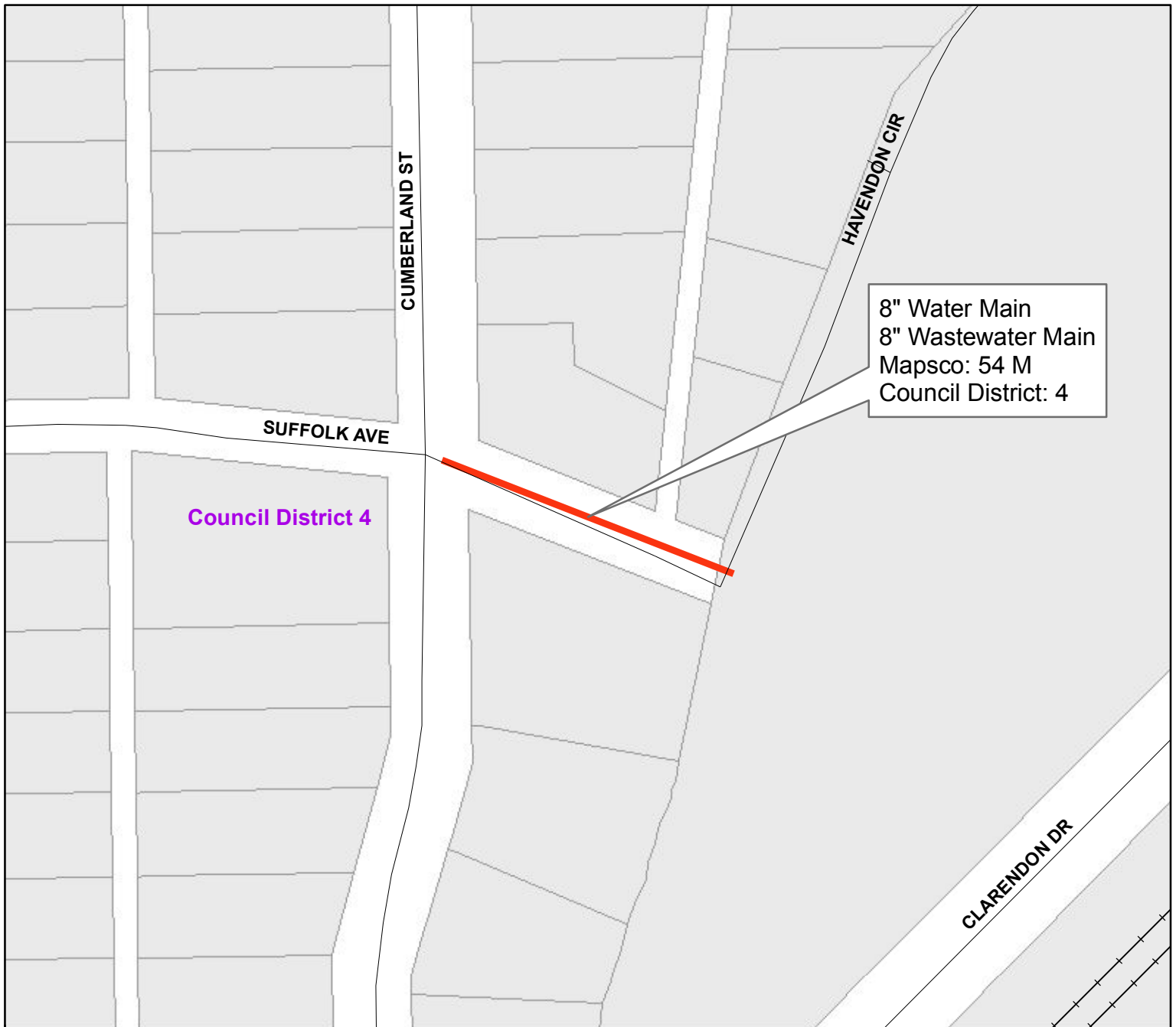


Storey Street  
from Havendon Circle to Pembroke Avenue

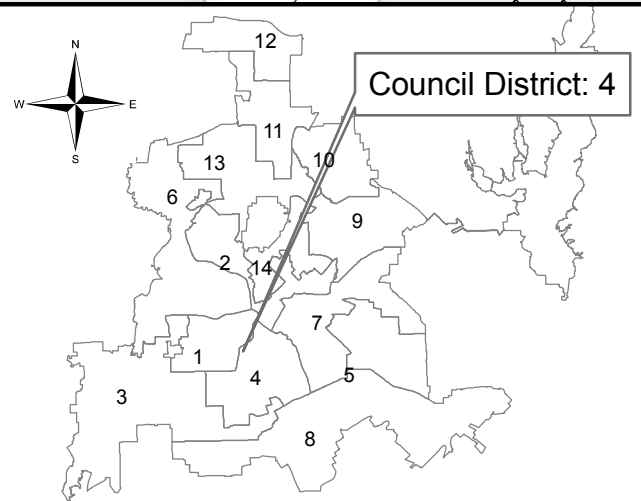


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**





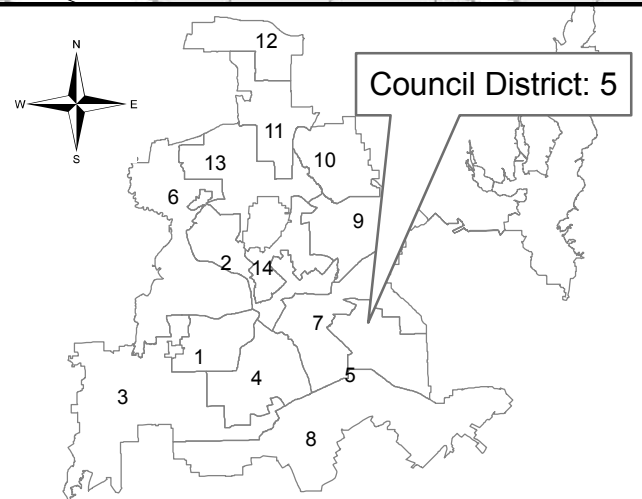
Suffolk Avenue  
from Cumberland Street to Havendon Circle



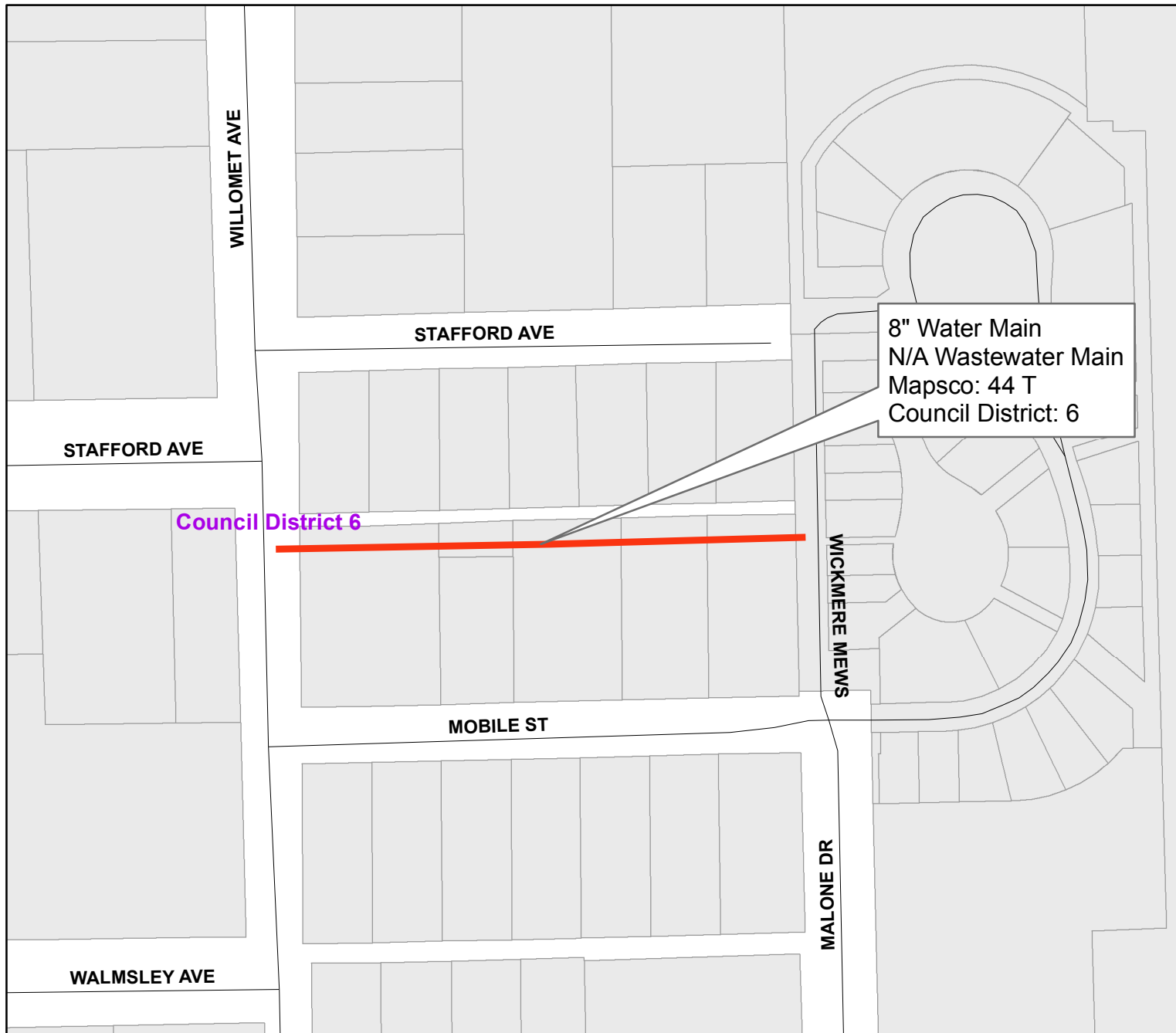
**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



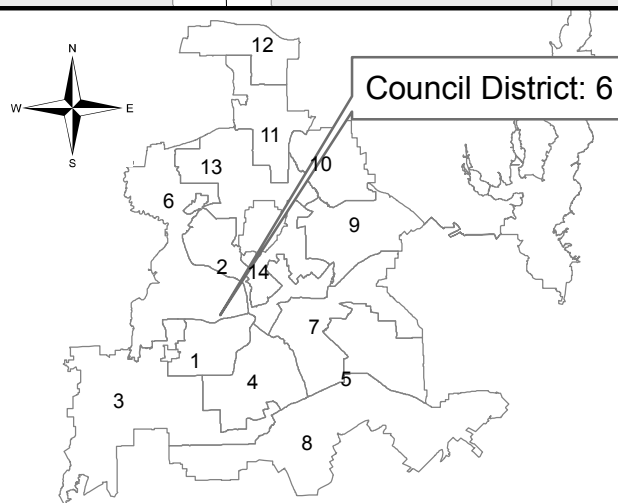
Ava Lane  
from Piedmont Drive to Eccles Drive



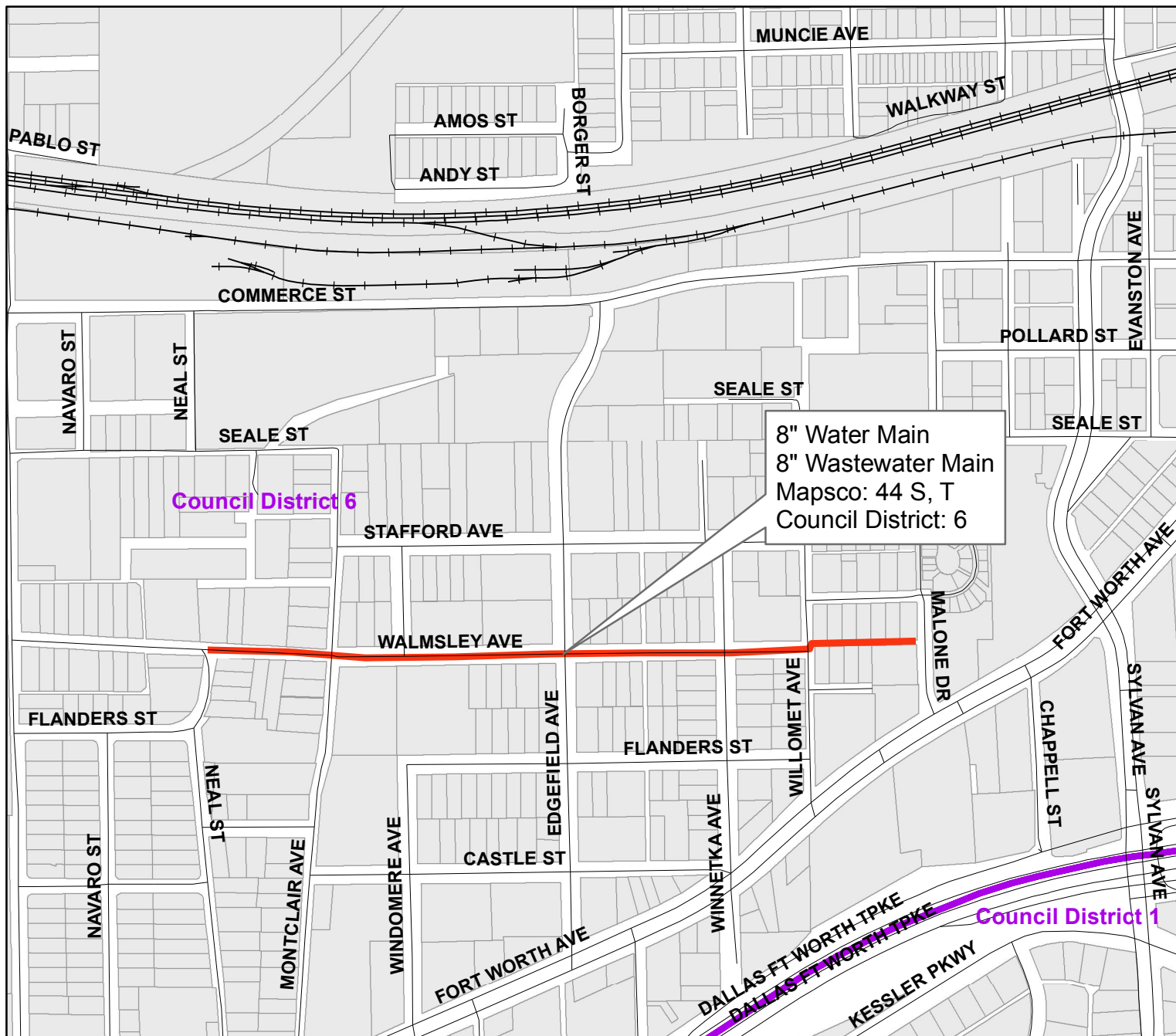
**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



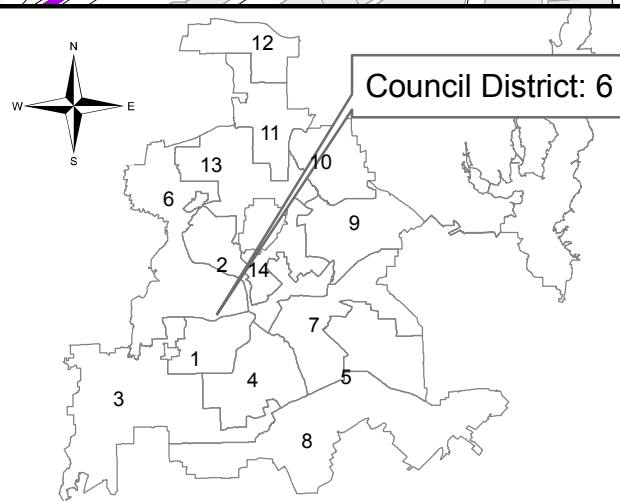
Alley between Mobile Street and Stafford Avenue  
from Willomet Avenue to Wickmere Mews



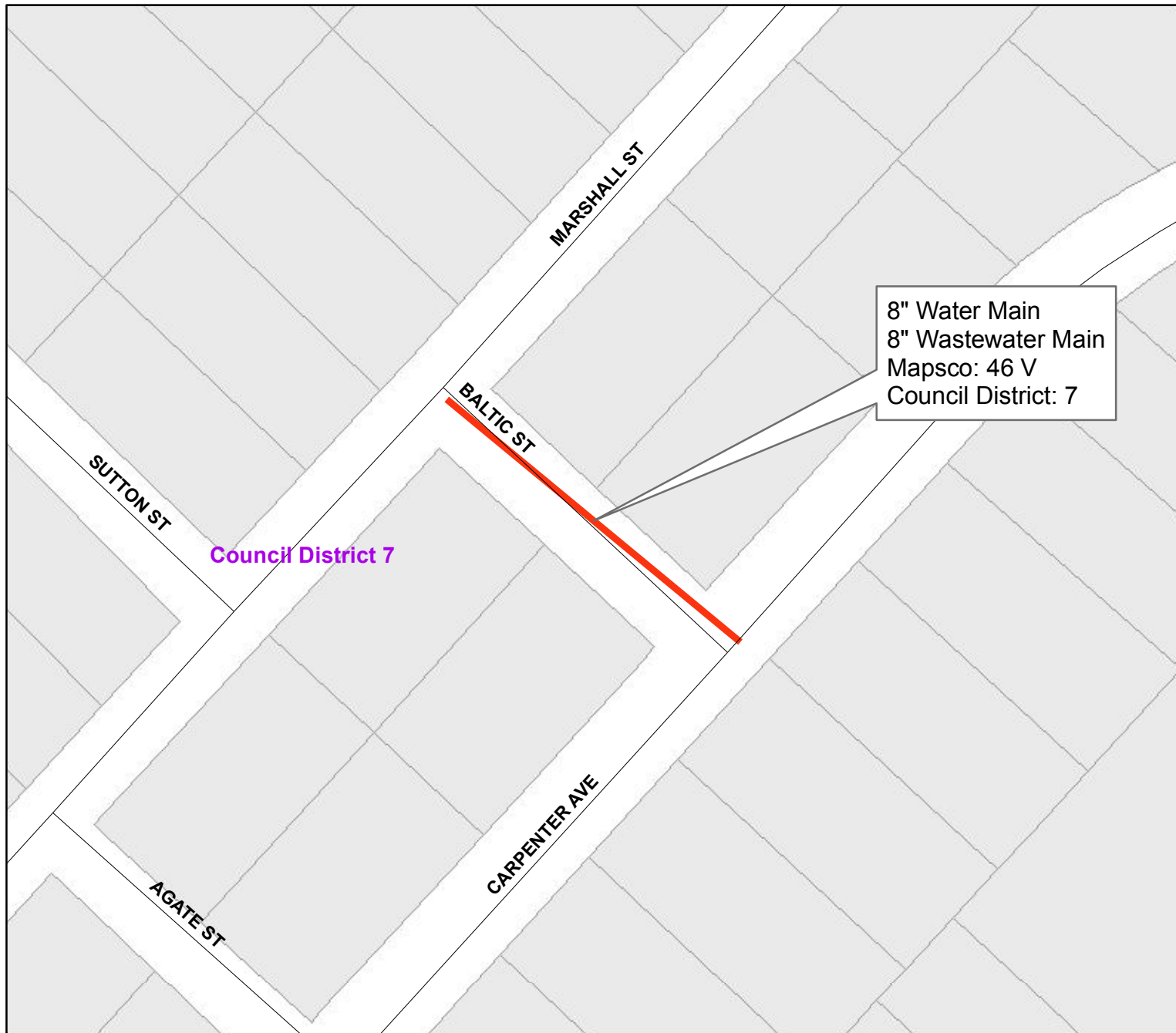
**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**



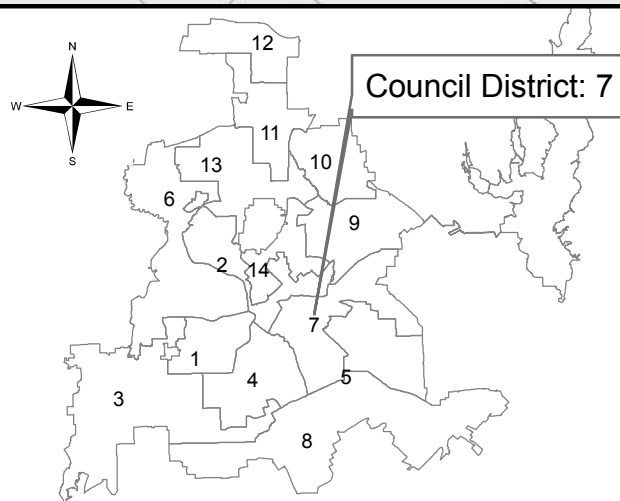
Walmsley Avenue  
from Neal Street to Malone Drive



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

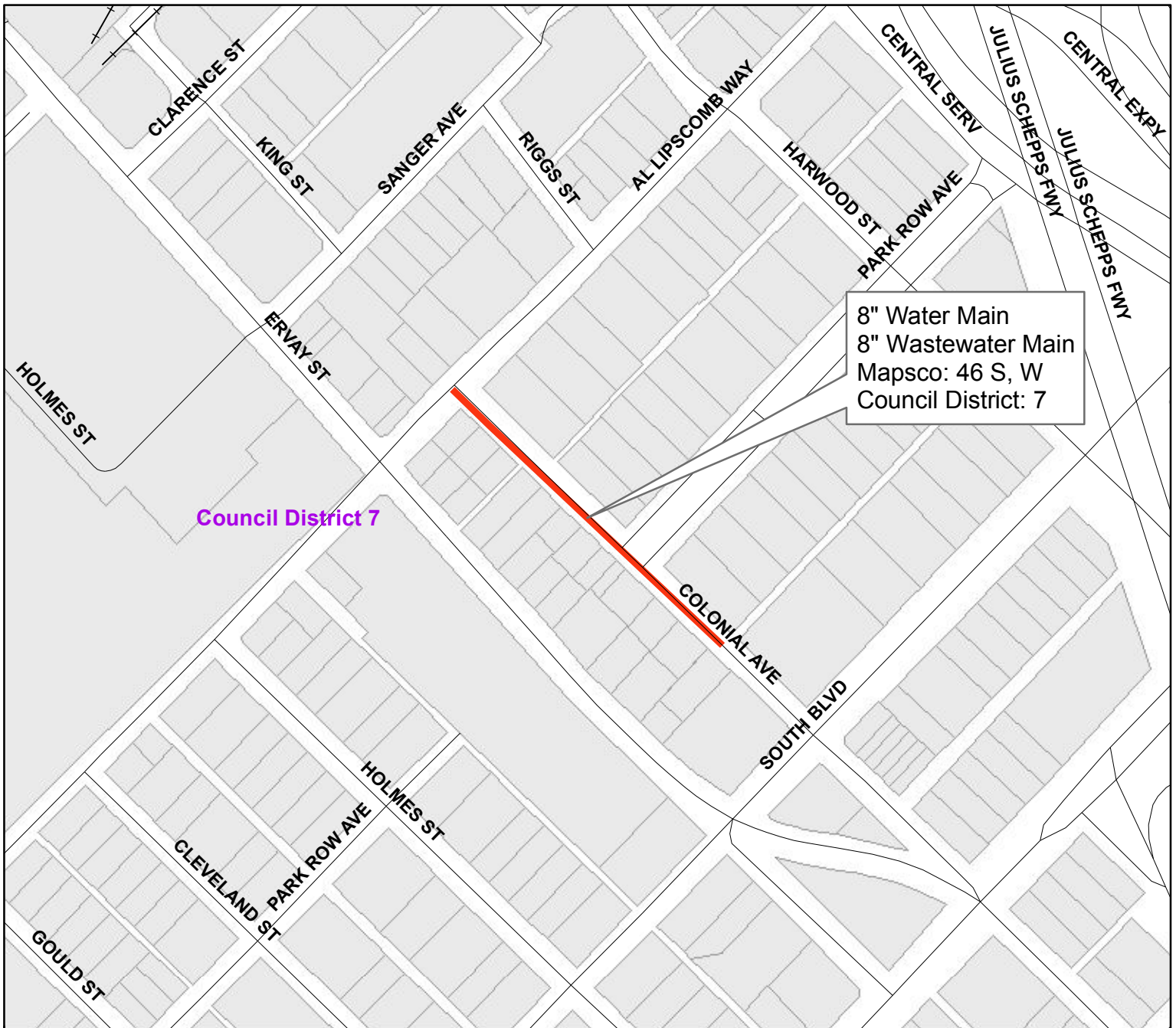


Baltic Street  
from Marshall Street to Carpenter Avenue

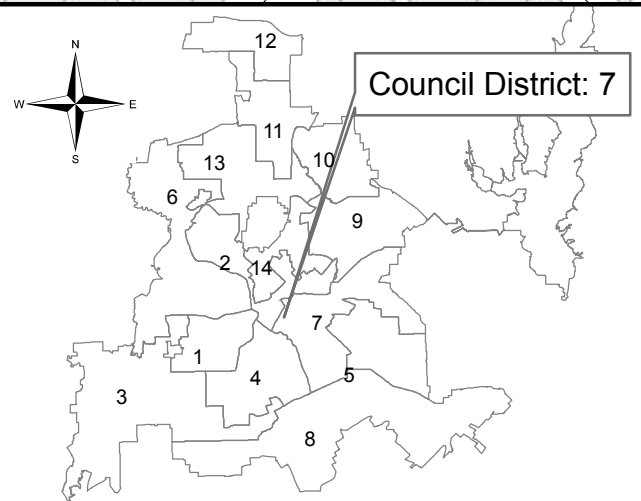


**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

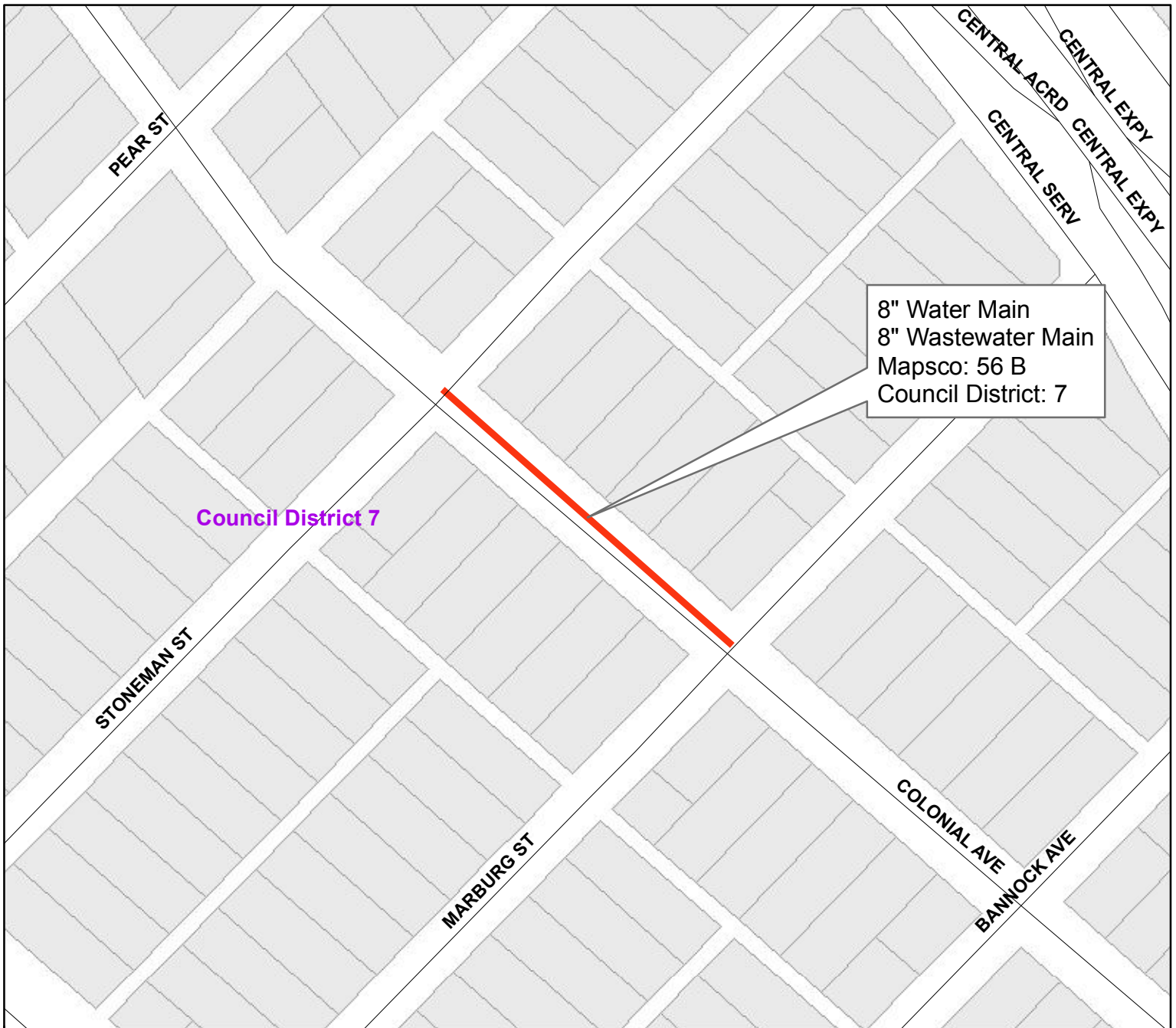




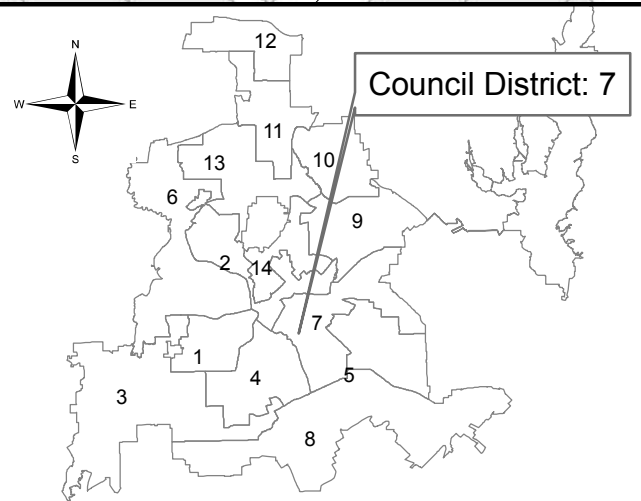
Colonial Avenue  
from Al Lipscomb Way southeast



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

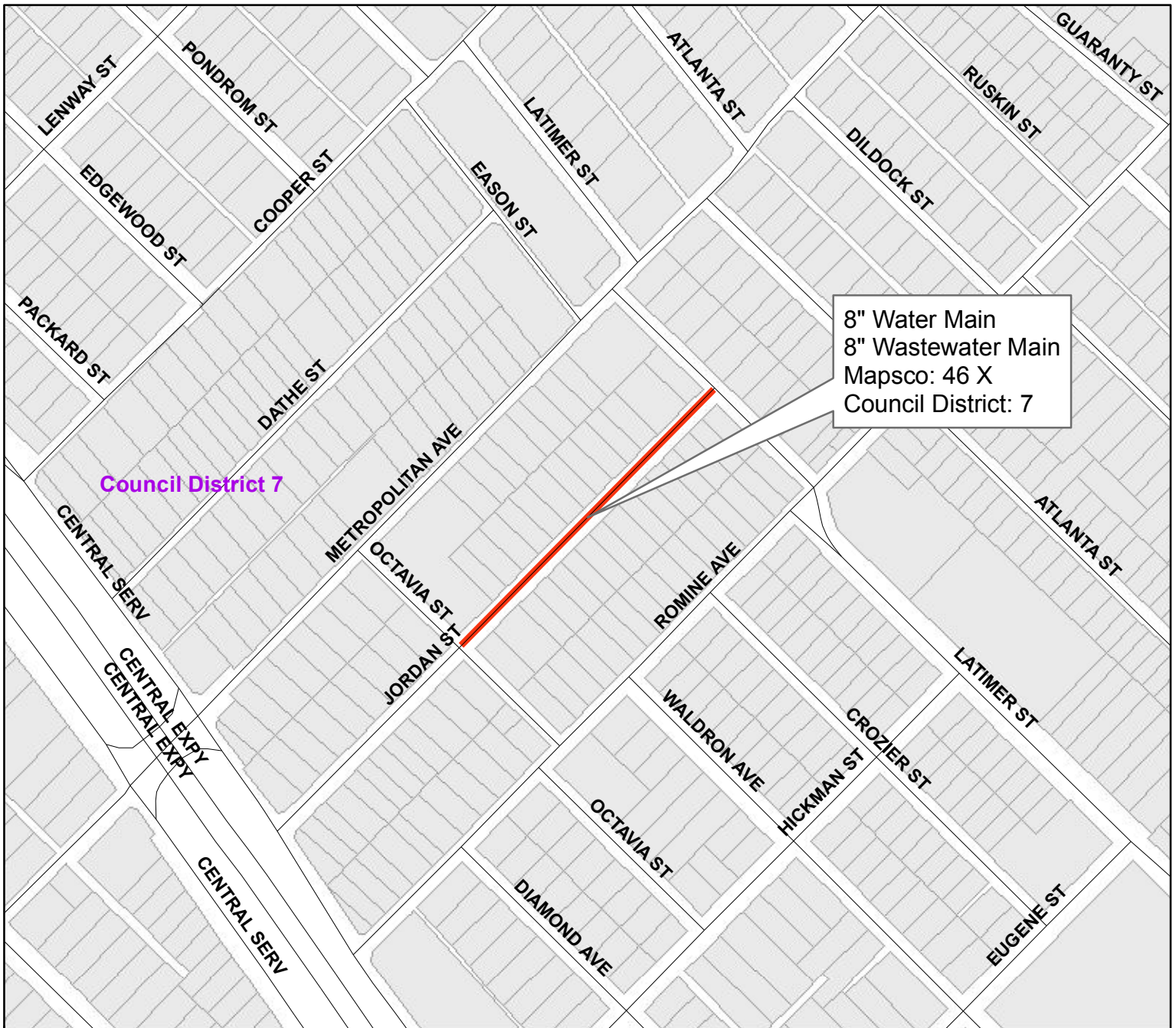


Colonial Avenue  
from Stoneman Street to Marburg Street

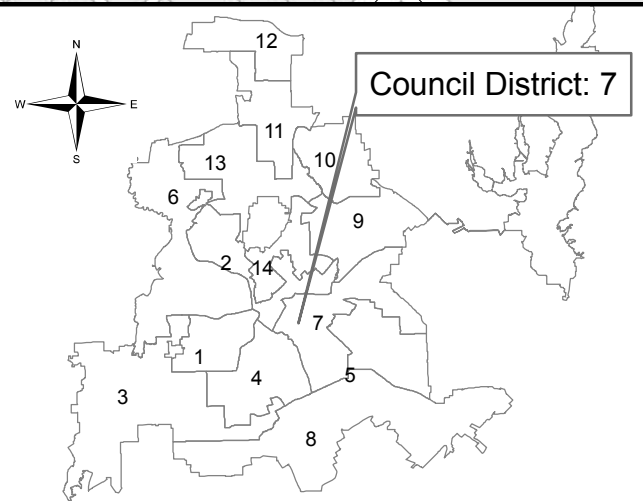


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**





Jordan Street  
from Octavia Street to Latimer Street

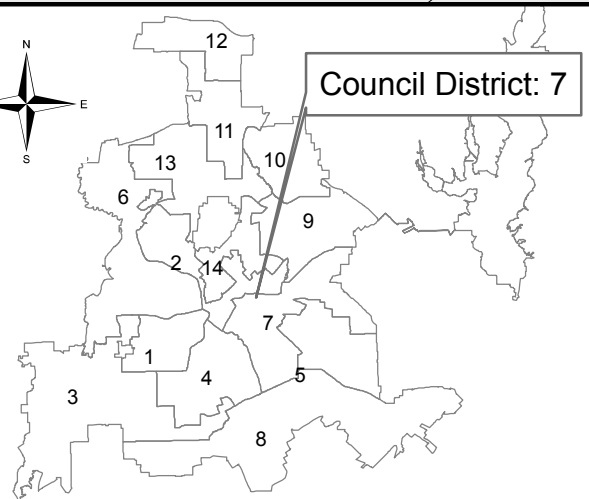
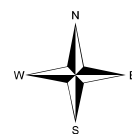


**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**

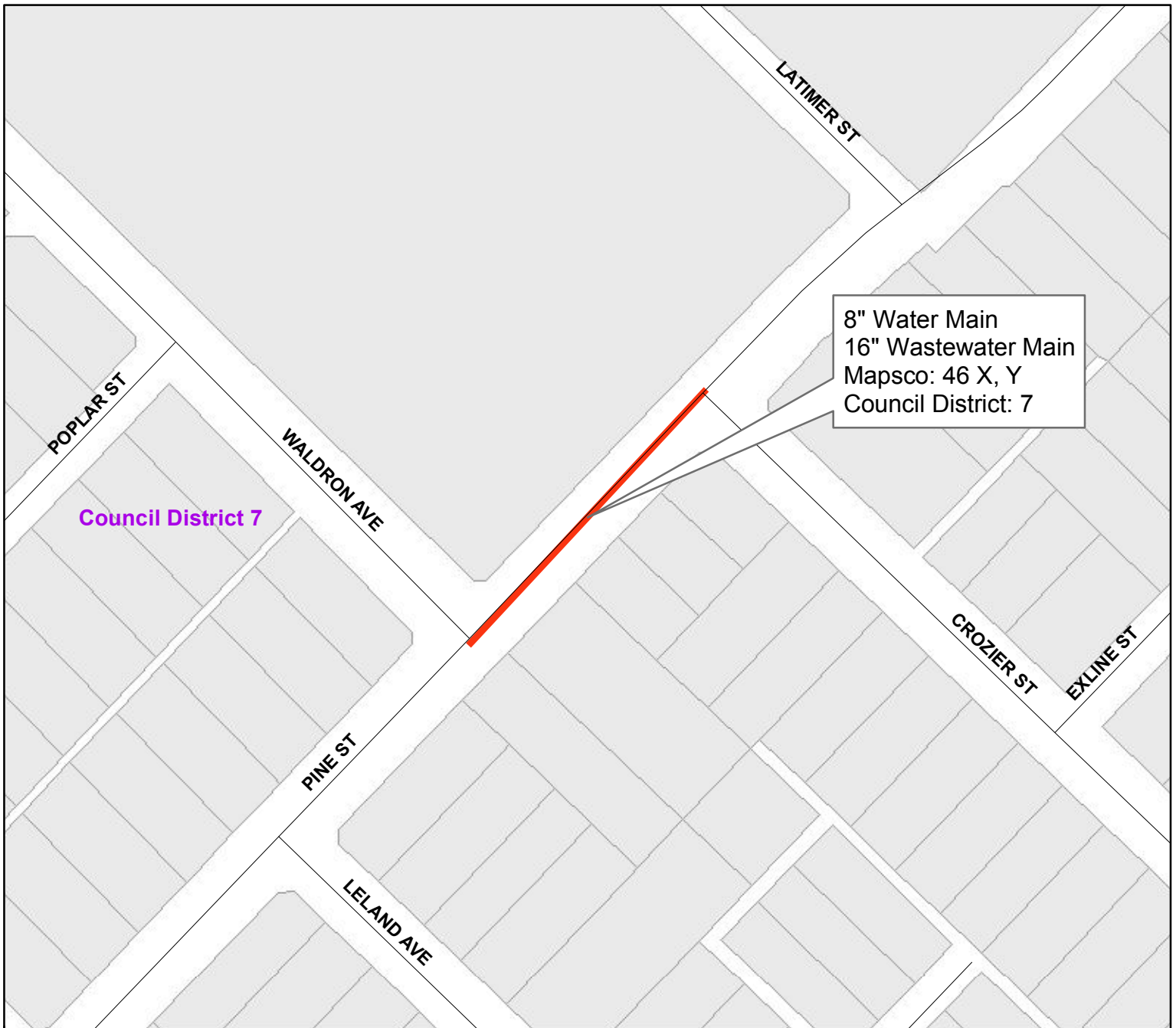




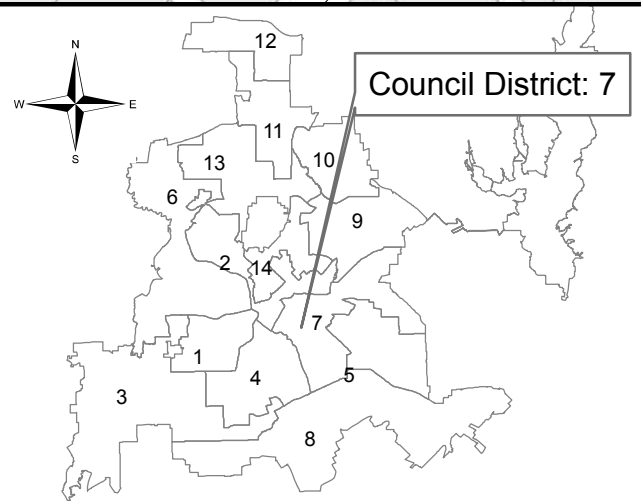
Martin Luther King Jr. Boulevard  
from Admiral Nimitz Circle to Washington Street



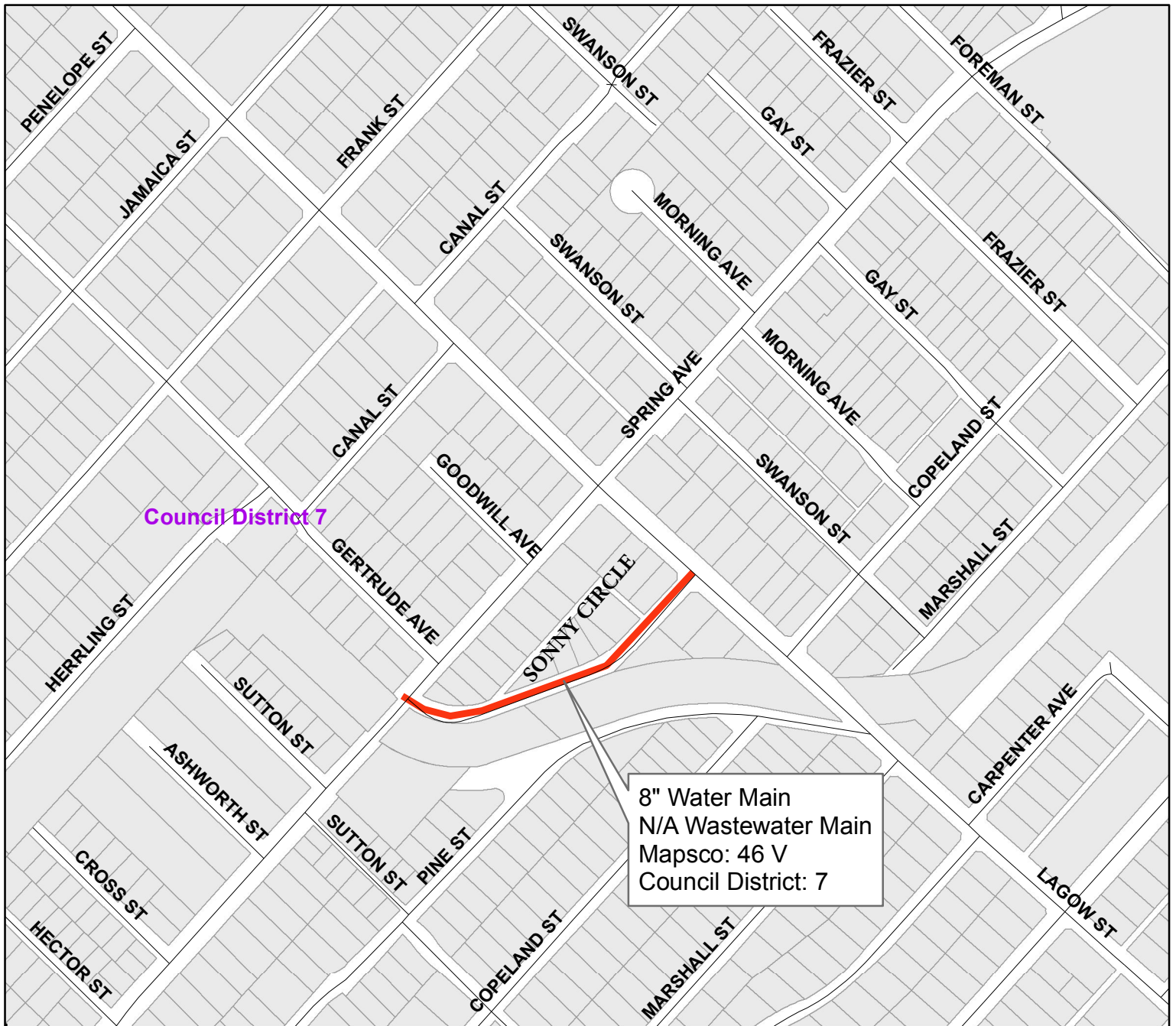
**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



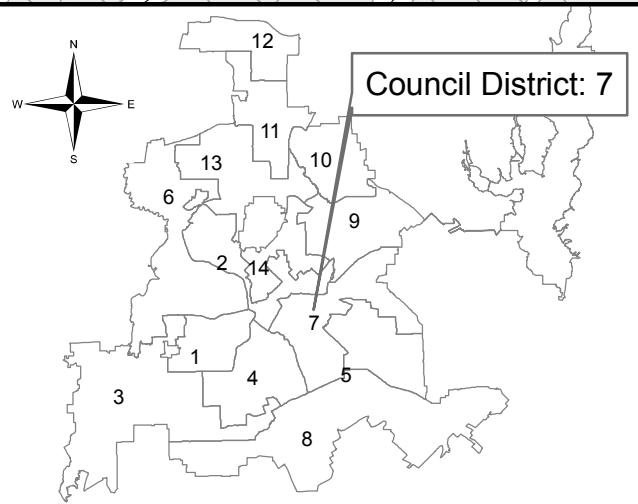
Pine Street  
from Waldron Avenue to Crozier Street



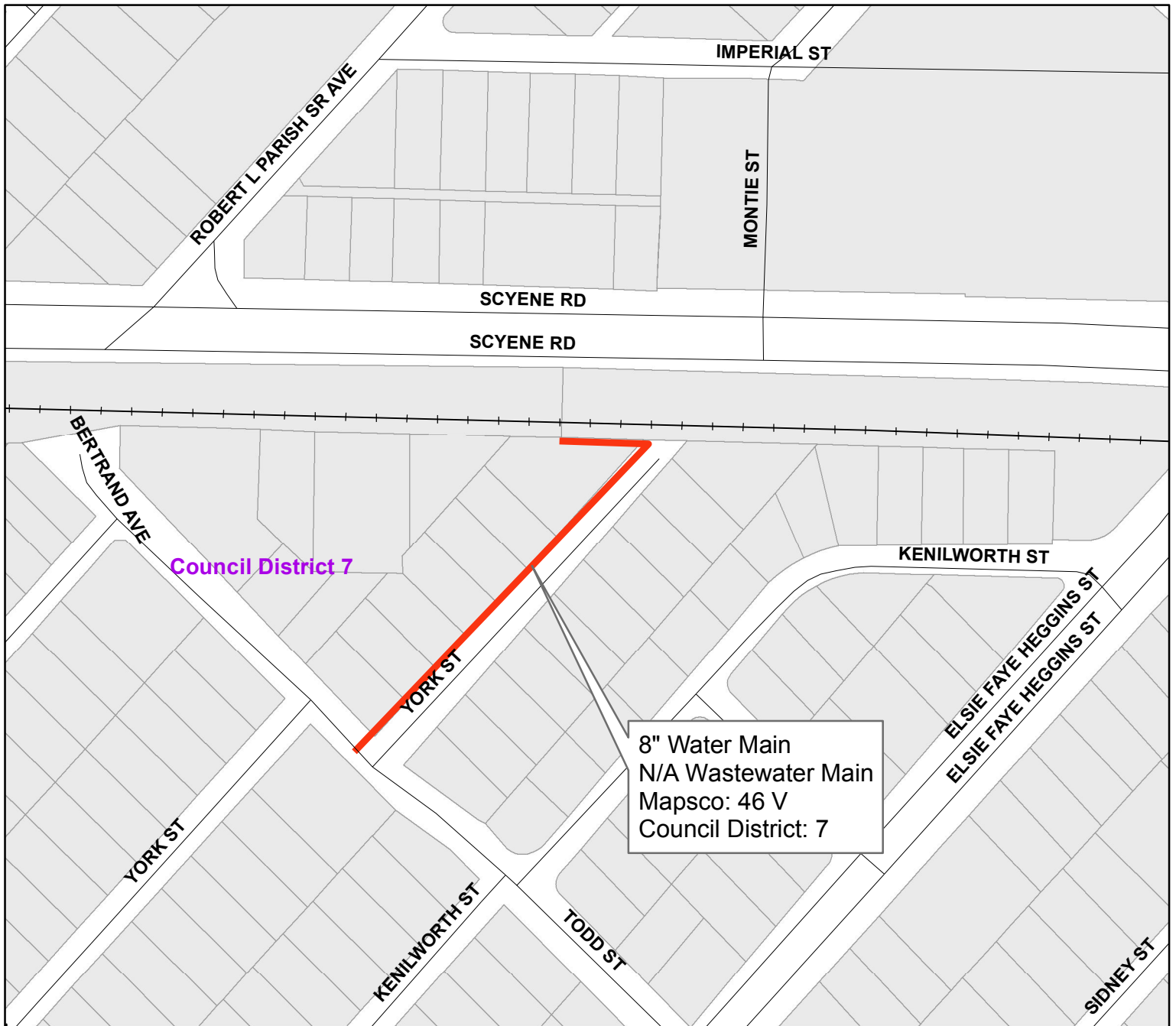
**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



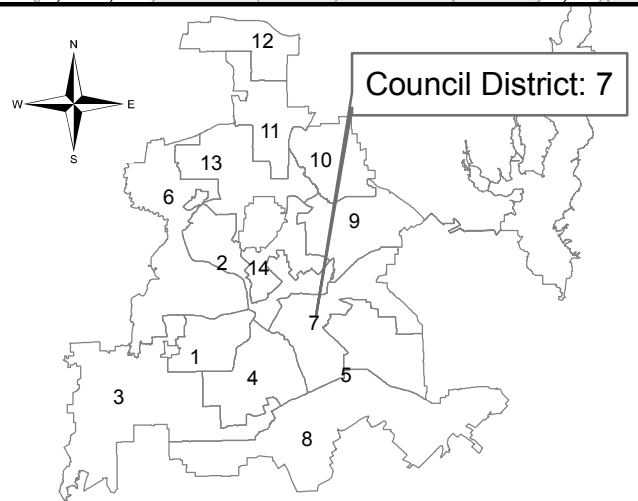
Sonny Circle  
from Spring Avenue to Lagow Street



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



York Street  
from Todd Street to DART right of way

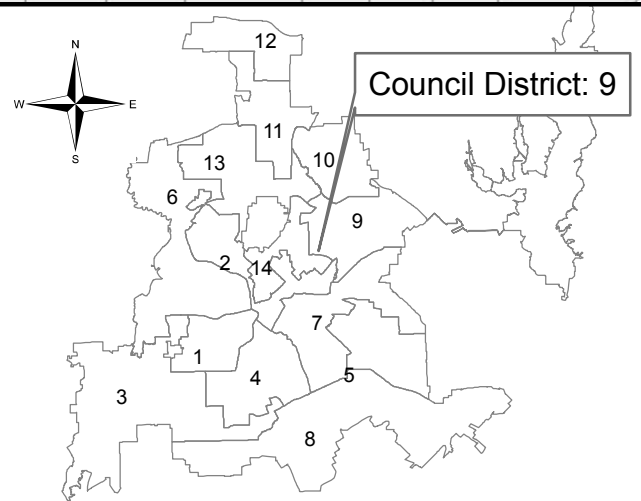


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**

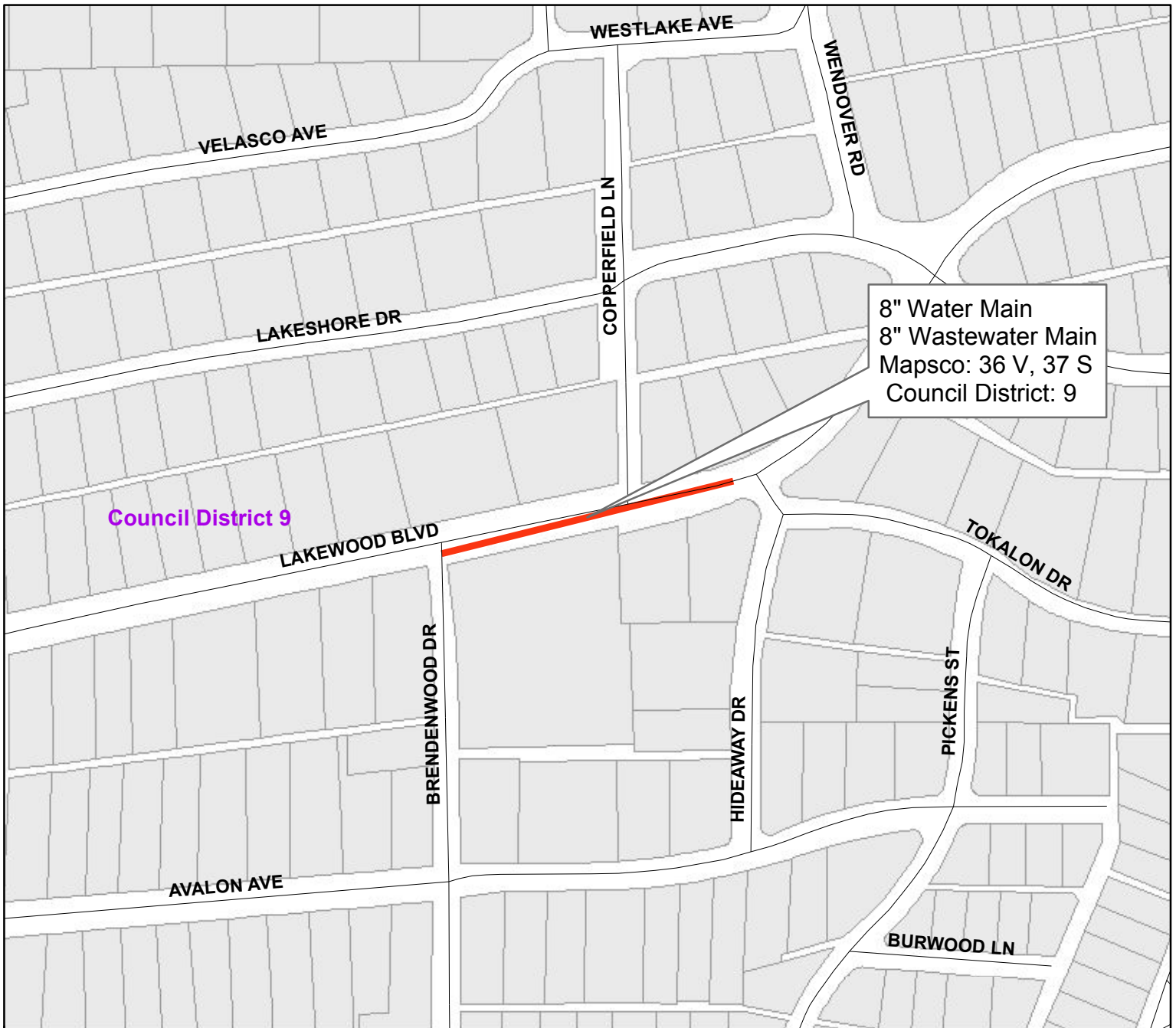




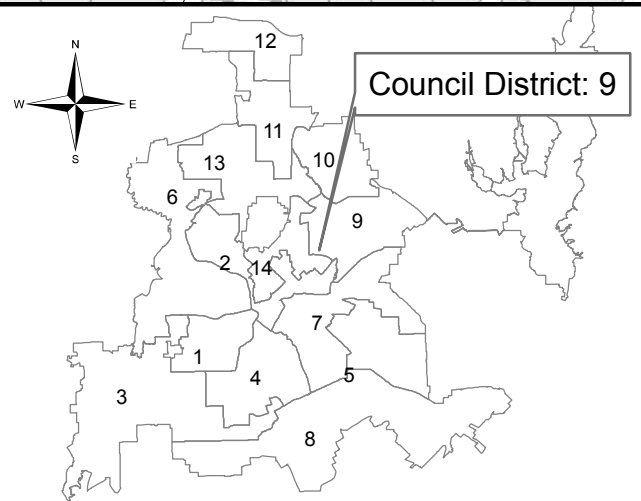
Brendenwood Drive  
from Lakewood Boulevard south



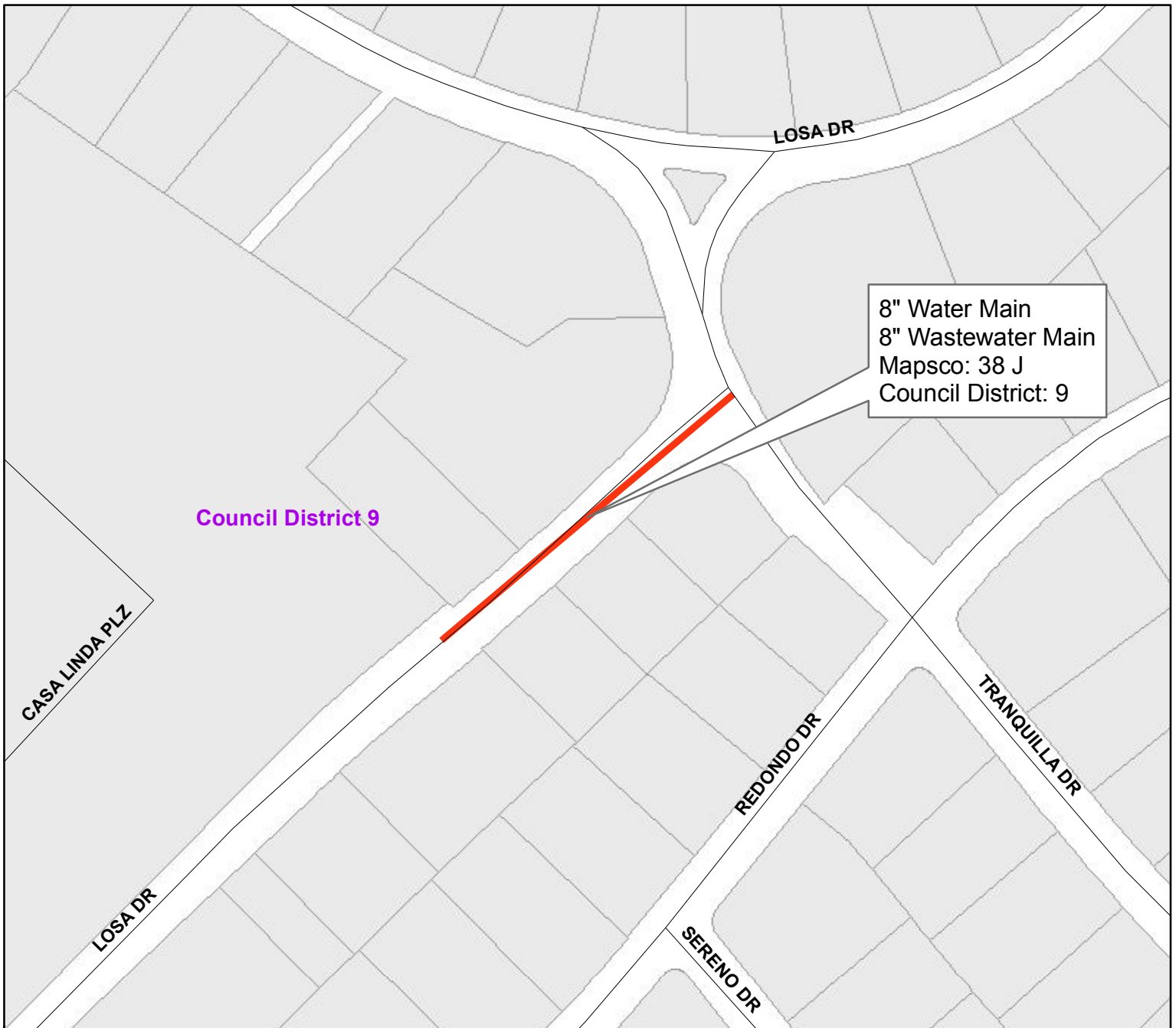
**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



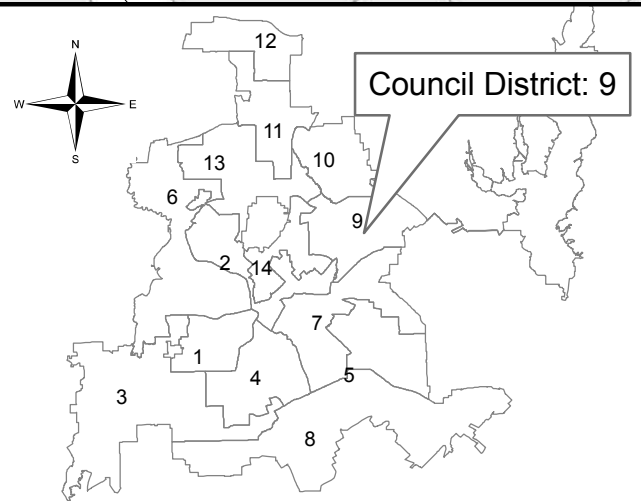
Lakewood Boulevard  
from Brendenwood Drive to Hideaway Drive



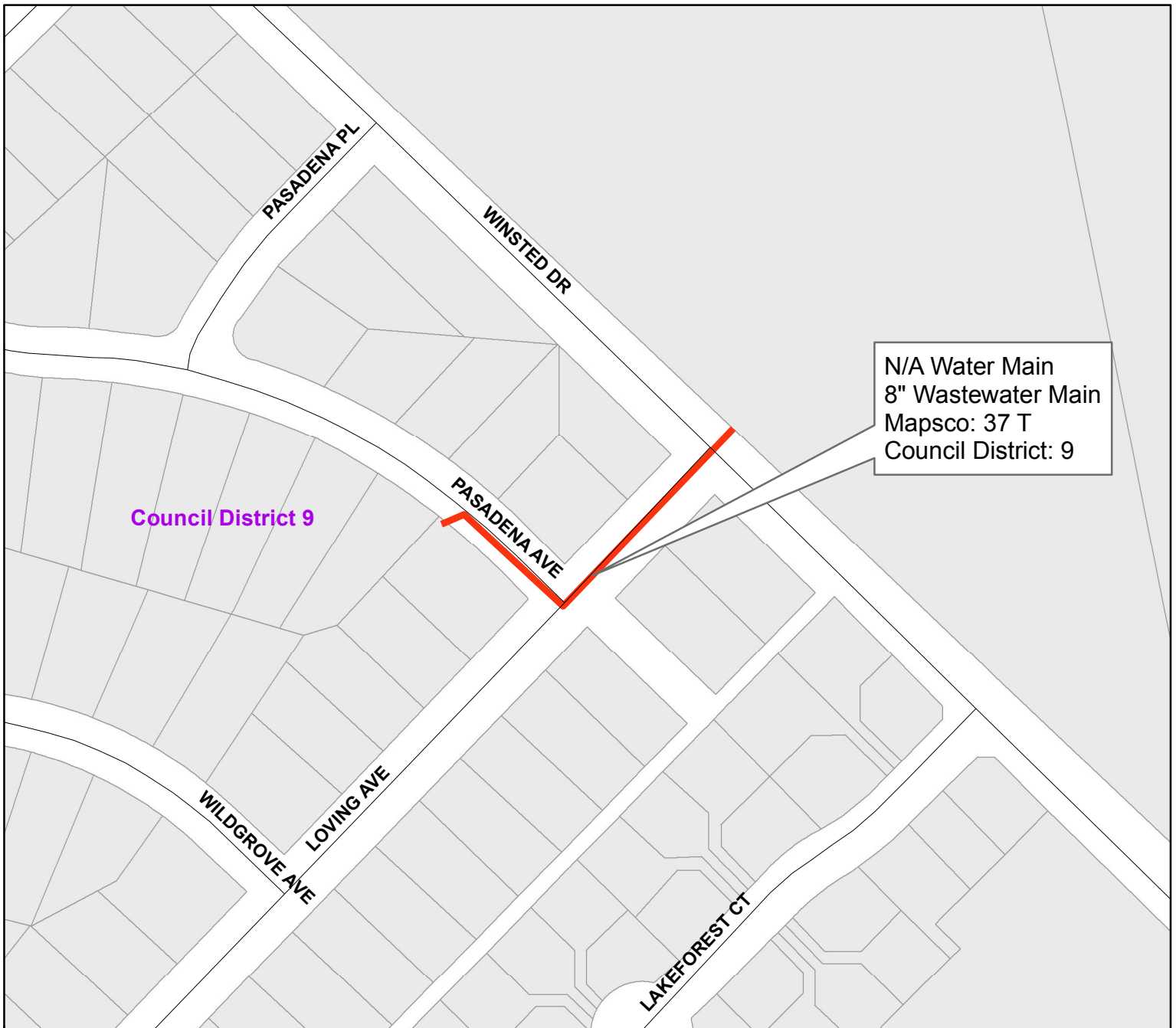
**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



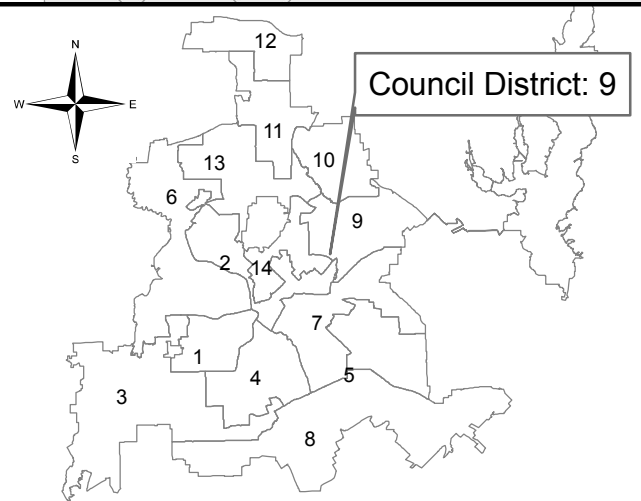
Losa Drive  
from Tranquilla Drive southwest



**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**

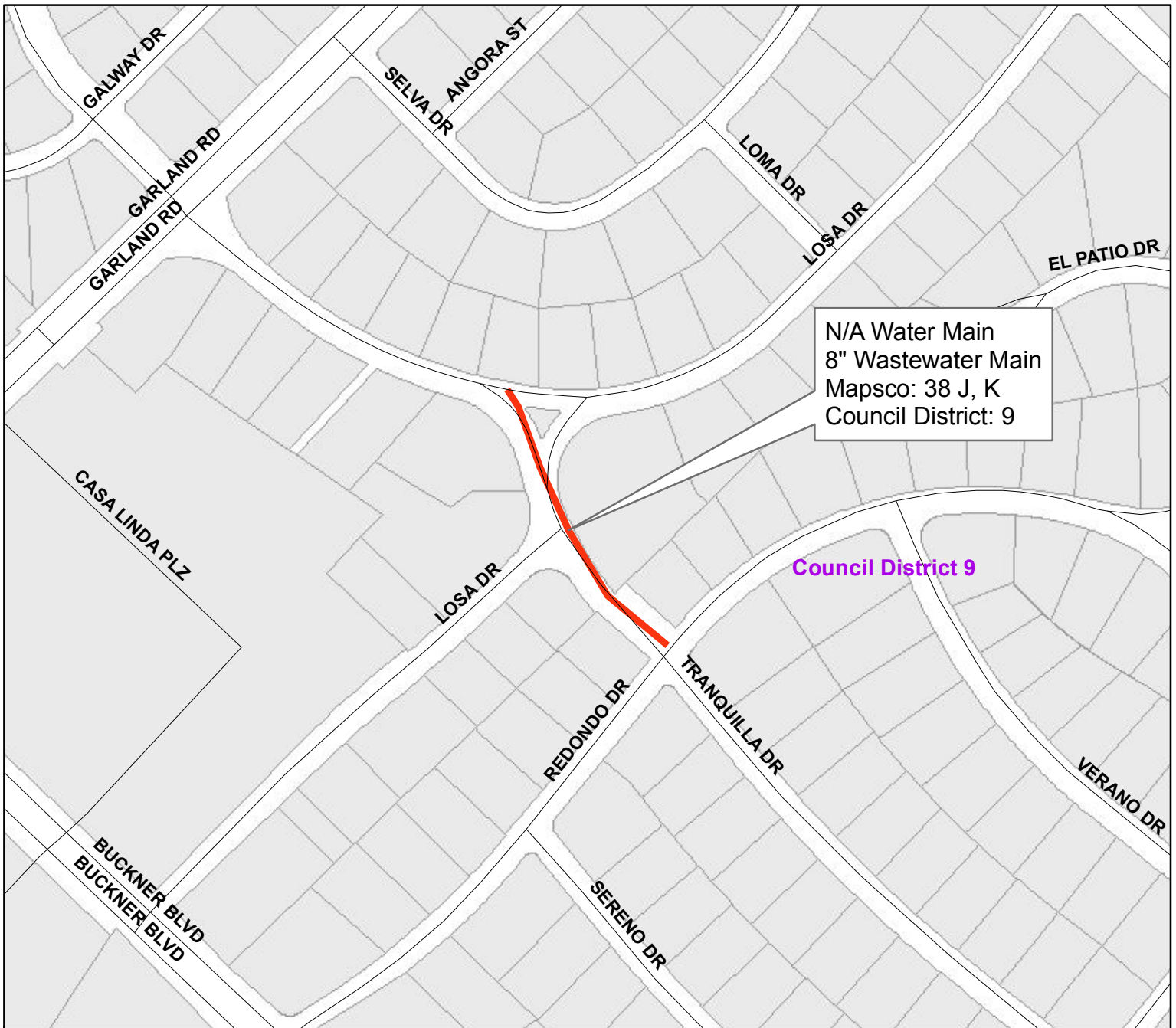


Loving Avenue  
from Pasadena Avenue to Winsted Drive

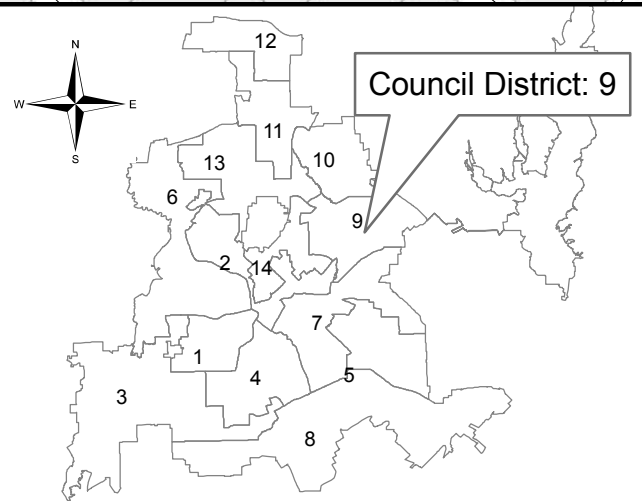


**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**

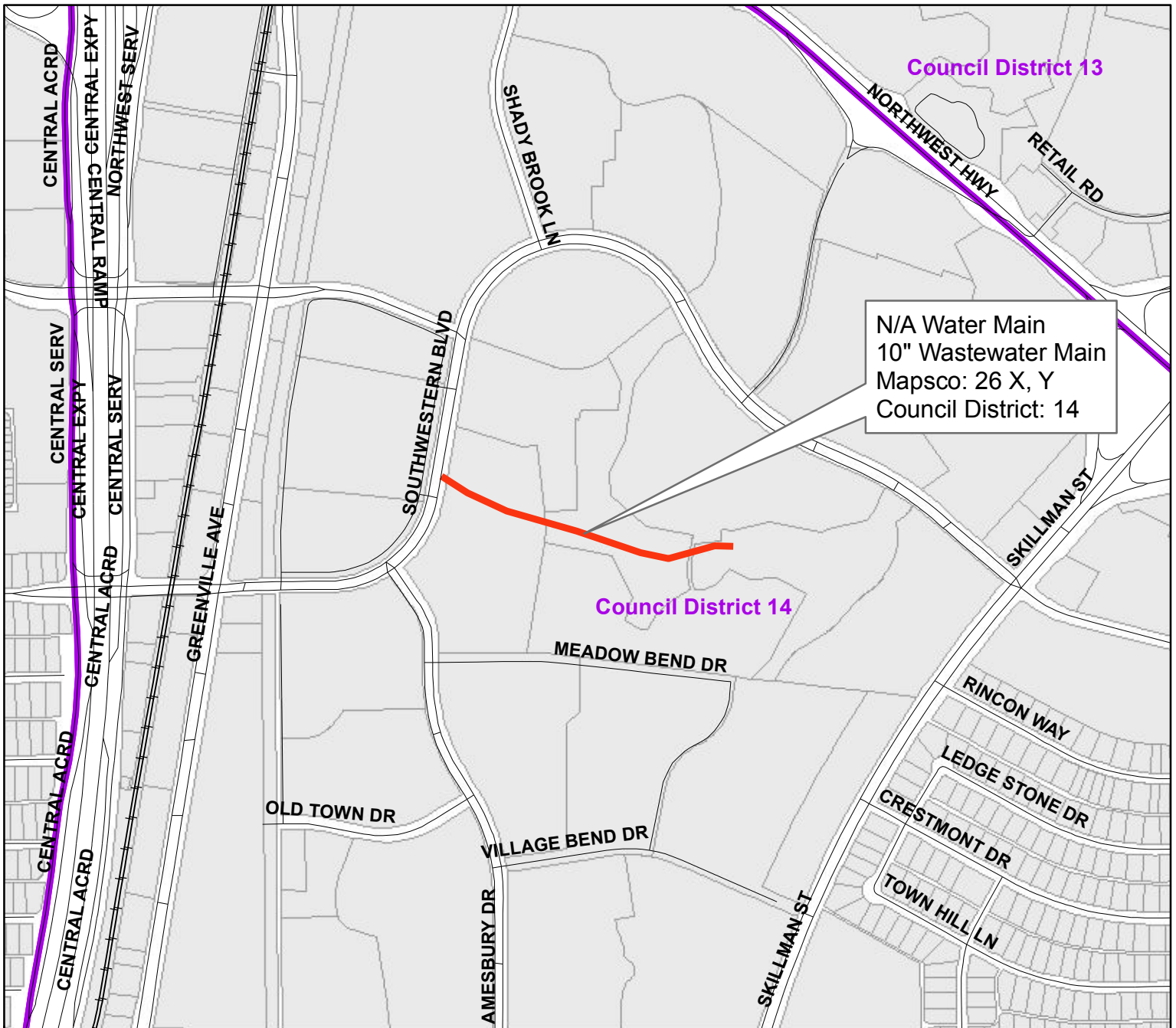




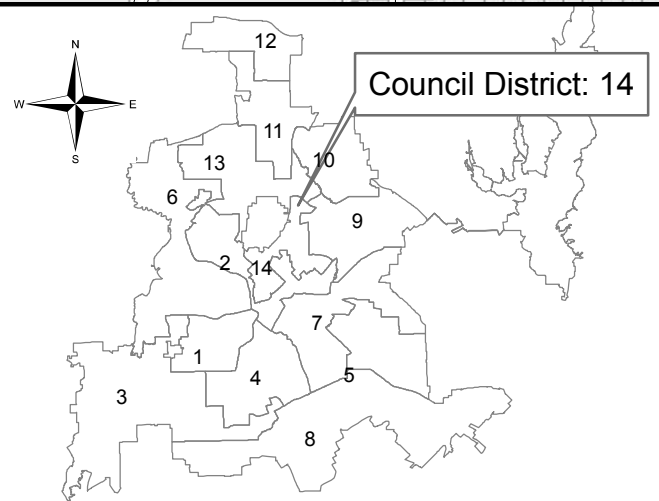
Tranquilla Drive  
from Redondo Drive to Losa Drive



**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**



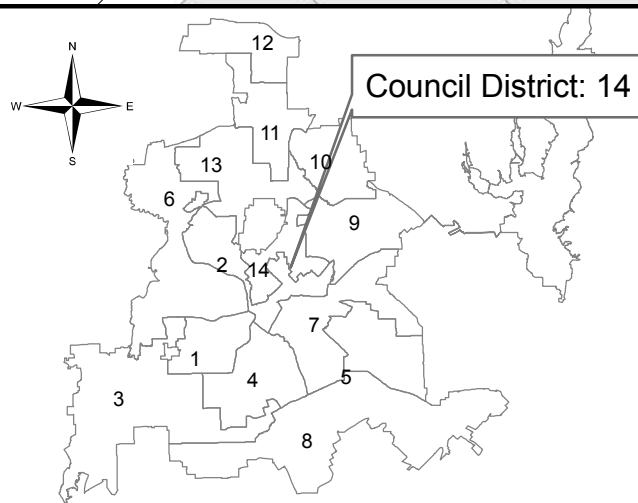
Easement north of Meadow Bend Drive  
from Southwestern Boulevard southeast



**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**

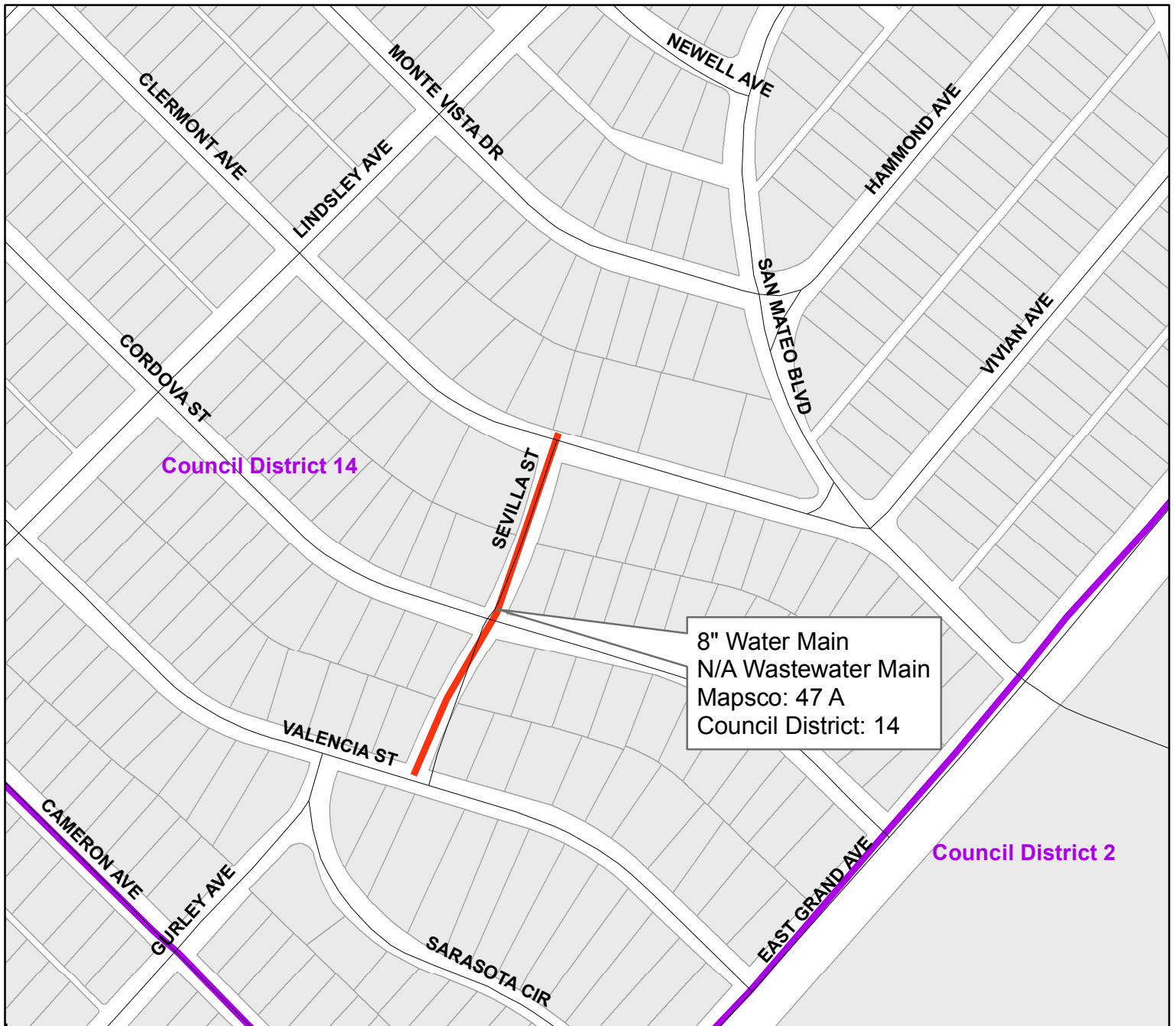


Matilda Street  
from Bryan Street north

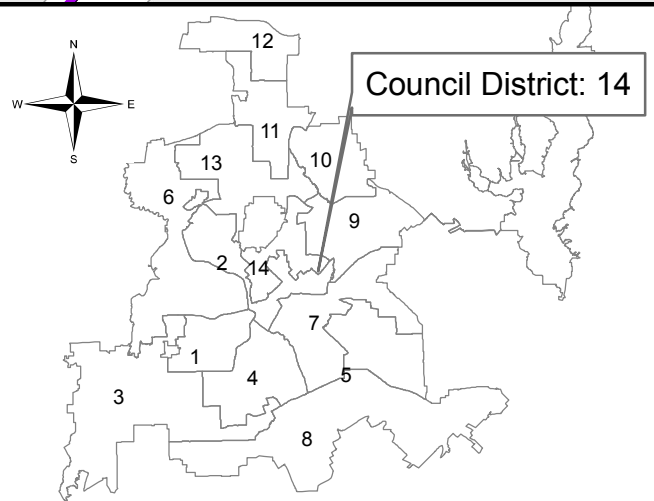


**Dallas Water Utilities**  
**Contract No. 16-013/014**  
**Water and Wastewater Main Installations**  
**at 38 Locations**





Sevilla Street  
from Clermont Avenue to Valencia Street



**Dallas Water Utilities  
Contract No. 16-013/014  
Water and Wastewater Main Installations  
at 38 Locations**

August 10, 2016

**WHEREAS,** bids were received on May 27, 2016 for the installation and rehabilitation of water and wastewater mains at 38 locations, Contract No. 16-013/014, listed as follows:

<b><u>BIDDERS</u></b>	<b><u>BID AMOUNT</u></b>
Ark Contracting Services, LLC	\$10,443,584.00
John Burns Construction Company of Texas, Inc.	\$11,491,722.00
Camino Construction, L.P.	\$11,746,470.50
Atkins Brothers Equipment Company, Inc.	\$12,517,371.00
SYB Construction Co., Inc.	\$13,783,863.00

**WHEREAS,** the bid submitted by Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, in the amount of \$10,443,584.00, is the lowest and best of all bids received.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the bid submitted by Ark Contracting Services, LLC, in the amount of \$10,443,584.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 16-013/014, be accepted.

**Section 2.** That the City Manager is hereby authorized to execute a contract with Ark Contracting Services, LLC, for the installation and rehabilitation of water and wastewater mains at 38 locations, after approval as to form by the City Attorney.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$10,443,584.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW40	4550	716013	CT-DWU716013CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 16-013) - \$7,519,380.48

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS40	4560	716014	CT-DWU716014CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 16-014) - \$2,924,203.52

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Water Utilities

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 50A N S T

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**SUBJECT**

Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed \$136,430, from \$21,970,756 to \$22,107,186 - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

The Eastside Water Treatment Plant (ESWTP) filter to waste and electrical improvements project includes modification of the existing piping in filter Stages I - III to provide improved filter operation and reliability. The electrical improvements include the installation of new higher voltage power distribution feeders to the high electrical load facilities, which will reduce energy losses between the substation and electrical loads, and improve operational reliability by transferring loads to the new Oncor substation constructed on site. This project is part of the on-going water quality improvements at the ESWTP.

This action will authorize additional work identified during the construction of the filter to waste and electrical improvements project as a result of unforeseen site conditions. The additional work includes repairs to the Stage 1 Influent Flume to fix leaking joints, replacement of mechanical piping in the filter building that has experienced severe corrosion, and replacement of actuators and limit switches that have reached the end of the service life. This work is necessary to provide a complete and functioning facility.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	July 2011
Completed Design	March 2012
Began Construction	August 2012
Complete Construction	November 2016

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a professional services contract with Black & Veatch Corporation to provide engineering services for the East Side Water Treatment Plant water quality improvements on June 23, 2010, by Resolution No. 10-1639.

Authorized Supplemental Agreement No. 1 to the professional services contract with Black & Veatch Corporation for additional engineering design services for the East Side Water Treatment Plant water quality improvements on June 22, 2011, by Resolution No. 11-1737.

Authorized a contract with AUI Contractors, LLC for the construction of the East Side Water Treatment Plant filter to waste and electrical improvements project on June 27, 2012, by Resolution No. 12-1665.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 8, 2016.

## **FISCAL INFORMATION**

\$136,430.00 - Water Utilities Capital Improvement Funds

Design	\$ 2,047,315.00
Supplemental Agreement No. 1	\$ 3,995,000.00
Construction Contract	\$21,970,756.00
Change Order No. 1 (this action)	<u>\$ 136,430.00</u>
Total Project Cost	\$28,149,501.00

## **M/WBE INFORMATION**

See attached.

## **ETHNIC COMPOSITION**

### **AUI Contractors, LLC**

Hispanic Female	6	Hispanic Male	85
Black Female	0	Black Male	4
White Female	12	White Male	72
Other Female	0	Other Male	4

**OWNER**

**AUI Contractors, LLC**

B. Doug Alumbaugh, President

**MAP**

Attached



## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize an increase in the contract with AUI Contractors, LLC for additional work associated with the East Side Water Treatment Plant filter to waste and electrical improvements project - Not to exceed \$136,430, from \$21,970,756 to \$22,107,186 - Financing: Water Utilities Capital Improvement Funds

AUI Contractors, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Construction

### **LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY**

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$20,785.00	15.23%
Non-local contracts	\$115,645.00	84.77%
<b>TOTAL THIS ACTION</b>	<b>\$136,430.00</b>	<b>100.00%</b>

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION**

#### **Local Contractors / Sub-Contractors**

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Ram Tool & Supply	HMMB25567Y0917	\$1,106.00	5.32%
<b>Total Minority - Local</b>		<b>\$1,106.00</b>	<b>5.32%</b>

#### **Non-Local Contractors / Sub-Contractors**

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
H & H Restoration, Inc.	WFWB61794N0516	\$18,904.68	16.35%
LKT & Associates, LLC	WFDB26473Y1016	\$5,739.00	4.96%
<b>Total Minority - Non-local</b>		<b>\$24,643.68</b>	<b>21.31%</b>

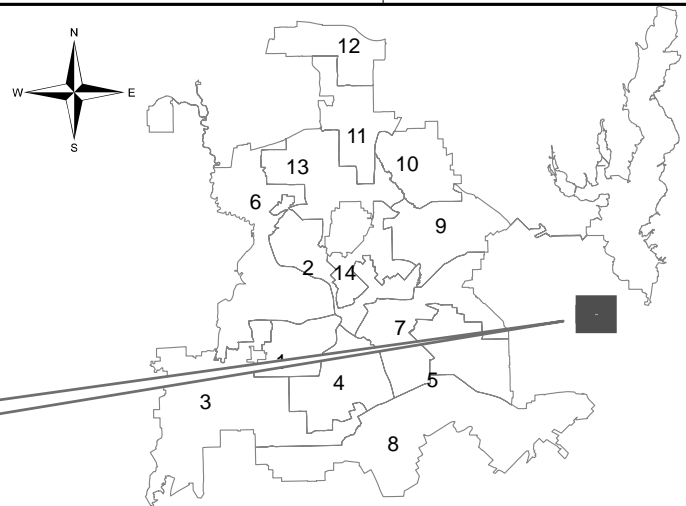
### **TOTAL M/WBE PARTICIPATION**

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$1,106.00	0.81%	\$829,800.00	3.75%
Asian American	\$0.00	0.00%	\$8,000.00	0.04%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$24,643.68	18.06%	\$4,682,468.68	21.18%
<b>Total</b>	<b>\$25,749.68</b>	<b>18.87%</b>	<b>\$5,520,268.68</b>	<b>24.97%</b>



Mapsco: 50A N S T

Council District: Outside City Limits



**Dallas Water Utilities  
Contract No. 12-141, Change Order No. 1  
East Side Water Treatment Plant  
Filter to Waste and Electrical Improvements**

August 10, 2016

**WHEREAS**, on June 27, 2012, the City Council awarded Contract No. 12-141 in the amount of \$21,970,756.00, by Resolution No. 12-1665, to AUI Contractors, LLC, for the construction of the East Side Water Treatment Plant filter to waste and electrical improvements project; and,

**WHEREAS**, additional work is required to complete construction of the filter to waste and electrical improvements; and,

**WHEREAS**, AUI Contractors, LLC, 4775 North Freeway, Fort Worth, Texas 76106, has submitted an acceptable proposal for this additional work; and,

**WHEREAS**, Dallas Water Utilities recommends that Contract No. 12-141 be increased by \$136,430.00, from \$21,970,756.00 to \$22,107,186.00.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the proposed Change Order No. 1 be accepted and that Contract No. 12-141 with AUI Contractors, LLC, be revised accordingly.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$136,430.00 from the Water Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW32	4320	712141	CT-DWU712141CP	259651

AUI Contractors, LLC - (Contract No. 12-141) - \$136,430.00

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 10

**DEPARTMENT:** Water Utilities

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 17 W 18 W

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed \$1,286,023, from \$490,000 to \$1,776,023 - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This action is the second of two planned awards for engineering services associated with rehabilitation improvements to the Plano Road elevated water storage tank and the Abrams Pump Station and reservoir, both of which are located within the North High Pressure Zone. The original contract evaluated various rehabilitation alternatives for each facility and produced a design report with the recommended improvements. This Supplemental Agreement No. 1 will provide engineering services for the preparation of detailed construction drawings and specifications, as well as services during construction based on the recommended improvements.

The Plano Road elevated storage tank is a two million gallon potable water storage tank located at 10521 Forest Lane (near the intersection of Forest Lane and Plano Road) and serves the northeast area of Dallas. The existing multi-leg structure was placed into service in 1961 and is now near the end of its service life. The preliminary design identified significant corrosion to structural steel, ladders, safety railings and the steel plate making up the bowl. The design report recommended replacement of the existing tank over rehabilitation based on lower life cycle costs and less service disruption to customers during construction. The new elevated storage tank will be a composite tank having an estimated service life of 75 years.

## **BACKGROUND** (Continued)

This action also includes engineering services for rehabilitation improvements at the Abrams Road Pump Station to extend its service life. The Abrams Road facility is located at 9241 Forest Lane (between Greenville Avenue and Abrams Road) and was placed into service in 1990. The site includes a 10 million gallon ground storage tank and a pump station with an installed pump capacity of nearly 200 million gallons per day. The work at the Abrams Road facility includes repairs to ladders, overflow piping, hatches and valves associated with the tank. Also included are drainage and waterproofing repairs to prevent water intrusion into the pump station which is located below grade.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Design	September 2016
Complete Design	February 2017
Begin Construction	May 2017
Complete Construction	October 2018

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a professional services contract with Freese and Nichols, Inc. to provide engineering services to investigate rehabilitation or replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility on October 8, 2014, by Resolution No. 14-1698.

Information about this item will be provided to the Transportation & Trinity River Project Committee on August 8, 2016.

## **FISCAL INFORMATION**

\$1,286,023.00 - Water Utilities Capital Construction Funds

Preliminary Design	\$ 490,000.00
Supplemental Agreement No. 1 (this action)	<u>\$1,286,023.00</u>
Total Project Cost	\$1,776,023.00

## **M/WBE INFORMATION**

See attached.

## **ETHNIC COMPOSITION**

### **Freese and Nichols, Inc.**

Hispanic Female	20	Hispanic Male	35
Black Female	4	Black Male	10
White Female	138	White Male	310
Other Female	7	Other Male	15

## **OWNER**

### **Freese and Nichols, Inc.**

Robert L. Herchert, Chairman of the Board

## **MAPS**

Attached

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize Supplemental Agreement No. 1 to the engineering services contract with Freese and Nichols, Inc. for additional engineering services associated with the replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility - Not to exceed \$1,286,023, from \$490,000 to \$1,776,023 - Financing: Water Utilities Capital Construction Funds

Freese and Nichols, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.

**PROJECT CATEGORY:** Architecture & Engineering

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### LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$1,250,298.00	97.22%
Non-local contracts	\$35,725.00	2.78%
<b>TOTAL THIS ACTION</b>	<b>\$1,286,023.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Mbroh Engineering, Inc.	BMDB12885Y0417	\$236,371.00	18.91%
HVJ Associates, Inc.	BMMB35607N0718	\$6,348.00	0.51%
Gorrondona & Associates, Inc.	HMMB86153Y0718	\$23,655.00	1.89%
Moye Consulting	WFDB83994Y0517	\$76,422.00	6.11%
<b>Total Minority - Local</b>		<b>\$342,796.00</b>	<b>27.42%</b>

#### Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
The Rios Group	HFDB27179Y0717	\$35,725.00	100.00%
<b>Total Minority - Non-local</b>		<b>\$35,725.00</b>	<b>100.00%</b>

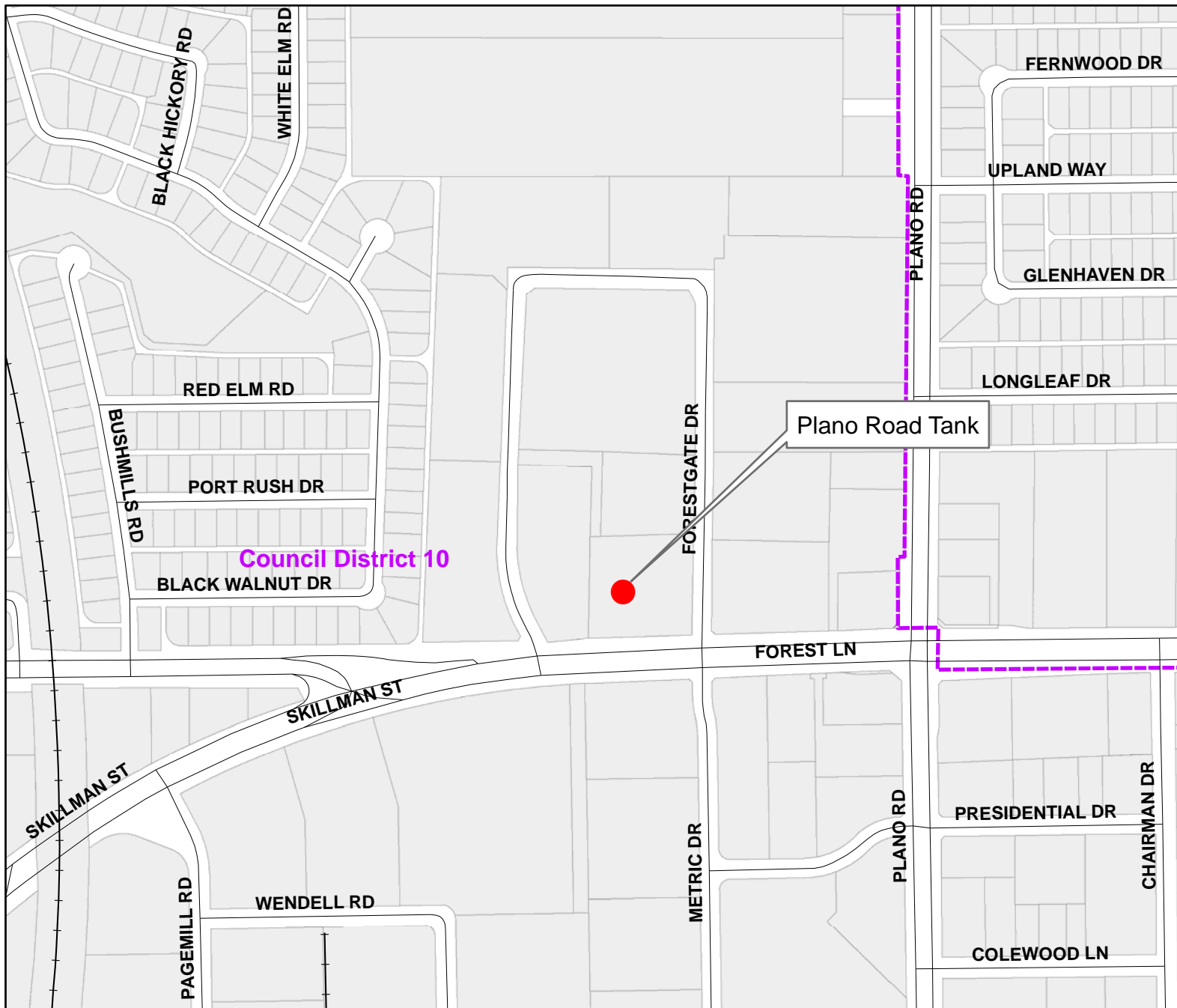
# BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

Page 2

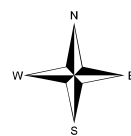
## TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$242,719.00	18.87%	\$364,549.00	20.53%
Hispanic American	\$59,380.00	4.62%	\$65,750.00	3.70%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$76,422.00	5.94%	\$76,422.00	4.30%
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Total	\$378,521.00	29.43%	\$506,721.00	28.53%

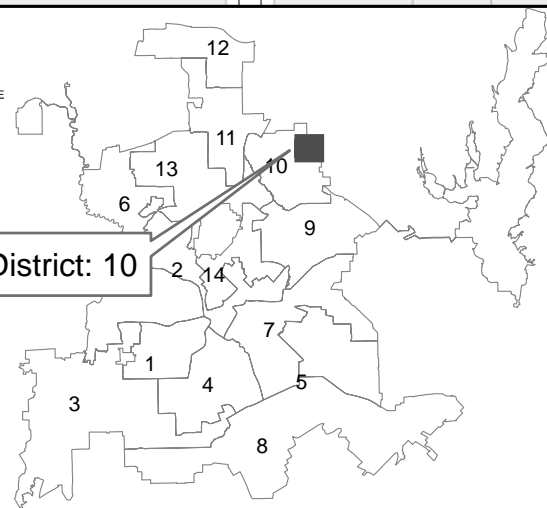




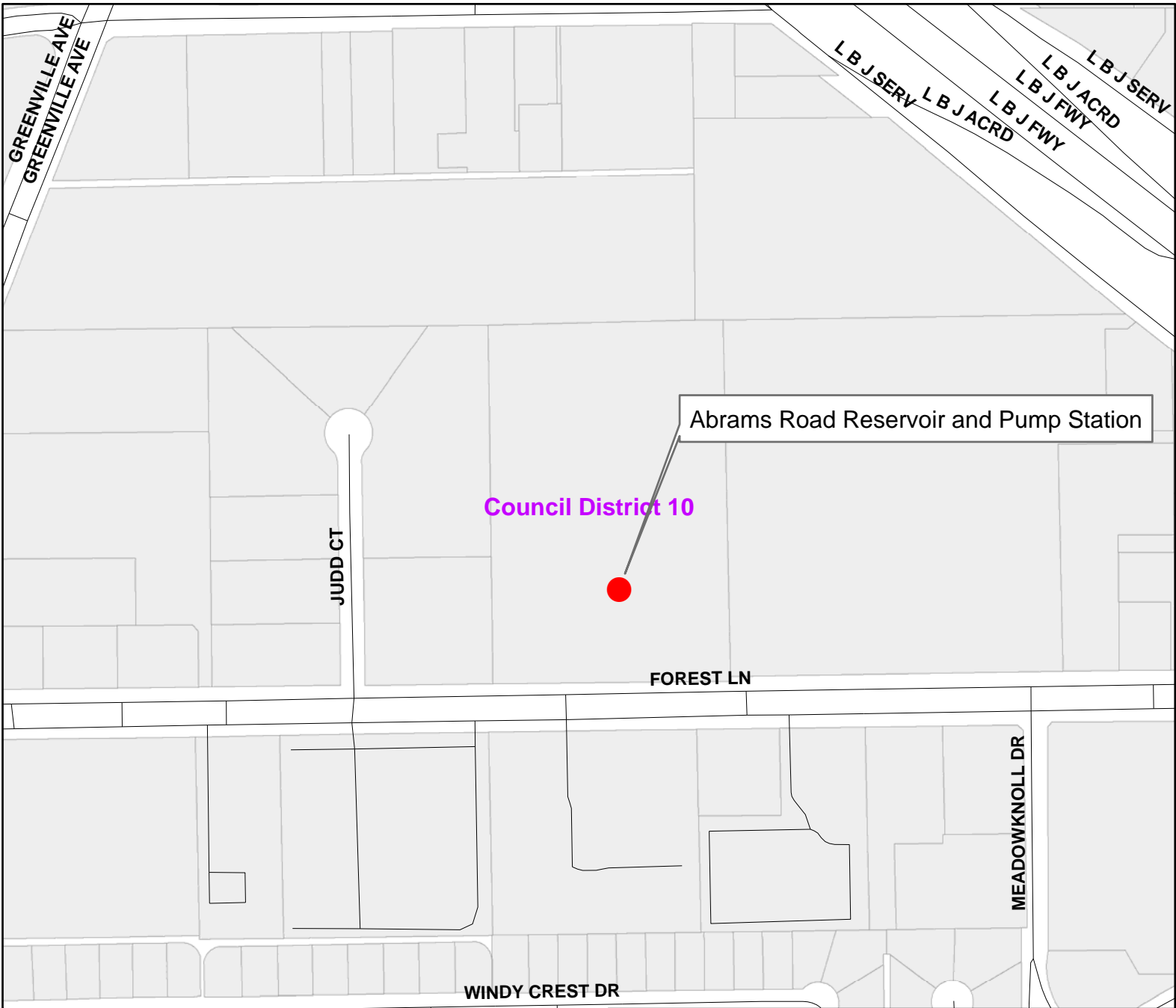
Mapsc0: 18 W



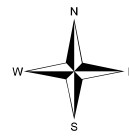
Council District: 10



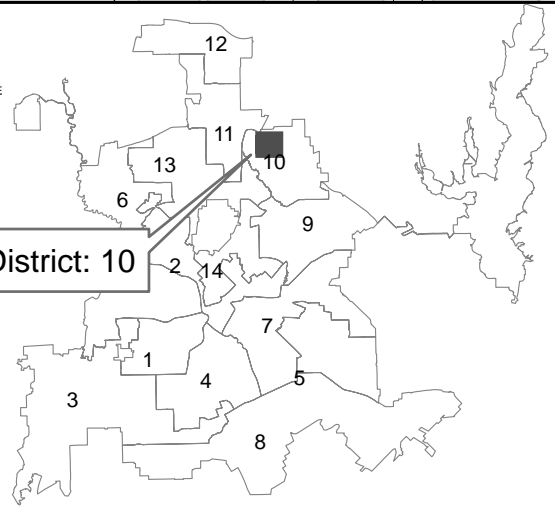
**Dallas Water Utilities**  
**Contract No. 14-403E, Supplemental Agreement No. 1**  
**Replacement of Plano Road Elevated Storage Tank**  
**Rehabilitation of Abrams Road Ground Storage Reservoir and Pump Station Facility**



Mapsco: 17 W



Council District: 10



August 10, 2016

**WHEREAS**, on October 8, 2014, the City Council awarded Contract No. 14-403E in the amount of \$490,000.00, by Resolution No. 14-1698, to Freese and Nichols, Inc., to provide engineering services to investigate rehabilitation or replacement of the Plano Road elevated water storage tank and rehabilitation of the Abrams Road ground storage reservoir and pump station facility; and,

**WHEREAS**, Dallas Water Utilities has accepted the consultant's recommendations to remove the Plano Road water elevated storage tank and replace it with a new composite tank and recommendations for improvements to the Abrams Road ground storage reservoir pump station facility; and,

**WHEREAS**, engineering services, Phase 2, are required for developing plans and specifications for both water facility projects; and,

**WHEREAS**, Freese and Nichols, Inc., 2711 North Haskell Avenue, Suite 3300, Dallas, Texas 75204, has submitted an acceptable proposal to provide these engineering services; and,

**WHEREAS**, Dallas Water Utilities recommends that Contract No. 14-403E be increased by \$1,286,023.00, from \$490,000.00 to \$1,776,023.00.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the proposed Supplemental Agreement No. 1 be accepted and that Contract No. 14-403E with Freese and Nichols, Inc., be revised accordingly.

**Section 2.** That the City Manager is hereby authorized to execute the contract after it has been approved as to form by the City Attorney.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,286,023.00 from the Water Construction Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0102	DWU	CW40	4111	714403	CT-DWU714403EA	347200

Freese and Nichols, Inc. - (Contract No. 14-403E) - \$1,286,023.00

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





**AGENDA ITEM # 53**

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Attorney's Office  
Convention and Event Services

**CMO:** Christopher D. Bowers, 670-3491  
Ryan S. Evans, 671-9837

**MAPSCO:** N/A

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**SUBJECT**

Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$150,000, from \$175,000 to \$325,000 - Financing: Current Funds

**BACKGROUND**

Supplemental Agreement No. 2 will authorize Fanning Harper Martinson Brandt & Kutchin, P.C., to continue providing legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Council was briefed in Closed Session on February 17, 2016, March 2, 2016, and April 6, 2016.

Council will be briefed in Closed Session on August 3, 2016.

**FISCAL INFORMATION**

\$150,000 - Current Funds

**M/WBE INFORMATION**

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Resolution No. 08-2826, as amended.

**OWNER**

**Fanning Harper Martinson Brandt & Kutchin, P.C.**

Thomas P. Brandt, Partner

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$150,000, from \$175,000 to \$325,000 - Financing: Current Funds

Fanning Harper Martinson Brandt & Kutchin, P.C. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

**PROJECT CATEGORY:** Professional Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$150,000.00	100.00%
Non-local contracts	\$0.00	0.00%
<b>TOTAL THIS ACTION</b>	<b>\$150,000.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
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%
<b>Total</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>0.00%</b>



August 10, 2016

**WHEREAS**, the City of Dallas is involved in a lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D; and,

**WHEREAS**, on February 23, 2016, pursuant to Administrative Action No. 16-5190, the City authorized a professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., in an amount not to exceed \$50,000.00 for legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

**WHEREAS**, on April 13, 2016, the City Council authorized Supplemental Agreement No. 1, in the amount of \$125,000.00, with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

**WHEREAS**, the professional legal services of Fanning Harper Martinson Brandt & Kutchin, P.C., continue to be necessary for this and related matters; **Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That, following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event in an amount not to exceed \$150,000.00, increasing the contract amount from \$175,000.00 to \$325,000.00.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Fanning Harper Martinson Brandt & Kutchin, P.C., an amount not to exceed \$150,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3033, Encumbrance No. ATT389016E27, Vendor No. 399210.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**AGENDA ITEM # 54**

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Attorney's Office  
Convention and Event Services

**CMO:** Christopher D. Bowers, 670-3491  
Ryan S. Evans, 671-9837

**MAPSCO:** N/A

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**SUBJECT**

Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$25,000, from \$70,000 to \$95,000 - Financing: Current Funds

**BACKGROUND**

Supplemental Agreement No. 2 will authorize the Law Office of Scott D. Bergthold, P.L.L.C. to continue providing legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Council was briefed in Closed Session on February 17, 2016, March 2, 2016, and April 6, 2016.

Council will be briefed in Closed Session on August 3, 2016.

**FISCAL INFORMATION**

\$25,000 - Current Funds

### **M/WBE INFORMATION**

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Resolution No. 08-2826, as amended.

### **OWNER**

**Law Office of Scott D. Bergthold, P.L.L.C.**

Scott D. Bergthold, Owner

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event - Not to exceed \$25,000, from \$70,000 to \$95,000 - Financing: Current Funds

Law Office of Scott D. Bergthold, P.L.L.C. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

**PROJECT CATEGORY:** Professional Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$0.00	0.00%
Non-local contracts	\$25,000.00	100.00%
<b>TOTAL THIS ACTION</b>	<u>\$25,000.00</u>	<u>100.00%</u>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
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%
<b>Total</b>	<u>\$0.00</u>	<u>0.00%</u>	<u>\$0.00</u>	<u>0.00%</u>

August 10, 2016

**WHEREAS**, the City of Dallas is involved in a lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D; and,

**WHEREAS**, on February 23, 2016, pursuant to Administrative Action No. 16-5189, the City authorized a professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C. in an amount not to exceed \$50,000.00, for legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

**WHEREAS**, on April 13, 2016, the City Council authorized Supplemental Agreement No. 1, in the amount of \$20,000.00, with the Law Office of Scott D. Bergthold, P.L.L.C. for additional legal services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event; and,

**WHEREAS**, the professional legal services of the Law Office of Scott D. Bergthold, P.L.L.C. continue to be necessary for this and related matters; **Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That, following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 2 to the professional services contract with the Law Office of Scott D. Bergthold, P.L.L.C., for additional services in the lawsuit styled Three Expo Events, LLC v. City of Dallas, Texas, et al., Civil Action No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event in an amount not to exceed \$25,000.00, increasing the contract amount from \$70,000.00 to \$95,000.00.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to the Law Office of Scott D. Bergthold, P.L.L.C., an amount not to exceed \$25,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3033, Encumbrance No. ATT389016E26, Vendor No. VC15298.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Attorney's Office

**CMO:** Christopher D. Bowers, 670-3491

**MAPSCO:** N/A

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**SUBJECT**

An ordinance **(1)** appointing 12 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2018; **(2)** designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018; and **(3)** establishing the annual salary for the full-time and associate (part-time) municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City

**BACKGROUND**

State law and the Dallas City Charter provide that the City Council shall appoint, to serve a two-year term, full-time municipal judges and associate (part-time) municipal judges to preside over the City of Dallas municipal court of record and designate an administrative judge. State law and the City Charter do not require the Council to appoint any particular number of judges. The City's Sunset review process and a Lean/Six Sigma project have concluded that the City may not need as many municipal judges as have been appointed in the last few years. If the Council were to appoint fewer judges, the number of court services staff and prosecutors could also be reduced, resulting in a cost savings.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 2, 2016 as required by Sections 13-5.2(d) and (g) of the Dallas City Code, the Judicial Nominating Commission recommended to the City Council Ad Hoc Judicial Nominations Committee 18 nominees for the 12 full-time municipal judge vacancies; 27 nominees for the 18 (part-time) associate municipal judge vacancies; and 3 nominees for the administrative judge positions.

On June 7, 2016 and June 21, 2016, the Ad Hoc Judicial Nominations Committee interviewed the nominees for the full-time municipal judge vacancies and the administrative municipal judge vacancy.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)**

On June 27, 2016 the Committee then forwarded its recommended lists of nominees for the full-time municipal judge vacancies, the associate (part-time) municipal judge vacancies, and the administrative municipal judge vacancy to the City Council. The list of the Ad Hoc Judicial Nominations Committee recommended nominees is attached hereto.

**FISCAL INFORMATION**

This action has no cost consideration to the City.

# Memorandum



CITY OF DALLAS

DATE: June 27, 2016  
TO: The Honorable Mayor and City Councilmembers  
SUBJECT: Recommendations for Municipal Judge Positions

On June 7<sup>th</sup> and 21<sup>st</sup>, 2016, the Ad Hoc Judicial Nominations Committee met and interviewed all of the candidates for full-time municipal judge positions. From review of the written materials submitted by the candidates and the interviews, the committee makes the following recommendations to full council for both the slate of twelve full-time judges to be appointed and the one administrative judge to be appointed.

Please note that, as required by code, we have sent you 150% of the number of candidates required to fill the available slots, and those candidates are ranked in the committee's order of preference. The administrative judge candidates are also ranked in the committee's order of preference.

Please also note that the associate judges are submitted in ranked order. They were not interviewed by the committee with the exception of those who appear as candidates for full-time appointment as well. The committee technically did not meet its requirement to send you 150% of the number of appointments to be made because we were not presented with a sufficient number of candidates to do so.

**Administrative Municipal Judge:**

1. Preston W. Robinson, Jr.
2. Daniel F. Solis
3. Julie Clancy

**Full-time Municipal Judges:**

1. Michael Acuna
2. Jay E. Robinson
3. Preston W. Robinson, Jr.
4. Cheryl D. Williams
5. Paula M. Rosales Aldana
6. Julie Clancy
7. Daniel L. Ryan
8. Daniel F. Solis
9. Demetrius E. Blacklock
10. C. Victor Lander
11. Mark J. Murrell
12. Kathryn Hoang
13. Henry Wade
14. Sean Killian Finn
15. Joselito V. Giron
16. Juan Renteria, Jr.
17. Nova Washington-Hill
18. Sandra H. White



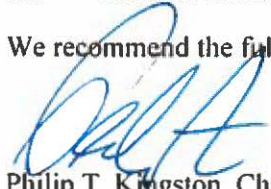
## Recommendations for Municipal Judges

Page 2

### **Associate (part-time) Municipal Judges:**

1. Demetrius Blacklock
2. Joselito V. Giron
3. Juan Renteria, Jr.
4. Melodee Armstrong
5. Kristine S. Primrose
6. J. Oliver (James) Lee, Jr.
  
7. John P. McCall, Jr.
8. Cadoc Tim A. Menchu
9. E.A. (Elizabeth) Srere
10. Roland C. Anderson
11. Marcia L. Tillman
12. William E. Maple
13. Esther A. Grossman
14. Sandra H. White
15. Nova Hill-Washington
16. Desmond L. Cooks
17. Tonya L. Goffney
18. Thaddeus Iwuji
19. Daniel E. McDonald
20. Marilyn Y. Davis
21. Audra D. Riley
22. Frieda Fiske
23. David T. Bamberger
24. Keith W. Kidd
25. Erane LaSusa
26. Luvenia Sanchez

We recommend the full council approve their appointment on August 10, 2016.



Philip T. Kingston, Chair

- c: A.C. Gonzalez, City Manager  
Chris Bowers, Interim City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager

ORDINANCE NO. \_\_\_\_\_

An ordinance appointing certain persons as full-time and associate (part-time) municipal judges for a two-year term ending May 31, 2018; designating an administrative municipal judge; establishing the annual salaries for the administrative judge, the municipal judges, and the associate municipal judges; providing a severability clause; and providing an effective date.

**WHEREAS**, Chapters 29 and 30 of the Texas Government Code and Chapter VII of the Dallas City Charter provide that the municipal court of record be presided over by municipal court judges; and

**WHEREAS**, the Dallas City Charter provides that the city council shall appoint the municipal court judges and designate the administrative judge biennially in May of each even-numbered year to serve a two-year term; and

**WHEREAS**, as required by Section 13-5.2(d) of the Dallas City Code, on May 2, 2016, the Judicial Nominating Commission recommended to the Ad Hoc Judicial Nominations Committee 18 nominees for 12 full-time municipal judge and 27 nominees for 18 associate (part-time) municipal judge vacancies; and

**WHEREAS**, as required by Section 13-5.2(g) of the Dallas City Code, on May 2, 2016, the Judicial Nominating Commission recommended to the Ad Hoc Judicial Nominations Committee three nominees for the administrative municipal judge vacancy; and

**WHEREAS**, on June 7 and 21, 2016, the Ad Hoc Judicial Nominations Committee interviewed all of the candidates for full-time municipal judge and administrative municipal judge vacancies, and forwarded its list of nominees for the positions of full-time municipal judge, administrative municipal judge, and associate (part-time) municipal judge to the city council on June 27, 2016; and

**WHEREAS**, on August 10, 2016, the city council, at its regularly scheduled meeting, considered the full-time municipal judge nominees, the administrative municipal judge nominees, and the associate (part-time) municipal judge nominees; **Now, Therefore,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the following 12 persons are appointed as full-time municipal judges for the City of Dallas municipal court of record for a two-year term ending May 31, 2018:

Michael Acuna	Daniel L. Ryan
Jay E. Robinson	Daniel F. Solis
Preston W. Robinson, Jr.	Demetrius E. Blacklock
Cheryl D. Williams	C. Victor Lander
Paula M. Rosales Aldana	Mark J. Murrell
Julie Clancy	Kathryn Hoang

**Section 2.** That the following 18 persons are appointed as associate (part-time) municipal judges for the City of Dallas municipal court of record for a two-year term ending May 31, 2018:

Joselito V. Giron	Marcia L. Tillman
Juan Renteria, Jr.	William E. Marple
Melodee Armstrong	Esther A. Grossman
Kristine S. Primrose	Sandra H. White
J. Oliver (James) Lee, Jr.	Nova Washington-Hill
John P. McCall, Jr.	Desmond L. Cooks
Cadoc Tim A. Menchu	Tonya L. Goffney
E.A. (Elizabeth) Srere	Thaddeus Iwuji
Roland C. Andreson	Daniel E. McDonald

**Section 3.** That Preston W. Robinson, Jr. is hereby designated administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2018.

**Section 4.** That the salary is \$109,242 per year for the administrative municipal judge, \$101,198.73 per year for full-time municipal judges with two or more years of judicial experience, \$90,043.20 per year for full-time municipal judges with less than two years of judicial experience, \$48.65 per hour for associate municipal judges with two or more years of judicial experience, and \$43.29 per hour for associate municipal judges with less than two years of judicial experience, in each case the salary to include such adjustments in salaries and number of paid working days and furlough days as are designated by the City of Dallas as to its salaried non-uniformed employees generally.

**Section 5.** That it is the intent of the city council that the judicial appointments set forth in this ordinance are severable, and if any appointment is declared invalid by the valid judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining judicial appointments, since the same would have been approved by the city council without the invalid appointment.

**Section 6.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**

**CHRISTOPHER D. BOWERS, Interim City Attorney**

**BY** \_\_\_\_\_  
**Assistant City Attorney**

**Passed** \_\_\_\_\_



## AGENDA ITEM # 56

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Housing/Community Services

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 49N

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### **SUBJECT**

Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3834~~ 4400 North Prairie Creek Road – Not to exceed \$844,192 - Financing: 2012 Bond Funds

### **BACKGROUND**

On January 14, 2016, the City posted a Notice of Funding Availability (NOFA) for Owner Occupied Housing Development Projects requesting developers to submit proposals to build owner occupied homes in the city limits of Dallas. Victor Toledo with Greenleaf Ventures, LLC submitted a proposal to the City of Dallas for the land development for 36 single family homes for mixed income families.

Greenleaf Ventures, LLC has had previous contracts with the City to build housing in West Dallas and Pleasant Grove. Since 2002, Greenleaf Ventures, LLC and their affiliates have contributed to the redevelopment in West Dallas by selling 381 new single family lots in Greenleaf I and II.

The proposal is for 3 and 4 bedroom homes at approximately 1400-1800 sq. ft. The developer has obtained private financing for the balance of the construction costs. A lien will be placed on the property for performance purposes and released on a partial basis as each lot is built out and sold to an eligible homebuyer. The City will provide Bond funds for gap financing for land development of the lots for the units to be built on and sold to mixed income families. The lots will be discounted by the amount of City funds provided per lot. The land development, construction of homes, and sale of units will be complete in two years. Estimated private leverage will be \$1,969,784.

City Council approval of this item will authorize the City Manager to execute the grant agreement with Greenleaf Ventures, LLC for these funds.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement, by Resolution No. 16-0079.

On May 2, 2016, the Housing Committee received a briefing memorandum on the Owner Occupied Housing Development Program NOFA project recommendations.

On June 1, 2016, Councilmember Young made a motion to reconsider this item.

On June 22, 2016, this item was deferred by Councilmember Young.

### **FISCAL INFORMATION**

2012 Bond Funds – \$844,192

#### **OWNER**

**Greenleaf Ventures, LLC**

Victor Toledo, Manager  
Kent Casey, Manager

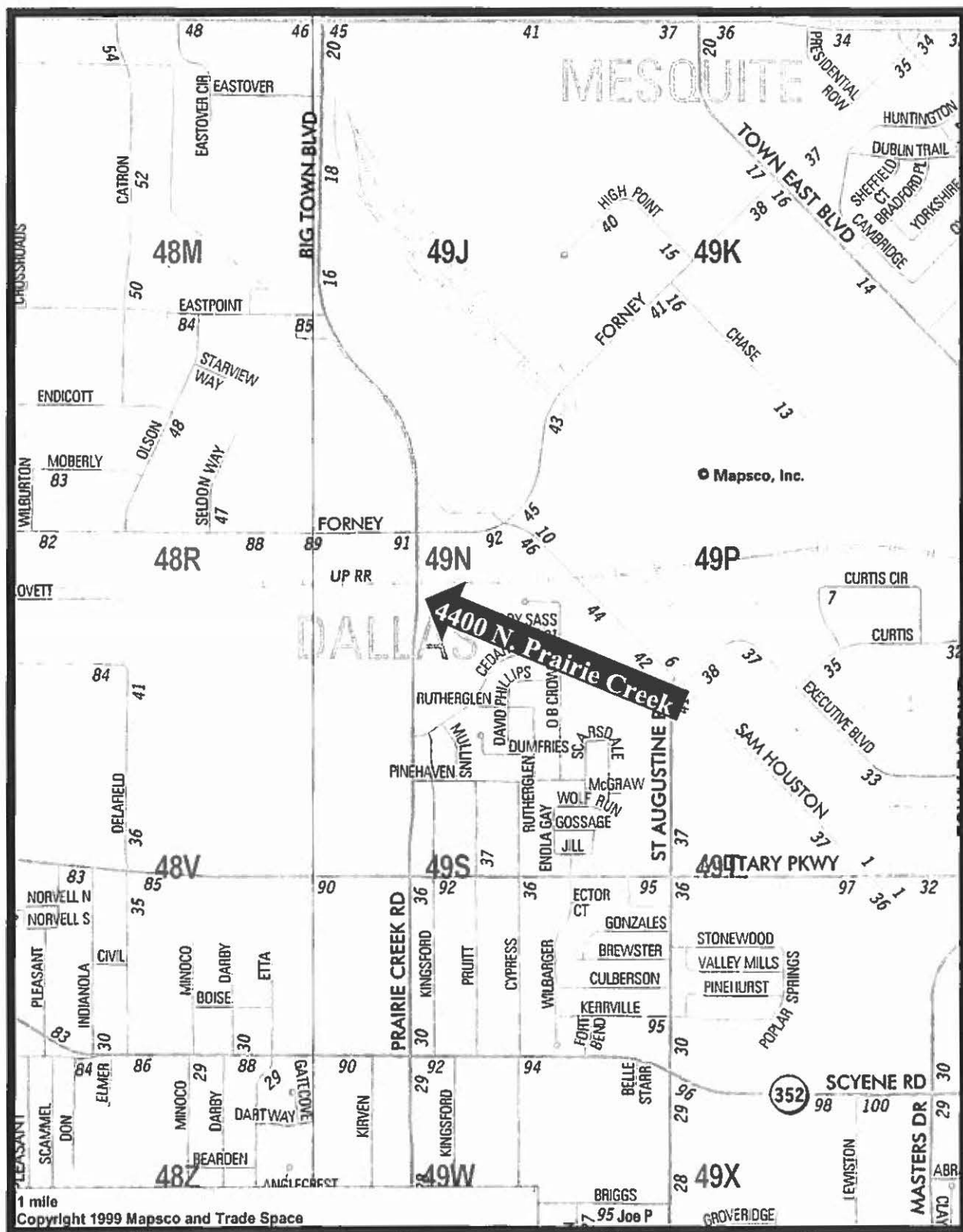
#### **DEVELOPER**

**Greenleaf Ventures, LLC**

Victor Toledo, Manager  
Kent Casey, Manager

#### **MAP**

Attached



MAPSCO 49N





August 10, 2016

**WHEREAS**, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

**WHEREAS**, on January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement by Resolution No. 16-0079; and

**WHEREAS**, on May 2, 2016, the Housing Committee received a briefing memo on the Notice of Funding Availability for Owner Occupied Housing Development Project recommendations; and

**WHEREAS**, Greenleaf Ventures, LLC proposes to work with the City of Dallas to undertake land development for 36 homes for the Buckner Terrace II Project in Pleasant Grove; and

**WHEREAS**, the City desires for Greenleaf Ventures, LLC to develop housing for households with varied income levels; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute a conditional grant agreement in an amount not to exceed \$844,192 with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at 3834 4400 North Prairie Creek Road.

**Section 2.** That the terms of the conditional grant agreement include:

- (a) Greenleaf Ventures, LLC will execute a performance Deed of Trust on the property for performance purposes.
- (b) The debt will be forgiven and the lien released on a partial basis as each lot is built out and sold to a homebuyer.
- (c) Greenleaf Ventures, LLC will use the funds to gap the infrastructure costs for the lots.
- (d) Greenleaf Ventures, LLC will have 2 years to complete the build out and sale of the homes.
- (e) The City will subordinate to first lien position to all interim financing lenders.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute subordinations to construction lenders and releases of liens on the properties upon compliance with the conditional grant terms.

August 10, 2016

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution as follows:

Greenleaf Ventures, LLC Vendor # VS88080

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Program Name</u>	<u>Encumbrance</u>	<u>Amount</u>
2U53	HOU	W083	3016	2U53HOW083	36BUCKTERII	HOU2U53G204	\$844,192

**Section 5.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the conditional grant documents are duly approved by all parties and executed.

**Section 6.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**AGENDA ITEM # 57**

**KEY FOCUS AREA:** Culture, Arts and Recreation and Educational Enhancements

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Park & Recreation

**CMO:** Willis Winters, 670-4071

**MAPSCO:** 35-X

---

**SUBJECT**

Authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option with CFO2 DALLAS II, LLC for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail located at 3535 Travis Street - Financing: No cost consideration to the City

**BACKGROUND**

This action will authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option, with CFO2 DALLAS II, LLC (CFO2) for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail, adjacent to 3535 Travis Street.

The agreement will be subject to the following terms:

1. The term is for 20 years with one consecutive five-year renewal option.
2. CFO2 at its own cost, is responsible for the development of the design, plans, and specifications for the improvements to be made to the park. CFO2 will submit the design to the Park and Recreation Department for review and approval prior to commencement of construction.
3. CFO2 at their own cost, is responsible for the maintenance and repair of the improvements during the term of the agreement.
4. CFO2 will manage the design and construction through its own consultants and contractors and will be responsible for all permits and other approvals. All consultants and contractors are required to provide insurance that is consistent with what is required by City consultants and contractors.

### **BACKGROUND (Continued)**

5. CFO2 agrees to allow the public access to the Katy Trail from CFO2's property located at 3535 Travis Street.
6. The City of Dallas will retain the right to require CFO2 to modify the improvements if and when necessary to maintain public safety of the Katy Trail.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 26, 2013, City Council authorized an amendment to PD 193 permitting zoning changes to the 3535 Travis Street parcel and a bridge connection to the Katy Trail by Ordinance No. 29064.

The Park and Recreation Board authorized the development, operation and maintenance agreement on April 7, 2016.

Information about this item was provided to the Quality of Life & Environment Committee on April 25, 2016.

On April 27, 2016, this item was deferred by Councilmember Kingston.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **MAP**

Attached



April 7, 2016

Katy Trail  
(3535 Travis St)

Mapsco  
35 X  
District  
14

August 10, 2016

**WHEREAS**, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

**WHEREAS**, the City of Dallas Park and Recreation Department (City) and CFO2 DALLAS II, LLC (CFO2), a Delaware limited liability company, desire to enter into a twenty-year development, operation and maintenance agreement, with one five-year renewal option for the purpose of development, operation, and maintenance of a portion of parkland at the Katy Trail located at 3535 Travis Street shown in Exhibits A and B; and

**WHEREAS**, the City desires to have CFO2 develop, operate, and maintain parkland during the Term of the Agreement for use and enjoyment of all city of Dallas citizens.

**Now, Therefore,**

**BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:**

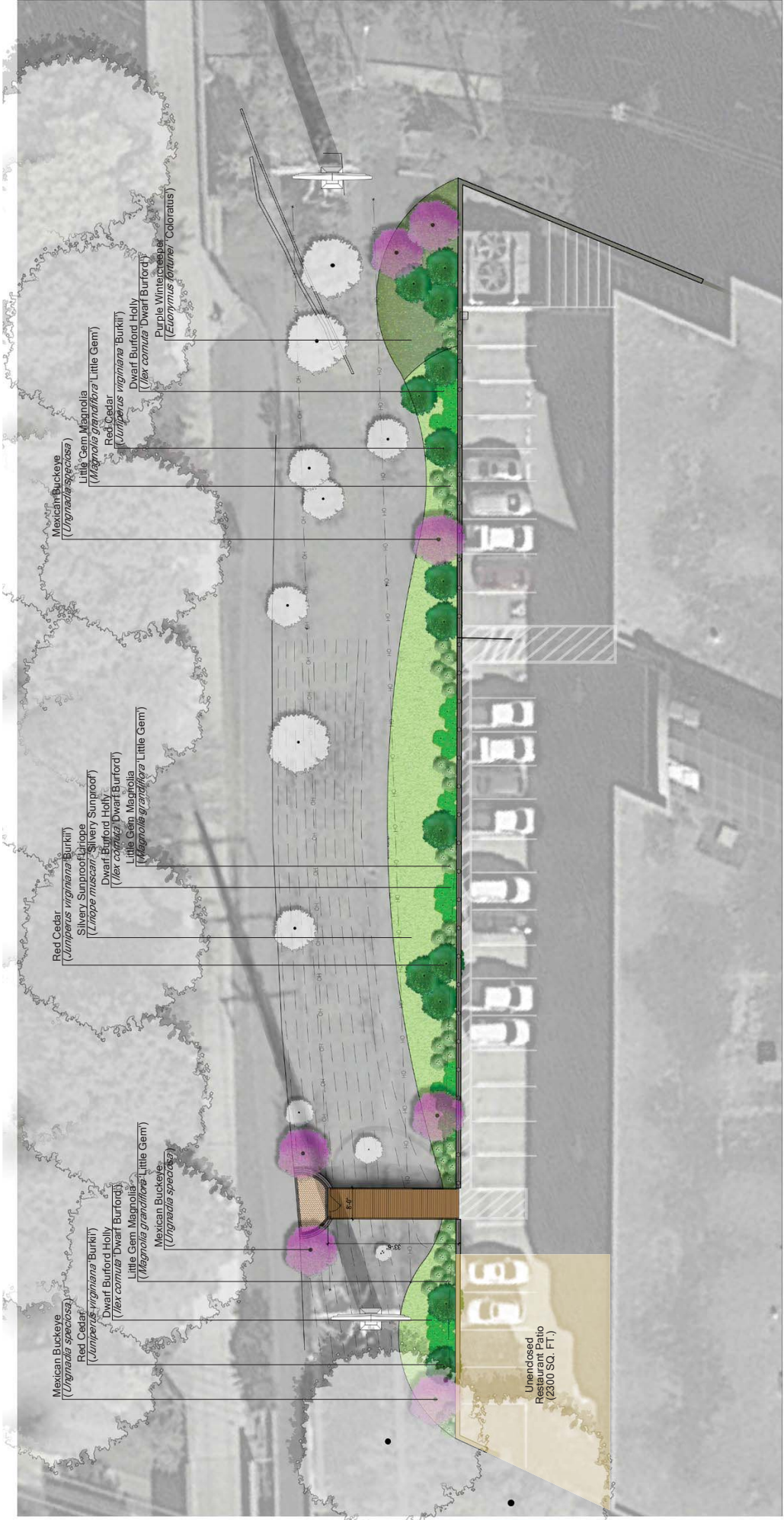
**SECTION 1.** That the City Manager is hereby authorized to enter into a twenty-year development, operation and maintenance agreement, with one five-year renewal option, with CFO2 for the development, operation and maintenance of a portion of parkland at the Katy Trail.

**SECTION 2.** That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a twenty-year development, operation and maintenance agreement, with one five-year renewal option, with CFO2, after approval as to form by the City Attorney.

**SECTION 3.** That the duration of the agreement will be for a term of 20 years with one five-year renewal option.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





## Exhibit A



### LANDSCAPE PLAN

Katy Trail Connection  
3535 Travis Street, Dallas Texas

Job #113296.00  
File Name: Rendered Site Plan.pdf  
Date: 03/23/2016  
Drawn by: AJM

2808 Fairmount Street, Suite 300  
Dallas, Texas 75201 | 214.303.1500  
3300 West 7th Street, Suite 110  
Fort Worth, Texas 76107 | 817.303.1500





April 7, 2016

*Katy Trail*

3535 Travis St

*Development and Maintenance Agreement*

Exhibit B

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 7

**DEPARTMENT:** Public Works Department  
Office Of Environmental Quality

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 45Q; 47Q

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**SUBJECT**

Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed \$970,171 - Financing: 2006 Bond Funds (\$480,298) and Capital Construction Funds (\$489,873)

**BACKGROUND**

This project was placed on hold by City Council and City Management pending a review by the City Auditor's Office. The review has now been completed, and a final report has been issued and is attached as Attachment I. The two (2) 10,000-gallon existing underground fuel storage tanks at Dallas City Hall, located at 1500 Marilla Street, and the three (3) 10,000-gallon existing underground fuel storage tanks at the I.C. Harris Service Center located at 5620 Parkdale Drive have reached the end of their service life and are scheduled to be replaced. These improvements are part of a program to remove and replace several underground fuel storage tanks at different locations throughout the City that have reached the end of their service life.

The City of Dallas underground fuel storage tanks are overseen by the Office of Environmental Quality. The Office of Environmental Quality has put together a prioritized list to have several underground fuel storage tanks replaced throughout the City because they have reached the end of their service life. The tanks located at Dallas City Hall and the I.C. Harris Service Center are on the prioritized list and are scheduled to be replaced. This action will authorize a contract for construction for the removal and replacement of the underground fuel storage tanks located at Dallas City Hall and the I.C. Harris Service Center.

In December 2015, a Request for Bids was issued in accordance with the City of Dallas procurement guidelines. Unified Services of Texas, Inc. was identified through this process as the only responsive bidder of two (2), for the construction, removal, and replacement of the underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and the I.C. Harris Service Center located at 5620 Parkdale Drive.



## **BACKGROUND** (Continued)

The two (2) bids submitted for this project were evaluated by taking into account the bidders' price, qualifications, experience, and responsiveness.

The bid received from Unified Services of Texas, Inc. was responsive, and at 3.3% below the engineers' estimated cost for construction. The bid received from D&H United Fueling Solutions, Inc. was non-responsive and therefore could not be considered.

Unified Services of Texas, Inc. was selected as the only responsive bidder of the two (2) bidders, and based on their submitted bid price and responsiveness, were recommended for award after a Public Works Department single bid review process was conducted and completed.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	May 2016
Complete Construction	December 2016

## **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized design services contract with Arredondo, Zepeda, and Brunz, LLC to prepare plans and specifications on June 25, 2014, by Resolution No.14-1014.

Authorized the rejection of a single non-responsive bid for construction on December 9, 2015, by Resolution No. 15-2222.

Information about this item was provided to the Transportation and Trinity River Project Committee on May 9, 2016.

On May 11, 2016, this item was deferred by Councilmember Kingston.

On May 25, 2016, this item was deferred by Councilmember Gates.

## **FISCAL INFORMATION**

2006 Bond Funds - \$ 480,297.50  
Capital Construction Funds - \$489,873.47

<b><u>Council District</u></b>	<b><u>Amount</u></b>
2	\$480,297.50
7	<u>\$489,873.47</u>
Total	\$970,170.97

**FISCAL INFORMATION** (Continued)

Design - PBW	\$ 255,222.00
Construction (this action)	<u>\$ 970,170.97</u>
Total Project Cost	\$1,225,392.97

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION****Unified Services of Texas, Inc.**

Hispanic Female	0	Hispanic Male	6
African-American Female	0	African-American Male	1
White Female	3	White Male	15
Other Female	0	Other Male	1

**PROPOSAL INFORMATION**

The following sealed bids were received and opened on February 19, 2016:

\*Denotes lowest responsible bidder.

<b><u>Proposer</u></b>	<b><u>Base Bid</u></b>	<b><u>Alternate Bid*</u></b>	<b><u>Total</u></b>
*Unified Services of Texas, Inc. 2110 Greenbriar Drive Southlake, TX 76092	\$480,297.50	\$489,873.47	\$970,170.97
D&H United Fueling Solutions, Inc.	Non-responsive**		

\*Alternate No. 1 - Provides for the replacement of the underground storage tanks at the I. C. Harris Service Center.

\*\*D&H United Fueling Solutions, Inc. was deemed non-responsive due to their submission of an incomplete bid.

**OWNER****Unified Services of Texas, Inc.**

Marshall D. Ryan, President

## **MAPS**

Attached

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize a construction services contract with Unified Services of Texas, Inc. for replacement of underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street, and at the I.C. Harris Service Center located at 5620 Parkdale Drive - Not to exceed \$970,171 - Financing: 2006 Bond Funds (\$480,298) and Capital Construction Funds (\$489,873)

Unified Services of Texas, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

**PROJECT CATEGORY:** Construction

---

### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$970,170.97	100.00%
<b>TOTAL CONTRACT</b>	<b>\$970,170.97</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

None

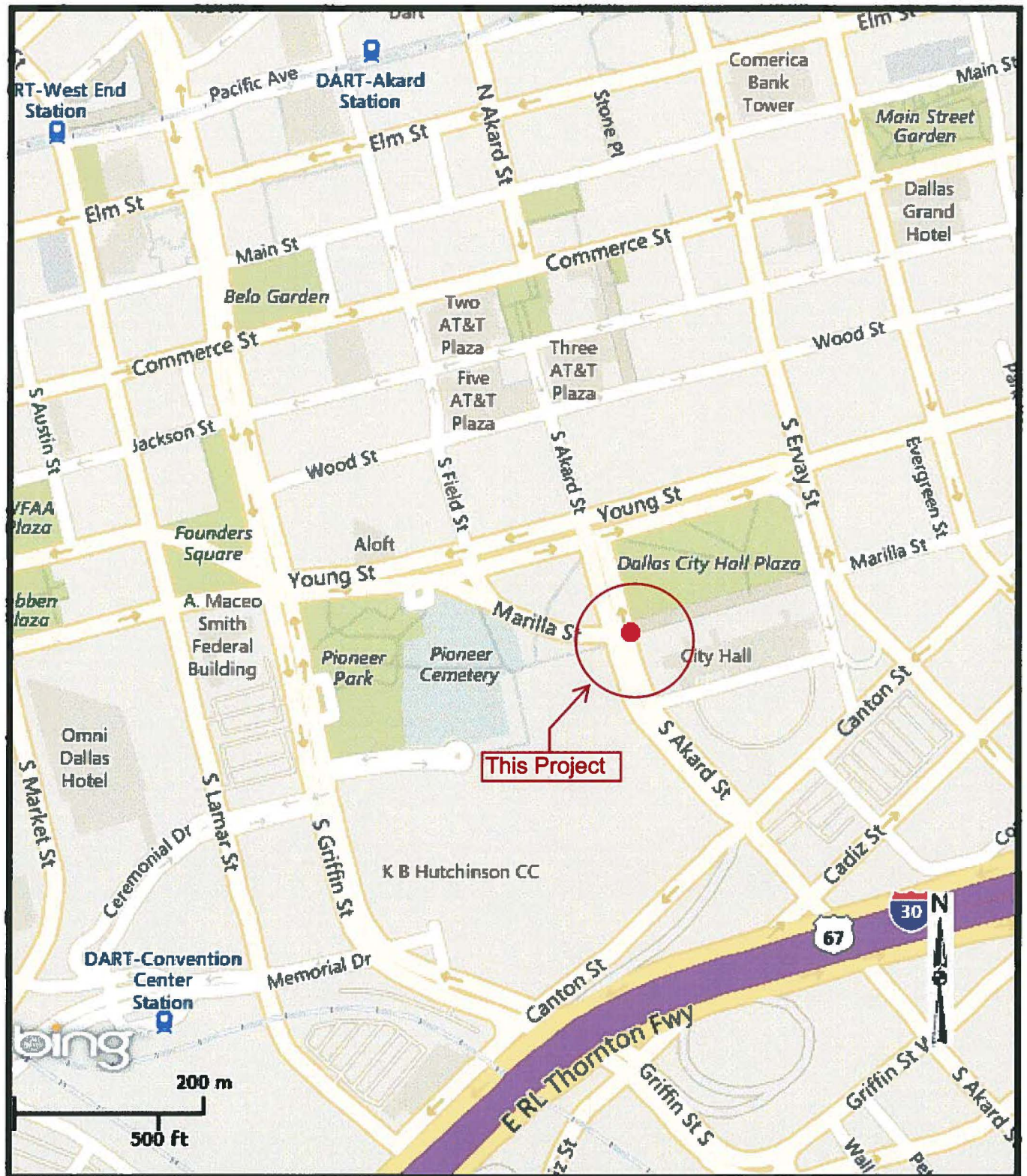
#### Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
UST, Inc.	NMDB70228Y0816	\$666,974.97	68.75%
Next-Gen Solutions	WFDB09673Y0716	\$3,750.00	0.39%
<b>Total Minority - Non-local</b>		<b>\$670,724.97</b>	<b>69.13%</b>

**TOTAL M/WBE CONTRACT PARTICIPATION**

	<b><u>Local</u></b>	<b><u>Percent</u></b>	<b><u>Local &amp; Non-Local</u></b>	<b><u>Percent</u></b>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$666,974.97	68.75%
WBE	\$0.00	0.00%	\$3,750.00	0.39%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$0.00	0.00%	\$670,724.97	69.13%

## City Hall and I.C. Harris Service Center Underground Storage Tank Replacement

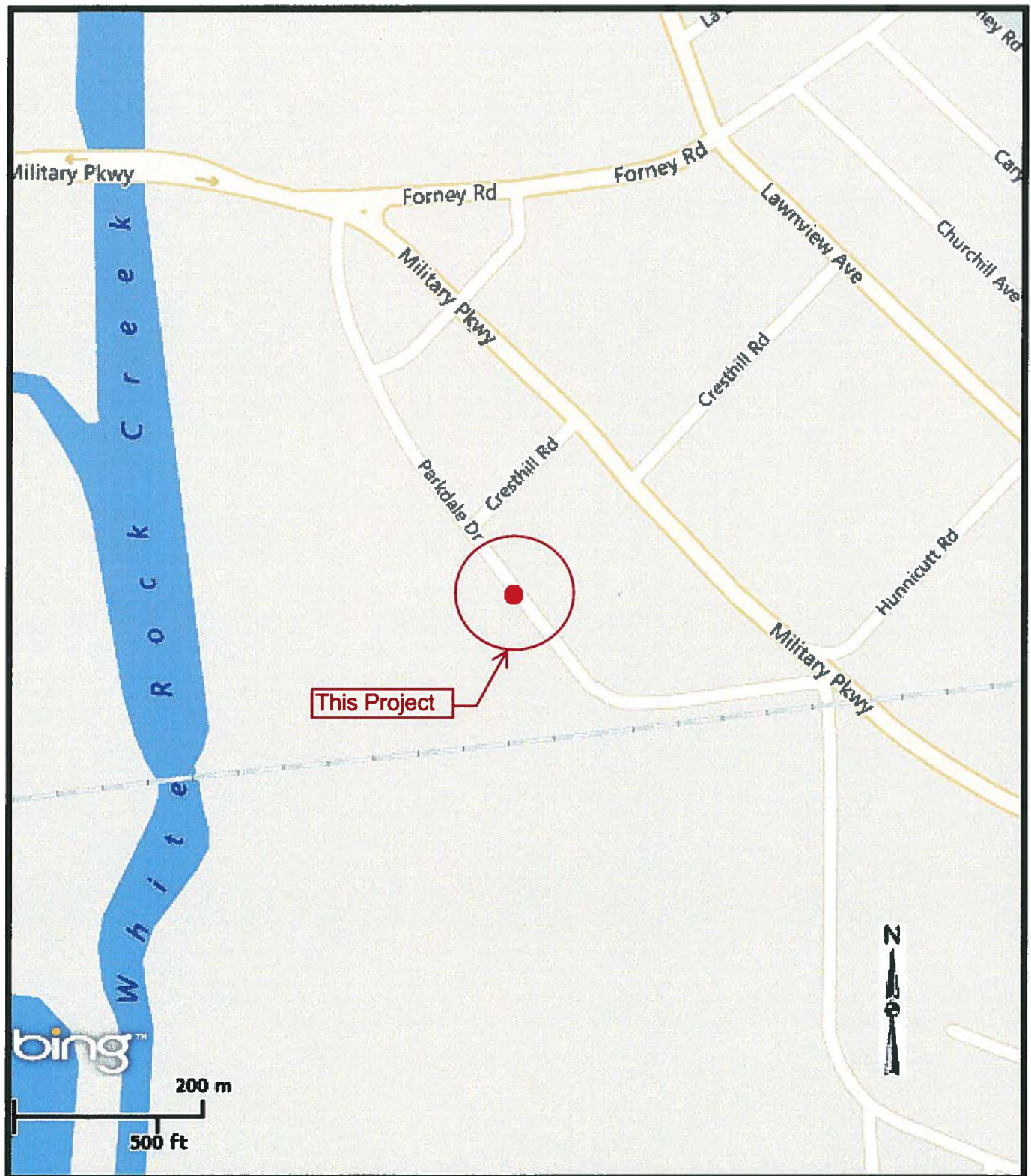


**Dallas City Hall**

1500 Marilla Street  
45Q



## City Hall and I.C. Harris Service Center Underground Storage Tank Replacement



### I.C. Harris Service Center

5620 Parkdale Drive  
47Q

# Memorandum



CITY OF DALLAS  
Bid Review # E16-002

DATE: June 28, 2016

TO: A.C. Gonzalez, City Manager  
Michael Frosch, Director – Department of Business Development and Procurement Services  
Rick Galceran, Director – Department of Public Works

SUBJECT: Independent Auditor's Report on Applying Agreed-Up Procedures for Bid # CIZ1588:  
Department of Public Works – Dallas City Hall and I.C. Harris Service Center Underground  
Storage Tank Removal and Replacement, \$970,170.97

Attached for your review is the Independent Auditor's Report on *Applying Agreed-Up Procedures for Bid # CIZ1588: Department of Public Works – Dallas City Hall and I.C. Harris Service Center Underground Storage Tank Removal and Replacement*.

No exceptions were noted as a result of applying the Agreed-Up Procedures as shown in Attachment I.

We have performed these procedures solely to assist the Dallas City Council and City of Dallas (City) management in evaluating the Department of Business Development and Procurement Services' (BDPS) and the Department of Public Works' (PBW) compliance with the requirements of Administrative Directive (AD) 4-05, *Contracting Policy*; the Texas Local Government Code (TLGC) Chapter 252, *Purchasing and Contracting Authority of Municipalities*; and Government Code Chapter 2269, *Contracting and Delivery Procedures for Construction Projects*.

The Dallas City Charter Chapter IX, Section 3, and the Office of the City Auditor's Fiscal Year 2016 Annual Audit Plan approved by the City Council authorized these agreed-upon procedures projects.

If you have any questions, please contact me at 214-670-3222 or, Carol A. Smith, First Assistant City Auditor, at 214-670-4517.

Sincerely,

A handwritten signature in black ink that reads "Craig D. Kinton". The signature is written in a cursive, flowing style.

Craig D. Kinton  
City Auditor

Attachments

C: Honorable Mayor and Members of the City Council  
Jeanne Chipperfield, Chief Financial Officer  
Jill Jordan, P.E., Assistant City Manager  
Zaida Basora, Assistant Director Facilities Architecture/Engineering/Parking Adjudication – PBW  
Tim Starr, P.E., Assistant Director Engineering and Survey Services – PBW  
Stephanie Cooper, Assistant Director – BDPS  
Mario Alvarado, Procurement Manager – BDPS  
Terrence Hamilton, Project Manager – PBW

**City of Dallas Office of the City Auditor**  
**Independent Auditor's Report on Applying Agreed-Upon Procedures**

*Bid # CIZ1588: Department of Public Works –  
Dallas City Hall and I.C. Harris Service Center  
Underground Storage Tank Removal and Replacement*

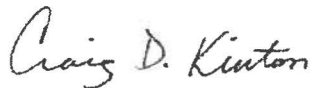
We have performed the procedures described in Attachment I, which were agreed to by the Department of Business Development and Procurement Services (BDPS) and the Department of Public Works (PBW), solely to assist the Dallas City Council and City of Dallas (City) management in evaluating the BDPS' and PBW's compliance with the requirements of the Administrative Directive (AD) 4-05, *Contracting Policy*; the Texas Local Government Code (TLGC) Chapter 252, *Purchasing and Contracting Authority of Municipalities*; and Government Code Chapter 2269, *Contracting and Delivery Procedures for Construction Projects*. The BDPS and PBW are responsible for the establishment of the policies and procedures and for compliance with those requirements.

No exceptions were noted as a result of applying the Agreed-Upon Procedures as shown in Attachment I.

These agreed-upon procedures were conducted in accordance with United States generally accepted government auditing standards which incorporate attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of BDPS and PBW. Consequently, we make no representation regarding the sufficiency of the procedures described in Attachment I either for the purpose for which this report has been requested or for any other purpose.

We were not engaged to and did not conduct an examination, the objective of which would be the expression of an opinion on compliance. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Dallas City Council and City management and it is not intended to be and should not be used by anyone other than these specified parties; however, the report is a matter of public record and its distribution is not limited.



Craig D. Kinton, CPA  
City Auditor

**June 28, 2016**

Attachment I

**Agreed-Upon Procedures and Results of Procedures**

*Bid # CIZ1588: Department of Public Works –  
Dallas City Hall and I.C. Harris Service Center  
Underground Storage Tank Removal and Replacement  
June 28, 2016*

<b>Agreed-Upon Procedures</b>	<b>Results of Procedures</b>
1. Verify the documentation to support the procurement is provided by the Department of Public Works (PBW) and the Department of Business Development and Procurement Services (BDPS) and other applicable City of Dallas (City) departments.	No exceptions were found as a result of applying the procedure.
2. Review the bid specifications to ensure that the bid specifications were developed to encourage competition, prevent favoritism, and obtain the best price in the interest of the City.	No exceptions were found as a result of applying the procedure.
3. Confirm that the bid package was posted for the appropriate period of time on the City's website.	No exceptions were found as a result of applying the procedure.
4. Confirm that the bid package was properly advertised in the newspaper.	No exceptions were found as a result of applying the procedure.
5. Confirm that BDPS applied the correct commodity codes and classes to identify potential bidders.	No exceptions were found as a result of applying the procedure.
6. Confirm that BDPS sent solicitation notices to the identified potential bidders in step 5.	No exceptions were found as a result of applying the procedure.
7. Review PBW's analysis of no bids to determine that there were no other bidders and verify the information used by PBW in the no bid analysis.	No exceptions were found as a result of applying the procedure.
8. If applicable, review PBW's analysis of disqualified bidders and verify the validity of the bidder's disqualification.	No exceptions were found as a result of applying the procedure.



<b>Agreed-Upon Procedures</b>	<b>Results of Procedures</b>
<b>9.</b> Review the bidder's response package to determine whether the bidder has completed the bid response, business information form, Business Inclusion and Development Affidavit, and or other required documentation.	<b>No exceptions were found as a result of applying the procedure.</b>
<b>10.</b> Evaluate the criteria or the basis used by PBW to determine whether PBW has performed analysis on the reasonableness of the bid price and verify the information used by PBW in the price reasonableness analysis.	<b>No exceptions were found as a result of applying the procedure.</b>
<b>11.</b> Verify the mathematical accuracy of the bidder's quote and or estimated costs of the goods and or services.	<b>No exceptions were found as a result of applying the procedure.</b>
<b>12.</b> Review the prior procurement history, if applicable, of the goods and or services to determine the basis for price reasonableness.	<b>Not applicable as there was no prior procurement history of the goods and or services.</b>
<b>13.</b> Determine if a bid security should have been secured and to what extent and confirm that the bid security has been paid by the bidder.	<b>No exceptions were found as a result of applying the procedure.</b>
<b>14.</b> Verify that PBW used the Federal System for Award Management (SAM) website to confirm that the vendor is not currently excluded.	<b>No exceptions were found as a result of applying the procedure.</b>



August 10, 2016

**WHEREAS**, the existing underground fuel storage tanks at Dallas City Hall and at the I. C. Harris Service Center have reached the end of their service life; and,

**WHEREAS**, on June 25, 2014, Resolution No. 14-1014 authorized a professional services contract with Arredondo, Zepeda, & Brunz, LLC to provide design services for a prototypical set of drawings, preparation of construction documents, and construction management services for the removal and replacement of underground fuel storage tanks at three sites: Dallas City Hall located at 1500 Marilla Street, the I. C. Harris Service Center located at 5620 Parkdale Drive, and Dallas Executive Airport Police Helipad located at 5775 South Hampton Road, in the amount of \$255,222.00 (subject to appropriations); and,

**WHEREAS**, on December 9, 2015, Resolution No. 15-2222 authorized the rejection of a single non-responsive bid for the removal and replacement of underground fuel storage tanks located at Dallas City Hall and the I. C. Harris Service Center, and the re-advertisement for new bids; and,

**WHEREAS**, two sealed bids were received and opened on February 19, 2016 and the bid received from Unified Services of Texas, Inc. was the most responsive; and,

**WHEREAS**, Unified Services of Texas, Inc. was recommended for contract award by the Department of Public Works after a Public Works Department single bid review process was conducted and complete; and,

**WHEREAS**, it is now desirable to authorize a construction contract with Unified Services of Texas, Inc. for construction, removal, and replacement of the of the underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street and the I.C. Harris Service Center located at 5620 Parkdale Drive, in an amount not to exceed \$970,170.97.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to execute a construction contract with Unified Services of Texas, Inc. for the construction, removal, and replacement of the underground fuel storage tanks at Dallas City Hall located at 1500 Marilla Street and the I.C. Harris Service Center located at 5620 Parkdale Drive, in an amount not to exceed \$970,170.97, after it has been approved as to form by the City Attorney.



August 10, 2016

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

City Hall, City Service and Maintenance Facilities Fund  
Fund 2T60, Dept. PBW, Unit T749, Act. MMCF  
Obj.4599, Program #PB06T749, CT PBW06T749G1  
Vendor #331986, in an amount not to exceed \$480,297.50

Capital Construction Fund  
Fund 0671, Dept. PBW, Unit W021, Act. MMCF  
Obj. 4599, Program #PBCC0002, CT PBW06T749G1  
Vendor #331986, in an amount not to exceed \$489,873.47

Total in an amount not to exceed \$970,170.97

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

## AGENDA ITEM # 59

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Sustainable Development and Construction  
Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45G H L M

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### SUBJECT

Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: \$1,000

### BACKGROUND

This item authorizes an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions on approximately 83,478 square feet of land located near the intersection of Live Oak and Cantegral Streets (the "Property"). On June 22, 2011, City Council authorized the direct sale of the Property to Minerva Partners Ltd, in accordance with the Deep Ellum TIF District Project Plan ("Project Plan").

The Deed provided and required as a condition subsequent to the direct sale with the right of reentry, a minimum investment of \$75,000,000 to accommodate a high density, mixed-use development; approximately 350 residential apartment units; and 110,000 square feet of new retail space in accordance with the Project Plan by December 31, 2018. Further, environmental remediation and demolition of the buildings were required to occur by June 30, 2012, and submittal of a final set of construction documents for a parking garage to be located at the Latino Cultural Center.

On October 14, 2015, Minerva Partners, Ltd. executed a plan of merger in which Minerva Partners Ltd. continued to exist and Biscuit Holdings, Ltd. was created as a new Texas limited partnership. Biscuit Holdings, Ltd. has assumed the responsibilities of Minerva Partners, Ltd. for the construction of a high density mixed-use development on the Property and adjacent properties.

## **BACKGROUND** (Continued)

Biscuit Holdings, Ltd. has requested an amendment of the Deed Restrictions to increase the required investment from \$75,000,000 to \$100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and to extend the deadline for the new retail in accordance with the Project Plan from December 31, 2018 to December 31, 2022.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 22, 2005, the Deep Ellum TIF District was established by Ordinance No. 26043.

On April 12, 2006, City Council authorized the Deep Ellum TIF Project Plan by Ordinance No. 26304.

On April 9, 2008, City Council approved an amendment to the Deep Ellum Project Plan by Ordinance No. 27137.

On June 22, 2011, City Council approved the sale of the Property by Resolution No. 11-1760.

On June 22, 2016, this item was deferred by Councilmember Philip T. Kingston.

## **FISCAL INFORMATION**

Revenue: \$1,000

## **OWNER/DEVELOPER**

**Biscuit Holdings, Ltd.**

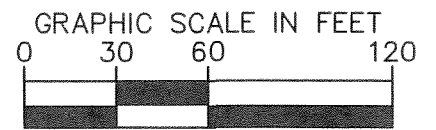
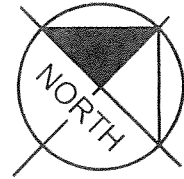
Danzarias, Inc. General Partner

Matthew E. Malouf, President

## **MAP**

Attached

BRYAN STREET



Subject Area

TRACT 1

LOT 3

LOT 2

BLOCK 289

LOT 1

ALLEY (ABANDONED BY ORDINANCE 29401)

CANTEGRAL STREET

TEXAS STREET

TRACT 2

LIVE OAK STREET

August 10, 2016

**WHEREAS**, on June 22, 2005, City Council authorized Ordinance No. 26043, establishing Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas (the “Deep Ellum TIF District”), in accordance with the Tax Increment Financing Act, as Amended (Chapter 311 of the Texas Tax Code, Vernon’s Texas Codes Annotated, hereinafter called the “Act”) to promote development and redevelopment in the Deep Ellum area through the use of tax increment financing, as amended; and

**WHEREAS**, on April 12, 2006, City Council authorized the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District, as amended (“Project Plan”) by Ordinance No. 26304; and

**WHEREAS**, on April 9, 2008, City Council authorized an ordinance amending the Project Plan to provide for the direct sale of City owned property, Block 289, located at the northeast corner of Live Oak and Cantegral Streets (the “Property”), for fair market value for the purpose of development and redevelopment of said property in accordance with the Project Plan; and

**WHEREAS**, on June 22, 2011, City Council approved the direct sale of the Property for fair market value to Minerva Partners, Ltd. in accordance with the Project Plan; and

**WHEREAS**, the direct sale was completed by Deed Without Warranty (“Deed”), for approximately 83,478 square feet of land, at the northeast corner of Live Oak and Cantegral Streets, Block 289, Dallas, Dallas County, Texas and located near the intersection of Live Oak Street and Cantegral Street; and

**WHEREAS**, the Deed provided and required as a condition subsequent to the direct sale with the right of reentry (i) that Minerva Partners, Ltd. shall invest a minimum of \$75,000,000 into the development of the property as a high density, mixed-use project with approximately 350 residential apartment units and 110,000 square feet of new retail space in accordance with the Deep Ellum TIF District Plan by December 31, 2018, (ii) that Minerva Partners, Ltd. shall complete any environmental remediation and demolish the buildings currently located on the site by June 30, 2012; and (iii) that Minerva Partners, Ltd. provide the City of Dallas with a final set of construction documents for a parking garage to be located at the Latino Cultural Center (the “Deed Restrictions”); and

**WHEREAS**, on October 14, 2015, Minerva Partners, Ltd. executed a plan of merger in which Minerva Partners Ltd. continued to exist and Biscuit Holdings, Ltd. was created as a new Texas limited partnership; and

August 10, 2016

**WHEREAS**, Biscuit Holdings, Ltd. has assumed the responsibilities of Minerva Partners, Ltd. for the construction of a high density mixed-use development on the Property and other adjacent properties, in accordance with the objectives of the City in establishing Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas and as provided in the Act; and

**WHEREAS**, Biscuit Holdings, Ltd. has requested Amendment of the Deed Restrictions to increase the required investment from \$75,000,000 to \$100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and to extend the deadline for the new retail in accordance with the Deep Ellum TIF District Plan from December 31, 2018 to December 31, 2022; and

**WHEREAS**, in consideration for the Amendment of the Deed Restrictions, Biscuit Holdings, Ltd. has agreed to increase the investment requirement from \$75,000,000 to \$100,000,000; and

**WHEREAS**, on June 7, 2016, the Deep Ellum TIF District Board of Directors reviewed and recommended approval of an Amendment to the Deed Restrictions as proposed by Biscuit Holdings, Ltd.; and

**WHEREAS**, the City Council desires to accept the TIF Board's recommendation and approve and authorize the Amendment of the Deed Restrictions as follows:

“(1) reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space, (2) extend the deadline for the new retail space in accordance with the Deep Ellum TIF District Plan from December 31, 2018 to December 31, 2022 and in consideration for such amendment to (3) increase the required investment from \$75,000,000 to \$100,000,000”; and

**WHEREAS**, all other terms of the Deed Restrictions shall remain unchanged and in full force and effect; and

**WHEREAS**, the City Council desires to accept the Amended Deed Restrictions; **Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That upon receipt of **ONE THOUSAND DOLLARS AND NO/100 (\$1,000.00)** from Biscuit Holdings, Ltd., the City Manager or designee is authorized to execute an Amendment to Deed Restrictions instrument, to be attested by the City Secretary upon approval as to form by the City Attorney.

August 10, 2016

**SECTION 2.** That the Amendment to Deed Restrictions instrument shall delete condition subsequent (i) set forth therein in its entirety and substitute the following in lieu thereof:

"(i) That Biscuit Holdings Ltd., formerly known as Minerva Partners Ltd., shall invest or cause to be invested, approximately \$100,000,000 into the development of Property as a high density, mixed-use project with approximately 350 residential apartment units and 50,000 square feet of new retail space in accordance with the Deep Ellum TIF District Project Plan by December 31, 2022."; and

**SECTION 3.** That all other conditions subsequent set forth therein shall remain unchanged and in full force and effect.

**SECTION 4.** That the Amendment to Deed Restrictions instrument must be filed in the Deed Records of Dallas County, Texas at the sole cost of Biscuit Holdings, Ltd.

**SECTION 5.** That proceeds shall be deposited into the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Services, Real Estate Division shall be reimbursed for administrative costs incurred (Fund 0001, Department DEV, Unit 1183, Object 5011).

**SECTION 6.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**  
**CHRISTOPHER D. BOWERS**  
Interim City Attorney

By:   
Assistant City Attorney

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 3

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 53 U

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**SUBJECT**

**Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization**

- \* Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue, Dallas, Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City
- \* Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at \$97,553; eight-year revenue estimated at \$578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$578,813)

**BACKGROUND**

For the past several months, City staff has been in discussions with representatives of SVC Manufacturing, Inc., the manufacturer of Gatorade, about where the company will expand its beverage manufacturing capacity. In response to a proposal made by the City, the company is considering making a substantial investment at its Gatorade manufacturing facility located at 2822 Glenfield Avenue, Dallas, Texas 75233. The company considered a number of operating facilities outside of Dallas for the expansion and this project competed internally with other company projects nationwide for funding.



## **BACKGROUND** (Continued)

SVC Manufacturing, Inc. anticipates investing up to \$30 million on the project which includes building improvements of approximately \$3 million, \$19 million for new equipment and nearly \$8 million on installation and start-up costs. Presently, SVC Manufacturing, Inc. maintains approximately 200 positions at the manufacturing facility with an average salary of approximately \$50,000. With this project, the company anticipates adding at least 18 additional jobs with a similar average salary.

SVC Manufacturing, Inc. requests City Council consideration of a 50 percent business personal property tax abatement for 8-years on the added value of equipment and other new business personal property at the facility. The incentive will help reduce operational costs associated with the project resulting in the site being a cost competitive option for the company to choose relative to other sites and projects considered.

In consideration of the proposed tax abatement, SVC Manufacturing, Inc. will: (1) invest a minimum of \$25,000,000 on new business personal property (FF&E), facility improvements, and installation, engineering and other start-up costs associate with the new line, and (2) maintain at least 218 jobs onsite by December 31, 2017.

The estimated forgone revenue associated with the abatement is \$578,813 over the 8-year term. The 10-year net estimated fiscal impact of this project is \$448,565 and \$1,018,748 over 20-years.

In order to provide tax abatement at this location, state law requires the City to create a Reinvestment Zone or a Neighborhood Empowerment Zone. City staff proposes the creation of Neighborhood Empowerment Zone No. 5 and recommends favorable consideration of the proposed incentive.

SVC Manufacturing, Inc., a subsidiary of PepsiCo, is a manufacturer of Gatorade sports fuel products. Gatorade products provide sports performance innovations designed to meet the needs of athletes at all competitive levels and across a broad range of sports. Backed by a 50-year history of studying the best athletes in the world and grounded in years of hydration and sports nutrition research at the Gatorade Sports Science Institute, Gatorade provides scientifically formulated products to meet the sports fueling needs of athletes in all phases of athletic activity.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	September 2016
Substantial Completion	August 2017

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item was provided to the Economic Development Committee on June 20, 2016.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

**FISCAL INFORMATION**

No cost consideration to the City.

**OWNER**

**SVC Manufacturing, Inc.**

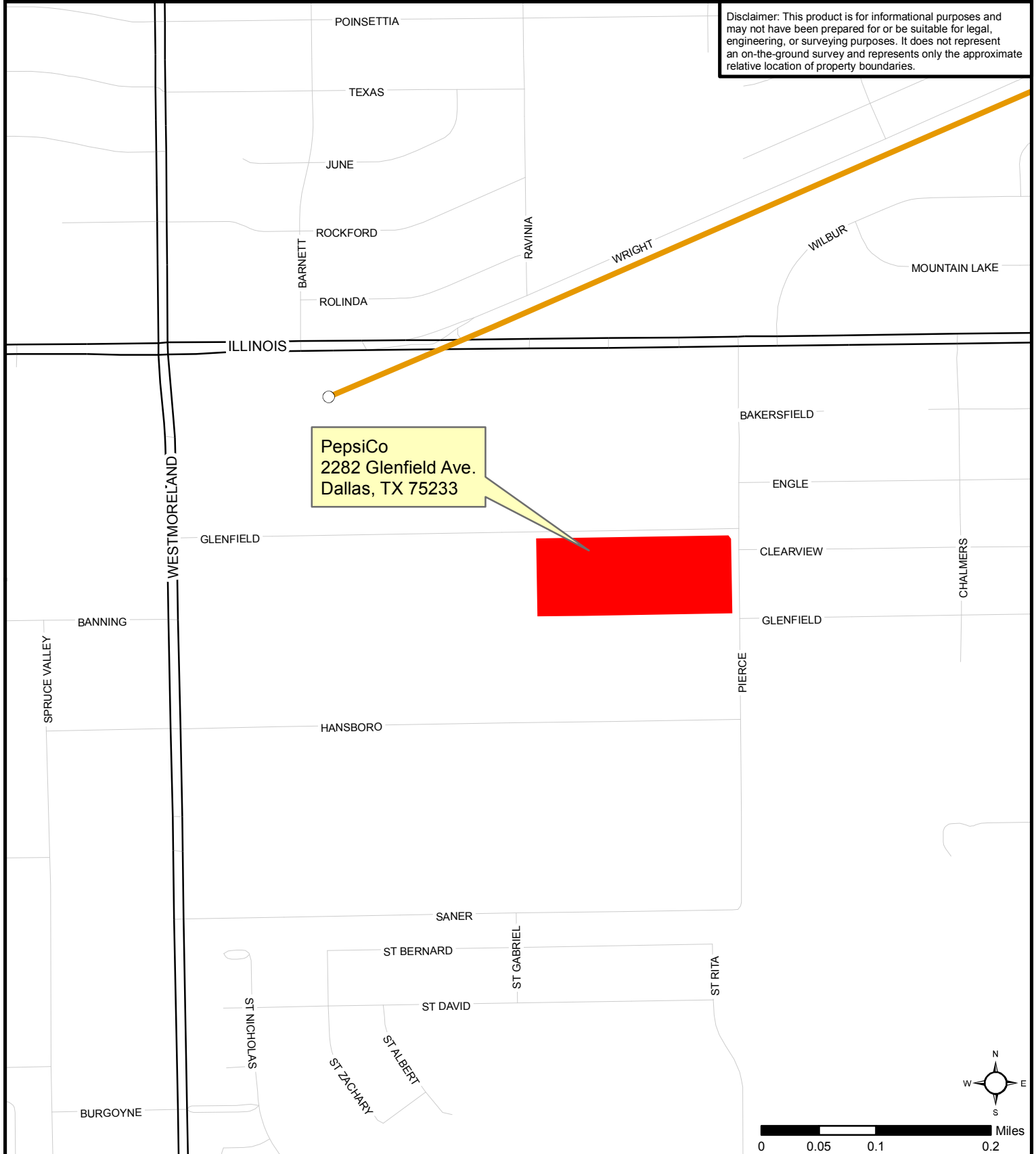
Tom Winters, Senior Vice President, North American Nutrition

**MAP**

Attached.

# Dallas NEZ #5

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS  
ECONOMIC  
DEVELOPMENT

Research & Information Division  
214.670.1685  
dallas-ecodev.org

Created 7.25.2016 - 16-07-22 Hammond Perot.TCG

## Legend

- Project Site
- Rail Station

- DART Light Rail
- Arterial
- Local Road

Source: City of Dallas, 2016

August 10, 2016

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, the City wishes to encourage economic development in the Southern Sector of the City of Dallas, and, in particular, within the area commonly known as the Red Bird industrial market; and

**WHEREAS**, Chapter 378 of the Local Government Code allows the City to create a neighborhood empowerment zone if the City finds that the creation of the zone would promote: (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

**WHEREAS**, the City Council determines that the designation of approximately 7.4034 acres of land located at 2822 Glenfield Avenue, Dallas Texas 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("City of Dallas NEZ No. 5") pursuant to Chapter 378 of the Local Government Code will promote an increase in economic development in the zone by promoting job creation and additional business activity at this southern Dallas location; and

**WHEREAS**, the City Council finds that the creation of the City of Dallas NEZ No. 5 benefits the public and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and

**WHEREAS**, the City Council further finds that the creation of the zone satisfies the requirements of Section 312.202 of the Tax Code and, in particular, that the creation of City of Dallas NEZ No. 5 is reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

August 10, 2016

**Section 2.** That the City designates the approximately 7.4034 acres located at 2822 Glenfield Avenue, Dallas Texas 75233 described in the legal description and map attached herein as **Exhibit A** as a neighborhood empowerment zone pursuant to Chapter 378 of the Local Government Code to be known as City of Dallas Neighborhood Empowerment Zone No. 5 ("City of Dallas NEZ No. 5") to promote an increase in economic development in the zone.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# Exhibit A

## OWNER'S CERTIFICATE

STATE OF TEXAS     §  
COUNTY OF DALLAS     §  
CITY OF DALLAS     §

WHEREAS, STOKELY VAN CAMP INC. is the sole owner of tract of land situated in the William J. Walker Survey, Abstract No. 1547, and being part of Sante Fe Industrial Addition as recorded in Volume 30, Page 171 of the Dallas County Deed Records, City Block No. E/6116, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the westerly line of Pierce Street (60 foot wide right-of-way) with the southerly line of Glenfield Street (60 foot wide right-of-way);

THENCE South 00°51'00" West along the westerly line of Pierce Street a distance of 360.00 feet to an iron rod for corner;

THENCE North 89°47'00" West a distance of 896.02 feet to an iron rod for corner;

THENCE North 00°13'00" East a distance of 359.98 feet to an iron rod for corner in the south line of Glenfield Street;

THENCE South 89°47'00" East along the south line of said Glenfield Street a distance of 900.00 feet to the POINT OF BEGINNING and containing 323,264 square feet or 7.4211 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, STOKELY VAN CAMP INC., do hereby adopt this plat designating the herein above described property as QUAKER OATS ADDITION an addition to the City of Dallas, Texas, and do hereby dedicate to the public use forever the easements for street purposes and the easements for alley purposes shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency or its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and sanitary sewer easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer service from the main to the curb or pavement line and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS my hand at Dallas, Texas, this the 19<sup>TH</sup> day of March, 1985.

STOKELY VAN CAMP INC.

BY: Charles W. Warrington

STATE OF TEXAS     §  
COUNTY OF DALLAS     §

STATE OF TEXAS  
COUNTY OF DALLAS

## Exhibit A

BEFORE ME, the undersigned authority of this day personally appeared: Charles W. Warrington, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.

Barbie Olson  
Notary Public in and for Dallas County, Texas  
Expires 5/16/87

### SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

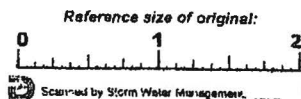
THAT I, ROBERT G. WOOD of RAYMOND L. GOODSON JR., INC. do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

Robert G. Wood  
ROBERT G. WOOD, R.P.S. NO. 1711

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority of this day personally appeared ROBERT G. WOOD, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.



Barbie Olson  
Notary Public in and for Dallas County, Texas

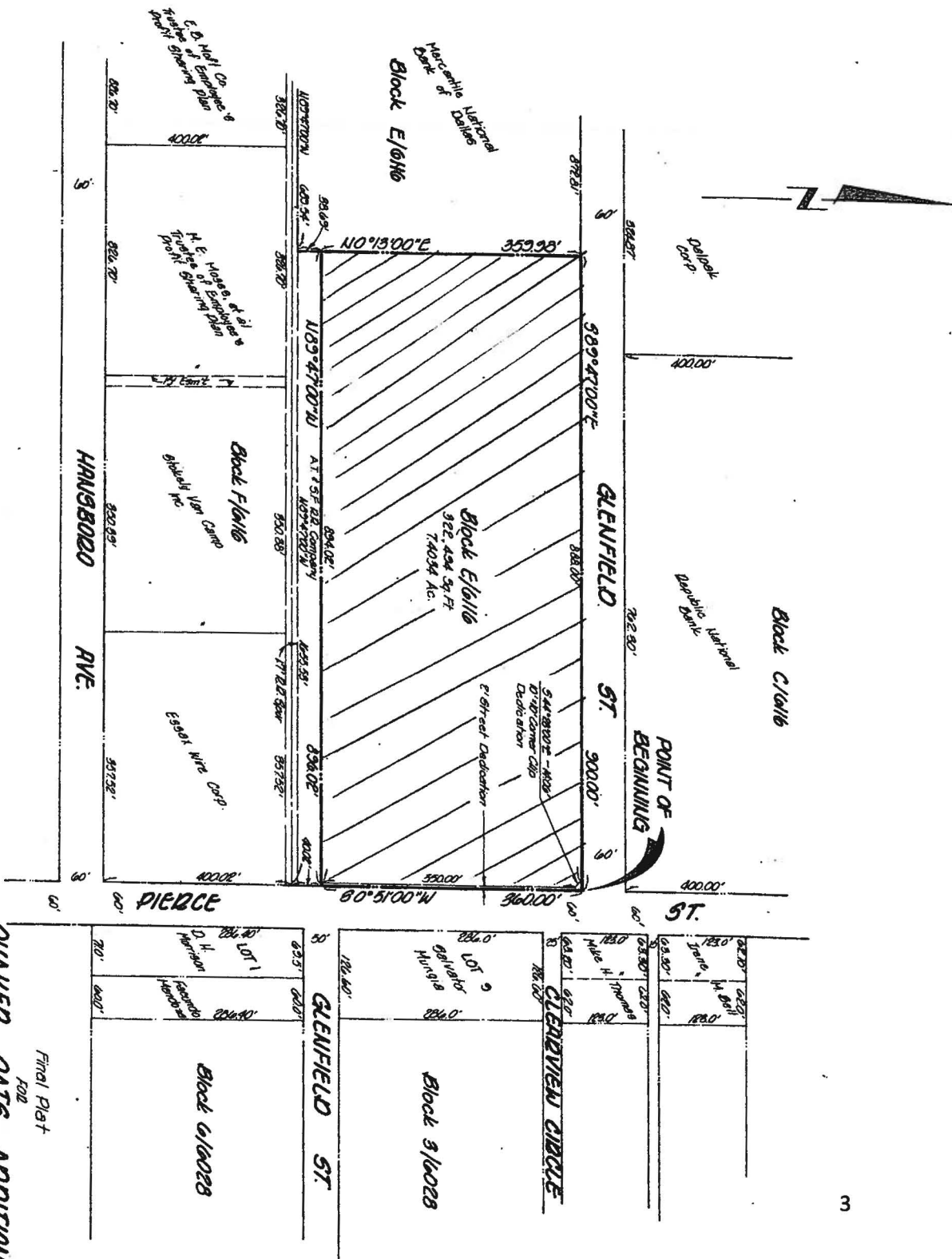
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VEEDS

074D-9632

418, 1984

# Exhibit A



Maplewood  
2007

ST. JOE  
ST. JOE

CLOVER  
SPRING VALLEY

WILSON  
WILSON

WILSON  
WILSON

SCHOOL

PARK

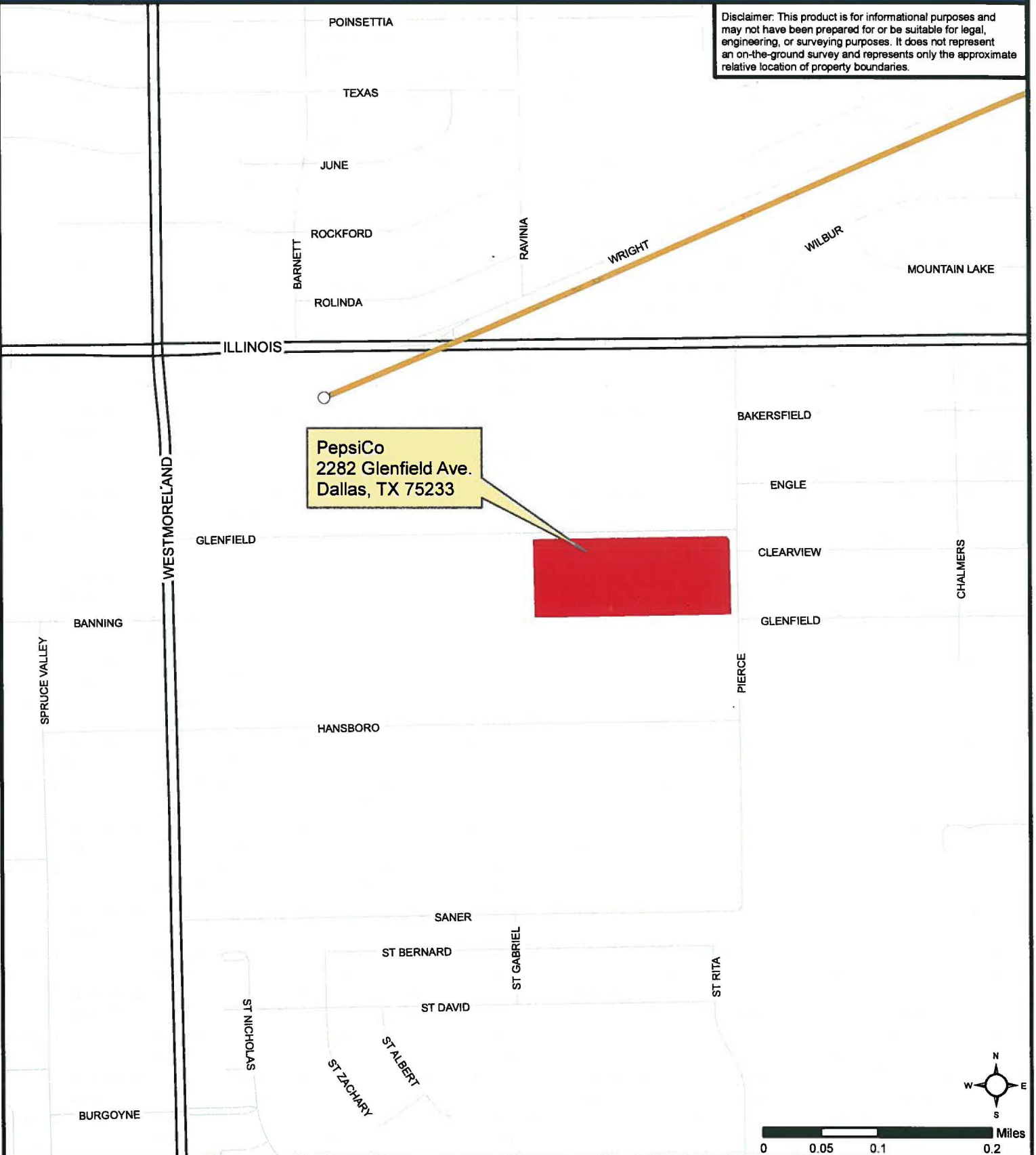
North Arrow

QUAKER OATS ADDITION  
 Part of Part of Santa Fe Oak City  
 Industrial District No. 2 Addition and  
 Part of Block 6/16/16  
 Wm. W. Keller Survey Abstract 1547  
 CITY OF DALLAS COUNTY, TEXAS  
 FOR  
 QUAKER OATS COMPANY  
 In Care of Beltway Construction Company  
 4568 Beltline Road, Suite 416, Dallas, Texas 752  
 By  
 RAYMOND L. GOODSON JR., M.C., ENGINEER  
 P3000 El Central Expressway  
 Suite 200 - Building I -



# Exhibit A: Dallas NEZ #5

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS  
ECONOMIC  
DEVELOPMENT**

Research & Information Division  
214.670.1685  
dallas-ecodev.org

## Legend

- Project Site
- Rail Station

- DART Light Rail
- Arterial
- Local Road

August 10, 2016

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, on June 22, 2016, by Resolution No. 16-1056, City Council elected to continue its participation in tax abatement and the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act") by Resolution No. 12-1520 as amended; and

**WHEREAS**, on August 10, 2016, the City created the City of Dallas Neighborhood Empowerment Zone No. 5 (City of Dallas NEZ No. 5); and

**WHEREAS**, Title 12 of the Local Government Code, Section 378.002 requires that the creation of City of Dallas NEZ No. 5 promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

**WHEREAS**, the City finds that the City of Dallas NEZ No. 5 satisfies the requirements of Chapter 312.202 of the Property Redevelopment and Tax Abatement Act to permit tax abatements for eligible properties; and

**WHEREAS**, Title 12 of the Local Government Code, Section 378.004 empowers municipalities to enter into agreements abating municipal property taxes on property in the zone subject to the duration limits of Section 312.2004, Tax Code; and

**WHEREAS**, SVC Manufacturing, Inc. proposes to make a substantial investment to expand operations within an existing facility for the purpose of increased bottling capacity within City of Dallas NEZ No. 5, thereby promoting economic development, job creation and increased business activity in the zone; and

**WHEREAS**, the City desires to enter into a business personal property tax abatement agreement with SVC Manufacturing, Inc. for added value to business personal property located within City of Dallas NEZ No. 5 as further described by the property Metes and Bounds attached as Exhibit A.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**Section 1.** That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute a business personal property tax abatement agreement with SVC Manufacturing, Inc. for added value to the business personal property in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

**Section 2.** That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

**Section 3.** That the property location which will be described in the tax abatement agreement is attached hereto as **Exhibit A (Property Description)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**.

**Section 4.** That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The Property subject to tax abatement shall be located entirely within City of Dallas NEZ No. 5, City of Dallas, Texas.
- (b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
- (c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.
- (d) The City will provide SVC Manufacturing, Inc. a 50 percent abatement of the added value to the business personal property for a period of eight years located on the business personal property within City of Dallas NEZ No. 5 as provided in **Exhibit A (Property Description)**. The tax abatement will commence on or before January 1, 2018.
- (e) That in order for SVC Manufacturing, Inc. to receive the tax abatement during any year of the agreement, it must document and certify annually that it is compliant with the terms outlined in the tax abatement agreement.

August 10, 2016

**Section 4.** (Continued)

- (f) That the proposed project shall result in a minimum investment of \$25,000,000 on new business personal property (FF&E), facility improvements, and installation, engineering and other start-up costs associate with the new line with substantial completion by December 31, 2017.
- (g) The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.
- (h) That SVC Manufacturing, Inc. will ensure that at least 218 jobs are located on the property by December 31, 2017 and that the jobs are maintained on the property through the remaining term of the agreement.
- (i) A description of the nature, location and costs of all proposed improvements to the Property will be provided to the Office of Economic Development.
- (j) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements are made according to the specification and terms of the tax abatement agreement.
- (k) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.
- (l) That the tax abatement agreement shall be personal to SVC Manufacturing, Inc. and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

**Section 5.** That this resolution take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# Exhibit A

## OWNER'S CERTIFICATE

STATE OF TEXAS     §  
COUNTY OF DALLAS     §  
CITY OF DALLAS     §

WHEREAS, STOKELY VAN CAMP INC. is the sole owner of tract of land situated in the William J. Walker Survey, Abstract No. 1547, and being part of Sante Fe Industrial Addition as recorded in Volume 30, Page 171 of the Dallas County Deed Records, City Block No. E/6116, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the westerly line of Pierce Street (60 foot wide right-of-way) with the southerly line of Glenfield Street (60 foot wide right-of-way);

THENCE South 00°51'00" West along the westerly line of Pierce Street a distance of 360.00 feet to an iron rod for corner;

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This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS my hand at Dallas, Texas, this the 19<sup>TH</sup> day of March, 1985.

STOKELY VAN CAMP INC.

BY: Charles W. Warrington

STATE OF TEXAS     §  
COUNTY OF DALLAS     §

STATE OF TEXAS  
COUNTY OF DALLAS

## Exhibit A

BEFORE ME, the undersigned authority of this day personally appeared: Charles W. Warrington, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 19 day of March, 1985.

Barbie Olson  
Notary Public in and for Dallas County, Texas  
Expires 5/16/87

### SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

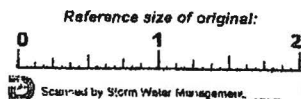
THAT I, ROBERT G. WOOD of RAYMOND L. GOODSON JR., INC. do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

Robert G. Wood  
ROBERT G. WOOD, R.P.S. NO. 1711

STATE OF TEXAS  
COUNTY OF DALLAS

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Barbie Olson  
Notary Public in and for Dallas County, Texas

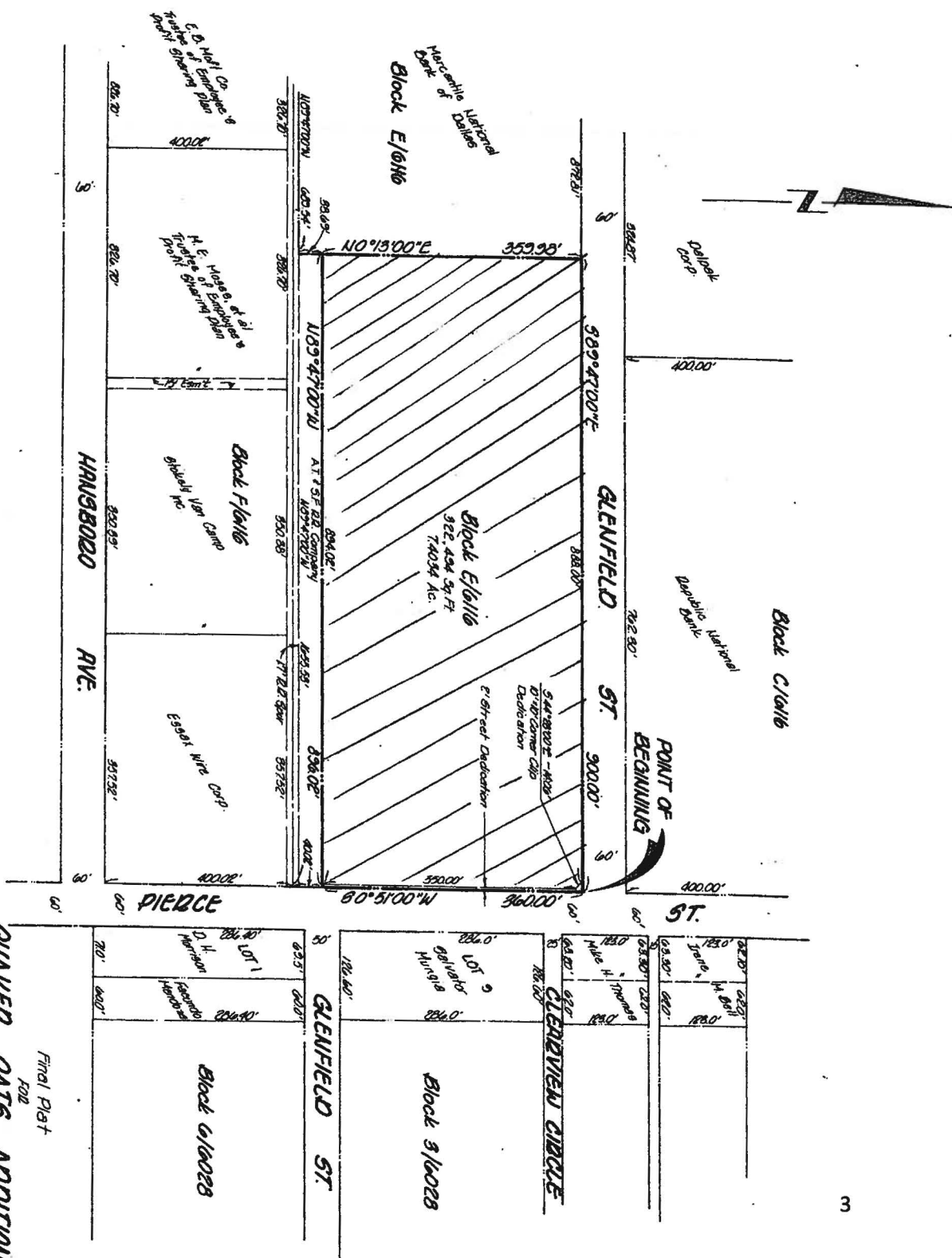
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VEEDS

074D-9632

418, 1984

## Exhibit A

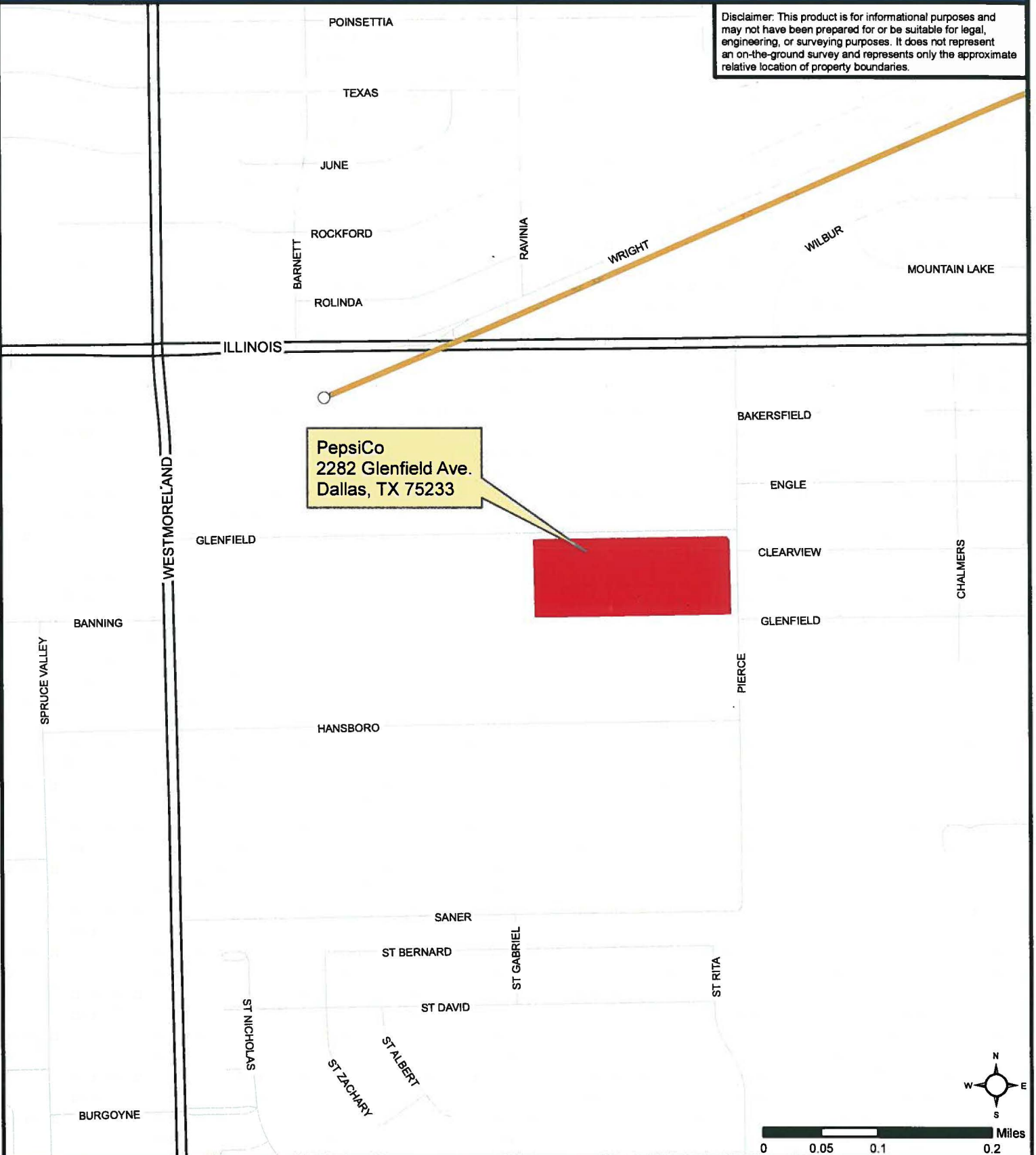


Map showing the location of the site relative to Highway 100 and Highway 101. The site is located on the east side of Highway 100, south of Highway 101. The map includes labels for 'Highway 100', 'Highway 101', 'Site', 'Public', 'Private', 'Forest', 'Agriculture', 'Residential', 'Commercial', 'Industrial', 'Government', 'Military', 'Educational', 'Healthcare', 'Religious', 'Cultural', 'Recreational', 'Historical', 'Archaeological', 'Geological', 'Biological', 'Environmental', 'Historical', 'Archaeological', 'Geological', 'Biological', 'Environmental'.

WAVER OATS ADDITION  
 Parcel of Part of Santa Fe Oak City  
 Industrial District No. 2 Addition and  
 Part of Block 5, 6 & 7  
 Wm. V. Walker Survey Abstract 1547  
 CITY OF DALLAS COUNTY, TEXAS  
 FOR  
 WAVER OATS COMPANY  
 In Care of Beltway Construction Company  
 45068 Beltline Road, Suite 416, Dallas, Texas 752  
 45068  
 By  
 RAYMOND L. GOODSON JR., INC., ENGINEER  
 18500 N. Central Expressway  
 Suite 200 - Building I -

# Exhibit A: Dallas NEZ #5

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS  
ECONOMIC  
DEVELOPMENT**

Research & Information Division  
214.670.1685  
dallas-ecodev.org

## Legend

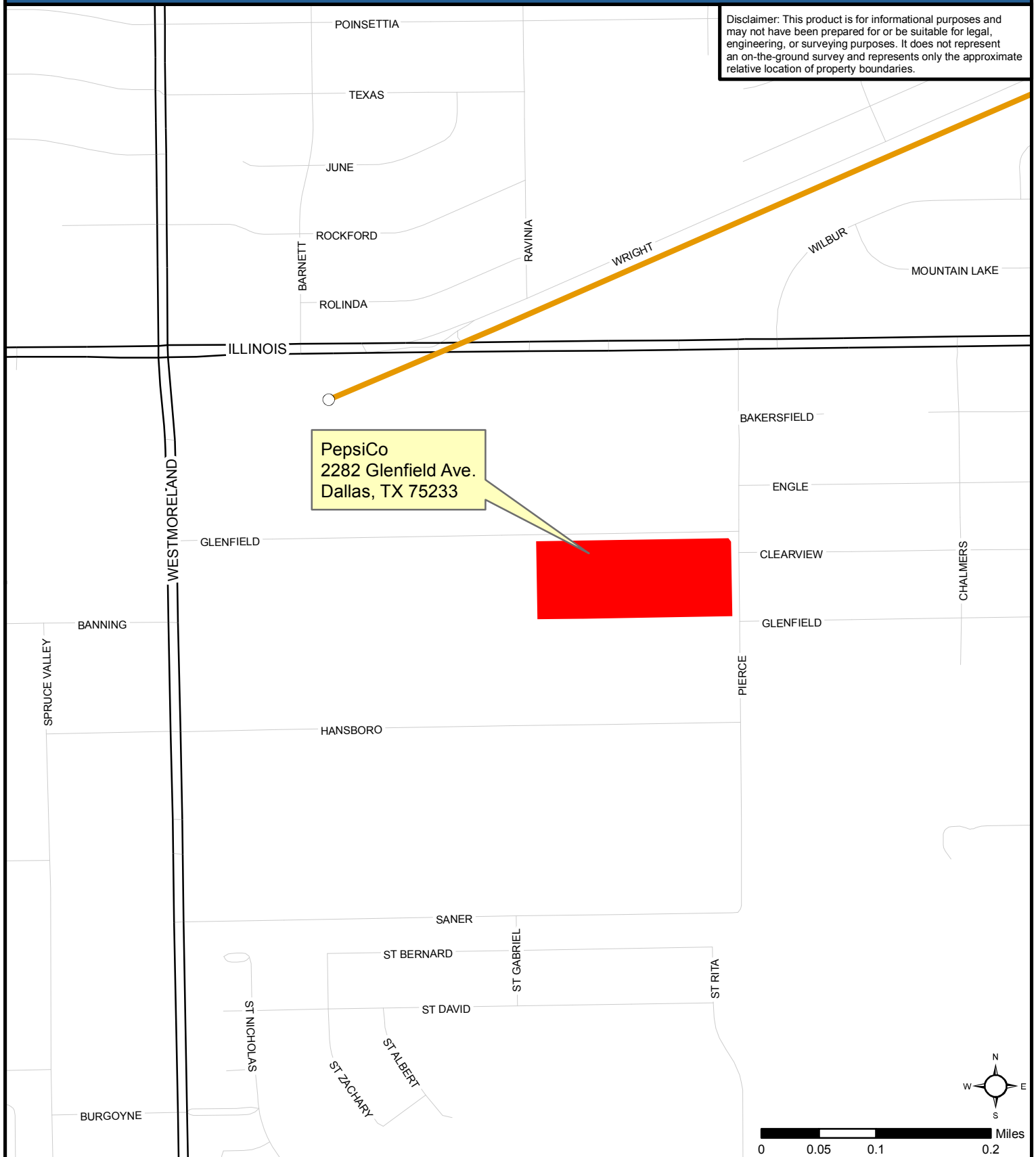
- Project Site
- Rail Station

- DART Light Rail
- Arterial
- Local Road



# Exhibit B: Dallas NEZ #5

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**DALLAS  
ECONOMIC  
DEVELOPMENT**

Research & Information Division  
214.670.1685  
dallas-ecodev.org

Created 7.25.2016 - 16-07-22 Hammond Perot.TCG

## Legend



Project Site



Rail Station

DART Light Rail

Arterial

Local Road

Source: City of Dallas, 2016

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Housing/Community Services

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 46P T U 56C

---

**SUBJECT**

Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 - Financing: No cost consideration to the City

**BACKGROUND**

In July 2016, Diane Ragsdale, Managing Director of South Dallas Fair Park/Innercity Community Development Corporation (ICDC), requested to extend the completion date to March 30, 2017 for the housing development loan in the amount of \$320,000 for construction costs for the development of five scattered sites homes located in the Fair Park area. Upon completion, ICDC will have a 15-year deed restriction on the homes to maintain affordability with households up to 80% of area median family income.

ICDC is a certified CHDO and has had several prior contracts with the City to build housing. ICDC has financing in place with Capital One and is under contract with two builders with 50% of the construction completed on the homes. All five units are sold to eligible homebuyers and are awaiting completion to purchase the home. Due to the demand in the market for experienced builders for construction projects, delays occurred in identifying two builders that could start sooner.

The City will provide HOME funds for gap financing for a portion of the construction costs for 5 homes to be built out and sold. The homes will be 3 bedroom with 2 baths and approximately 1400 sq. ft. The construction and occupancy of the units will be completed within seven months. A lien will be placed on the property and released on a partial basis as each unit is built out and a homebuyer is approved. Estimated private leverage will be \$925,000.

### **BACKGROUND (continued)**

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with ICDC for these funds, subject to environmental clearance by the City of Dallas and HUD.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for FY 2014-15 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 14-1001.

On June 10, 2015, City Council approved the housing development loan agreement with ICDC, by Resolution No. 15-1080.

Information about this item will be provided to the Housing Committee on August 1, 2016.

### **FISCAL INFORMATION**

No cost consideration to the City

#### **OWNER**

**South Dallas Fair Park/  
Innercity Community  
Development Corporation**

Diane Ragsdale, Managing Director

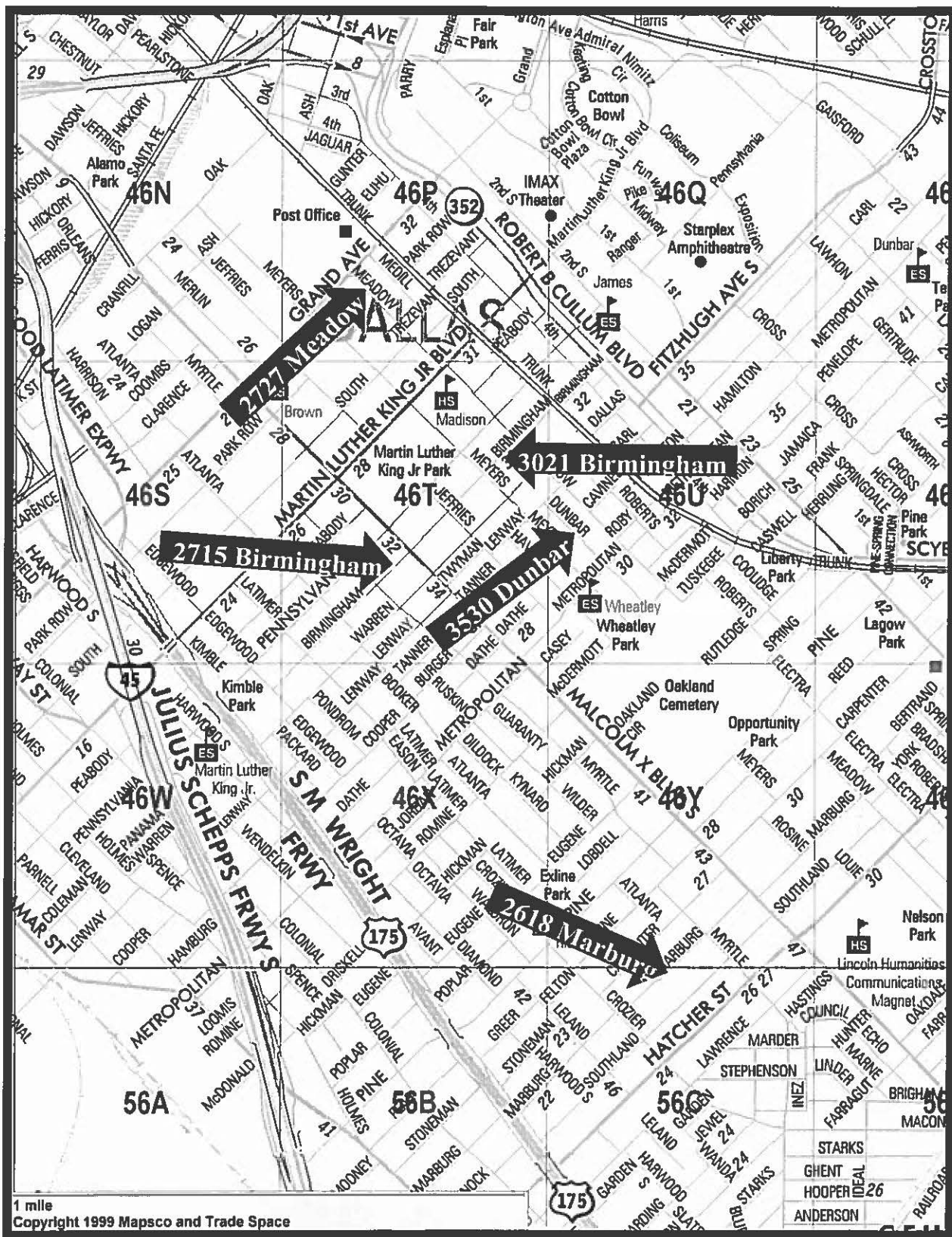
#### **DEVELOPER**

**South Dallas Fair Park/  
Innercity Community  
Development Corporation**

Diane Ragsdale, Managing Director

#### **MAP**

Attached



MAPSCO 46P,T,U 56C



August 10, 2016

**WHEREAS**, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

**WHEREAS**, on June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for FY 2014-15 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 14-1001; and

**WHEREAS**, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

**WHEREAS**, on June 10, 2015, City Council approved the housing development loan agreement with ICDC, by Resolution No. 15-1080; and

**WHEREAS**, South Dallas Fair Park/Innercity Community Development Corporation (ICDC) proposes to work with the City of Dallas to undertake the development of five scattered sites homes in the Fair Park area; and

**WHEREAS**, the City desires for ICDC to develop owner occupied units for households at or below 80% of Area Median Family Income; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute an amendment for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017.

**Section 2.** That the terms of the loan agreement include:

- (a) South Dallas Fair Park/Innercity Community Development Corporation must execute an amended note payable of \$320,000 to the City of Dallas for the loan.
- (b) South Dallas Fair Park/Innercity Community Development Corporation will execute an amended lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.

August 10, 2016

**Section 2. (continued)**

- (c) South Dallas Fair Park/Innercity Community Development Corporation will use the funds to gap the construction costs of the units and developer fee up to \$15,000 per unit and will remit any proceeds to the City after paying the interim construction lien and allowable closing costs.
- (d) South Dallas Fair Park/Innercity Community Development Corporation will have seven months to complete construction. Occupancy may be completed within 6 months after construction of the units.
- (e) South Dallas Fair Park/Innercity Community Development Corporation must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (f) The City will subordinate first lien position to the interim construction lender.
- (g) The City will release South Dallas Fair Park/Innercity Community Development Corporation's lien and debt on a partial basis as each eligible homebuyer is approved for the units.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

**Section 4.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the loan documents are duly approved by all parties and executed.

**Section 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**AGENDA ITEM # 63**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 36 X

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and an ordinance granting the repeal of Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility

Z112-281(OTH)



**FILE NUMBER:** Z112-281(OTH)

**DATE FILED:** July 11, 2012

**LOCATION:** Area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-X

**SIZE OF REQUEST:** Approx. 1.52 acres

**CENSUS TRACT:** 11.01

**APPLICANT / OWNER:** Interfaith Housing Coalition Inc.

**REPRESENTATIVE:** Buddy (Grady) Jordan/Connie Sanford

**REQUEST:** An application for a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and repealing Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District.

**SUMMARY:** The applicant proposes to continue the use of the property for the existing non-for-profit organization [Interfaith Housing Coalition] for a community service center, a child-care facility and the office uses required for the operations and expand the use on the entire request site.

On June 22, 2016, the City Council remanded the case to City Plan Commission to allow changes to the application that were not considered by CPC. The new changes are in the maximum square feet for the proposed use to 47,500 square feet, to reduce the minimum number of required parking spaces, and to increase the height of the building to 45 feet.

**CPC RECOMMENDATION:** Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility.

**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will not have a negative impact upon surrounding properties. The proposed/existing use of the property has been in place since 2002. However, the applicant is changing the zoning of the property due to the expansion of the site and the changes in the uses of the property. The property is surrounded by multifamily to the north; multifamily and single family to the east; townhomes to the south; adult daycare, vacant and retail to the west
2. *Traffic impact* – The proposed development is located on a principal arterial street. The proposed use of the property will not have conflict with the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. The requested zoning district is consistent with the Residential Neighborhood Building Block. Staff believes the request is compatible with the intent of the comprehensive plan.

### **Background:**

SUP No. 1494 for a community service center and a child-care facility was originally approved on November 13, 2002 for a five-year period with eligibility for automatic renewals for additional five-year periods. It was automatically renewed in 2007.

The applicant originally submitted the application for the renewal of Specific Use Permit for a community service center and child-care facility on July 11, 2012. The expiration date was November 13, 2012. The application for the automatic renewal was submitted within the required time period for automatic renewal as established by Code. Upon the site visit and review of the application, staff found that the site did not comply with the site plan as approved by the City Council in 2002.

The applicant eliminated 10 apartment units which led to other changes in the use of the property which in turn triggered changes to the parking requirements. The main issue for non-compliance with the SUP conditions was the shortage of parking spaces. During the discussions with the applicant, it was clarified that the use had changed and that the residential component of the property had been reduced.

Typically, a community service center and a child-care facility require a Specific Use Permit in an MF-2(A) Multifamily District. Office uses are not allowed in an MF-2(A) District.

Because of the characteristics of the services provided by the applicant, the parking requirements of a community service center (1 space per 200 square feet of the area

for the use), the child-care facility (1 space per 500 square feet of the area for the use), and the office use for the operations of the former, it was decided that the most appropriate zoning for the existing uses and the property was a PD.

Part of the delay in moving forward with this application after identifying the nonconformance with the SUP conditions and plan was waiting for the applicant to hire professionals to produce the plans and other documentation required for the processing of the PD. Other issues revolved around determining the appropriate uses on the property and the expansion of the area of request.

On June 22, 2016, the applicant identified a few inconsistencies between the conditions and the proposed development plan. Therefore, staff requested that City Council remand the case to City Plan Commission to consider the changes. These changes are: 1) a reduction in the minimum number of parking spaces shown in the development plan, from 65 to 60; 2) an increase in the total number of square feet for the proposed use from 44,309 to 47,500 square feet total for the child-care facility, community service center, and office uses required for the operations; and 3) an increase to the maximum height from 36' to 45'.

**Zoning History:** There has not been any zoning change request in the vicinity within the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Ross Avenue	Collector	65 feet
Matilda Street	Local	60 feet
Hudson Street	Local	50 feet
Hope Street	Local	50 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban Neighborhood Building Block.

Urban Neighborhoods including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately

residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or multifamily. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed planned development district generally conforms to the intent of the Comprehensive Plan.

### **Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	MF-2(A) & SUP No. 1494	Community Service Center, child-care facility, and offices
North	MF-2(A)	Multifamily
East	MF-2(A)	Multifamily, single family
South	MF-2(A)	Townhomes
West	PD No. 842	Adult-daycare facility, vacant and retail

### **Land Use Compatibility:**

The approximately 1.52 acres request site is partially developed with three buildings on the northern portion of the property presently used for a community service center, a child-care facility and offices for the Interfaith Housing Coalition. The southwest corner of the block is presently developed with a single family vacant unit. The remainder of the property is undeveloped. The existing use covers approximately half the block which is the area for the existing SUP No. 1494 for a community service center, child-care facility and offices for the operation of the existing uses. The request site for the Planned Development District encompasses the entire block. The applicant is proposing to expand the existing uses in two phases in which two of the buildings will be demolished and two new buildings will be built.

The applicant originally submitted an application to automatically renew SUP No. 1494; however, the site and uses on the property did not comply with the conditions and site plan as approved by City Council on November 13, 2002. One of the issues that prevented staff from automatically renewing the SUP was the insufficient parking provided for the uses. The applicant had reduced the number of dwelling units for the residential portion of the use of the property. That, in itself, does not affect the parking requirements for the SUP. However, the reduction of the dwelling units was made to increase the other two uses of the property. The applicant had to gather data and obtain professional help to determine the area for each use, so staff could determine the parking requirements.

**Landscaping:**

All landscaping for the new development and site must comply with the requirements of Article X.

**Parking:**

Required parking for a child-care facility is calculated as 1 space per 500 square feet of the use, which will require 21 spaces for 10,270 square feet for child-care use. The community service center requires 1 space per 200 square feet of the use, which will require 126 parking spaces for a total of 25,225 square feet of community service use. The total number of parking required is 148 spaces. The applicant is requesting a reduction in parking of 83 spaces. The applicant is proposing to provide 65 parking spaces at all times.

When the applicant proposed the expansion of the existing uses and the nature of the operations of the existing non-profit organization staff considered there was a need for a parking analysis. Therefore, staff requested that the applicant provide a parking analysis to determine whether the parking reduction requested by the applicant was justifiable. According to the initial parking analysis made by the consultant, 47 parking spaces will be sufficient for the existing and future uses of the property. However, the applicant was originally providing 65 parking spaces at all times. With the proposed changes at this time, the applicant is proposing to maintain a minimum of 60 parking spaces at all times. The development plan is still showing the 65 parking spaces. The applicant is requesting to have flexibility to remove five parking spaces from the development plan in case some other elements of the proposed development plan need shifting to accommodate the development. The request is to provide a minimum of 60 parking spaces instead of 65. The Development Plan, however, is still showing 65 parking spaces. If the applicant needs to remove parking spaces from the proposed development plan, it could be through a minor amendment to the development plan.

For more details on the parking, the new parking analysis and the new parking memo are included in this report. The traffic engineer of Sustainable Development and Construction approved the parking reduction, and has no objection to the new request.

**CPC ACTION:  
JULY 21, 2016**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses, subject to a development plan and revised conditions (as briefed) with the following additional modifications: 1) Under Section 105, Development Plan, delete the first sentence and substitute with the following: "Development and use of the property must comply with the development plan (Exhibit A), and 2) Under Section 105, Development Plan, delete sub point (b); and **approval** of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility on property zoned an MF-2(A) Multifamily District in an area bound by Ross Avenue, Matilda Street, Hudson Street, and Hope Street.

Maker: Ridley  
Second: Schultz  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis\*,  
Anantasomboon, Abtahi\*, Haney, Jung,  
Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Murphy  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 188  
**Replies:** For: 0 Against: 16

**Speakers:** For: None  
For (Did not speak): Buddy Jordan, 4230 Valley Ridge Rd., Dallas, TX,  
75220  
Lorelei Mewhirter, 5310 Harvest Hill Rd., Dallas, TX,  
75230  
Against: None



## Interfaith Housing Coalition Board of Directors 2015 - 16

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Brian Hegi  
Prophet Equity  
4360 Potomac Ave., Dallas, TX 75205

[Redacted]

Term expires: 9/2016

#### Vice Chair

Ashley Blanchette  
RGT Wealth Advisors  
2708 Stanford Ave., Dallas, TX 75225

[Redacted]

Term expires: 9/2018

#### Secretary

Adrian Cook  
Rees-Jones Foundation  
P.O. Box 1423, Addison, TX 75001

[Redacted]

Term expires: 9/2017

#### Finance Chair

Ben Eakes  
Prophet Equity  
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[Redacted]

Term expires: 9/2016

#### Governance Chair

Amber Welock  
Welock Law  
13155 Noel Road, Suite 900, Dallas, TX 75240

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Term expires: 9/2016

#### Development Chair

Tyler Beeson  
RGT Wealth Advisors  
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Term expires: 9/2016

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Meagan Martin  
Junior League Dallas  
3113 Jenbri St., Flower Mound, TX 75022

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#### Auxiliary Liaison

Allison Lent  
4445 Livingston Ave., Dallas, TX 75205

[Redacted]

#### Crystal Charity Ball Liaison

Anne Reeder  
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[Redacted]

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Ashwood Companies  
3839 McKinney, #155-701, Dallas, TX 75204

[Redacted]

Term expires: 9/2018

Vanessa White  
Upstream Capital  
P O Box 798, Argyle, TX 76226

[Redacted]

Term expires: 9/2018

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Term expires: 9/2017



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Term expires 9/2017

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[Redacted]  
Term expires 9/2017

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Health Services and Co-Founder  
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Term expires 9/2017

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Supportkids Services, Inc., CEO  
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[Redacted]  
Term expires 9/2017

Courtney Lindley  
Potbelly Sandwich Works  
Vice President of Real Estate  
4200 Hanover St., Dallas, TX 75225

[Redacted]  
Term expires 9/2017

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[Redacted]  
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[Redacted]  
Term expires: 9/2018

Meredith Camp, CFP®  
Wells Fargo Private Bank | Philanthropic Services  
Vice President | Philanthropic Specialist  
Senior Fiduciary Advisory Specialist  
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[Redacted]  
Term expires: 9/2018

Shemika Hopson  
Horace Mann Insurance  
8002 Marielle Circle, Dallas, TX 75232

[Redacted]  
Term expires: 9/2018



## UPDATED PARKING ANALYSIS



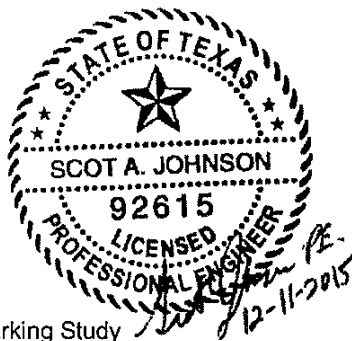
### MEMORANDUM

To: Connie Sanford  
Interfaith Housing Coalition

From: Scot A. Johnson, P.E., PTOE  
Kimley-Horn and Associates, Inc.

Date: December 11, 2015

Subject: Dallas Interfaith Housing Coalition Parking Study  
Minimum Parking Supply Supplement Z112-281



Kimley-Horn prepared a parking study dated November 8, 2015 to document the existing and projected parking demand at the Interfaith Housing Coalition (IHC) site on the southwest corner of Ross Avenue and Matilda Street.

The parking study observed the existing parking activity at the IHC site, including on-street parking which was judged to be a result of activity at IHC. The observed demand was then factored up to reflect the staff levels and activities which would be supported by the new facilities. The study concluded:

*Based on the observations, the expected maximum parking demand for the future site is 47 spaces or less... so the future supply of 73 spaces will be well above the demand.*

At the time of the parking study, the proposed future site would have provided 73 parking spaces. Since that time, the site designers are proposing to reduce the parking supply by about 5 spaces, to a total of approximately 68 spaces on the site. The reduction is due to the potential to save existing trees or provide additional new landscaping areas.

**Based on the parking study with a projected demand of 47 spaces, any parking supply over about 60 spaces will completely accommodate the parking demand for the new site, plus a significant buffer or safety factor. The proposed supply of about 68 spaces is entirely appropriate for meeting the needs of the future site.**

END

Additionally, parking supply and the number of cars present were counted at the two Interfaith apartment complexes at 5702/5708/5714 Matilda Street and 4627 Munger Avenue to see how much potential demand would be generated if everyone was to drive from their apartments to the IHC facility.

#### **Future Site Redevelopment**

The proposed development will occur in two phases, see the attached conceptual site plans of Phase 1 and Phase 2 for reference. For the first phase the northern parking lot will remain untouched, and the eastern parking lot will lose three spaces due to construction of Building B (14,056 SF) as part of Phase 1 construction. There will be a total of 84 parking spaces available after Phase 1 is complete.

As part of Phase 2 construction, the northern and eastern lot will be demolished and Building C will be constructed (18,570 SF), which also replaces the existing buildings at 5610 Ross and 5612 Ross (10,882 SF combined). After Phase 2 is complete there will be a total of 73 parking spaces available on site.

#### **Parking Demand Observations**

The observations were conducted on Thursday September 17, 2015 when IHC holds their Life Skills and Volunteer Mentor sessions from 6:30 – 8:30 pm. These sessions are also held on Tuesdays. Half the residents attend on Tuesday and the other half on Thursdays. These sessions are mandatory for IHC residents to attend. There are also additional sessions held throughout the weeks such as job search sessions and weekly meetings with IHC staff. Residents attending these meetings from the apartments east of the IHC facility just walk across the street, while residents from Munger Avenue are shuttled over using IHC buses. However, some of the small percentage of residents with vehicles at the Munger Avenue apartments prefer to drive to the IHC facility. There are also part-time Youth Services staff who are in attendance when Life Skills and Volunteer Mentor sessions are underway on Tuesdays and Thursdays. Thus, Tuesdays and Thursdays tends to generate the most parking demand.

Parking demand varies by day according to the schedule of the full-time staff, part-time staff, mentors, and volunteers. This can be seen in observations summarized in **Exhibit 2**. Parking demand was fairly stable throughout the business day which was from 9:00 am to 5:00 pm. There was a slight increase in on-street parking around 3:00 pm, which could possibly be due to the Youth Services staff arriving for their shifts, or non-IHC residential activity. There was a slight drop in the main lot parking demand at 6:00 pm as the full-time staff finished the day, but soon after the mentors and other staff members started to arrive for the different sessions. Peak parking demand occurred at 7:00 PM, with a total of 18 vehicles parked on site. There were an additional 7 vehicles parked on-street but these could not be confirmed as to whether they were directly related to the parking demand generated by IHC, but it was assumed that they were. Parking demand started to drop off around 8 pm when the sessions were coming to an end and by 9:00 pm there were only 3 vehicles parked on the site, and 2 on-street.

The parking observations at the two apartment locations showed parking demand increasing throughout the evening, as is expected with a residential use. The maximum observed was 26 vehicles combined on the two sites, with both sites still having empty spaces available.

at 6:00 pm as the full-time staff finished the day, but soon after the mentors and other staff members started to arrive for the different sessions. Peak parking demand occurred at 7:00 PM, with a total of 18 vehicles parked on site. There were an additional 7 vehicles parked on-street but these could not be confirmed as to whether they were directly related to the parking demand generated by IHC, but it was assumed that they were. Parking demand started to drop off around 8 pm when the sessions were coming to an end and by 9:00 pm there were only 3 vehicles parked on the site, and 2 on-street.

The parking observations at the two apartment locations showed parking demand increasing throughout the evening, as is expected with a residential use. The maximum observed was 26 vehicles combined on the two sites, with both sites still having empty spaces available.

### Current and Future Parking Demand Discussion

The future development of buildings B and C will add additional square footage to the IHC facility. Current staffing including full-time staff, part-time staff, mentors, and volunteers totals up to 27 people. As noted, the maximum observed parking demand at any time for this staffing level was 25 vehicles at 7:00 pm, which included some residents during the Life Skills and Volunteer Mentor sessions in the evenings. During the business day, the maximum observed demand was 18 vehicles. The parking observations show that the 20 spaces in the two on-site parking lots were never completely full, even in the evening peak. The current peak parking demand is less than one space per staffer, including all residents and visitors for the evening sessions.

With the expansion, IHC is looking to add another 20 full- or part-time staff members, bringing the total up to 47. As before, not everyone will be present at the site at the same due to varying schedule of the staff members. In the buildout condition the site will provide at least 60 spaces, with 65 on the current plan. There will be additional parking demand generated by the addition of new staff members, but it will not be significant enough to overload the parking supply. Based on the observations, the expected maximum parking demand for the future site is 47 spaces or less (1 per staffer), so the future supply of at least 60 spaces will be well above the demand.

### Updated Tables of Supply and Demand

In accordance with City comments dated October 23, 2015, summary tables were added for easy code comparison, although the effective parking demand is based on the IHC staffing level. **Table 1** shows the existing Interfaith site's parking requirements, supply, and on-site observed demand. **Table 2** shows the proposed site's parking requirements by City code, and proposed supply. **Table 3** shows the proposed site's potential parking demands based on ITE *Parking Generation, 4<sup>th</sup> Edition* average rates. Unfortunately, Parking Generation does not have information on community services land uses like Interfaith, so the rates for generic office was used as a substitute. As a result, the ITE comparison is artificially higher than the actual Interfaith parking demand from the less intense community services uses. The ULI *Shared Parking, 2<sup>nd</sup> Edition* document was also examined, but its office demand was even more unrealistically high, and it did not have any information for a day care use. No comparison was made using the ULI rates.

The parking demand generated by the extra 3,191 SF between the proposed building area total and the maximum allowable zoning was accounted for in both **Tables 2** and **3**, using the higher community services or office parking demands.

**Summary**

It is clear from observing the parking demand generated by the current IHC facility that 60 parking spaces should be adequate to support the operations at IHC facility after the completion of the site redevelopment. The existing day care and community services uses are not generating as much parking demand as the City Code would indicate should be supplied, with a maximum parking demand of less than one space per total staffer. There is no change to the anticipated operations other than an increase in staff, so there is no reason that the relationship between staff number and maximum parking demand will change. Therefore, the parking supply of at least 60 spaces will provide ample parking with a significant buffer above the anticipated demand from the future 47 staffers.

END

Attachments: Tables 1-3

1. Exhibit 1 – Parking Supply Map
2. Exhibit 2 – Parking Supply and Occupancy Observations
3. SP-15 Development Plan
4. Staffing Requirements from IHC

**Table 1**  
**Existing Interfaith (5600, 5610, 5612 Ross Ave)**

Land Use	Building	SF or Units	Code Requirement	Spaces
Community Services	5600 Ross	7,721		
	5610 Ross	2,648		
	5612 Ross	4,530		
	Subtotal Community Svcs:	14,899	Per SUP	47
Apartment	5612 Ross	4	Per SUP	5
			<b>Total Parking Required:</b>	<b>52</b>
			<b>Total Parking Supply:</b>	<b>20</b>
			Existing supply is 38% of SUP requirement	
			<b>Highest Observed Demand:</b>	<b>18</b>

**Table 2**  
**Proposed Interfaith (5600 Ross Ave, New Buildings B and C)**

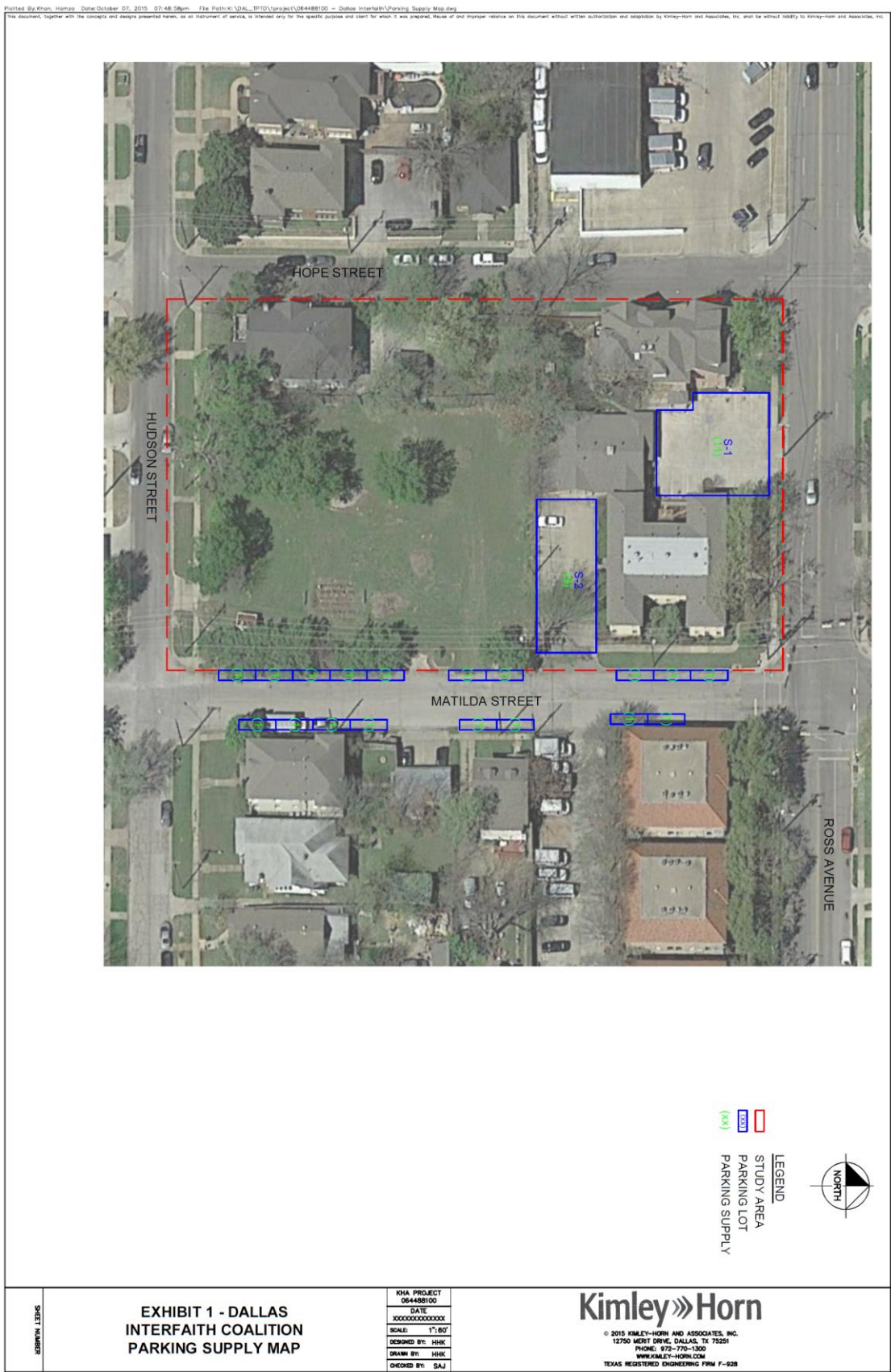
Land Use		SF or Units	Code Requirement	Spaces
Community Services	5600 Ross	7,721		
	Building B	5,360		
	Building C	20,508		
Subtotal Community Svcs:		33,589	1/200 SF	168
Day Care	Building B	10,720	1/500 SF	21
As Designed Parking Required:				189
As Designed Parking Supply:				65
As designed supply is 34% of base code requirement				
Max Allowable Zoning Area (Total 47,500 SF)				
In Addition to Designed Site		3,191	1/200 SF	16
Max Allowable Zoning Parking Required:				205
Minimum Parking Supply:				60
Minimum supply is 29% of max allowable base code requirement				

**Table 3**  
**ITE Parking Generation, 4th Ed. Applied to Proposed Site**

Land Use		SF or Units	Ratio	Spaces
Office Building #701	5600 Ross	7,721		
(Closest match to	Building B	5,360		
community services*)	Building C	<u>20,508</u>		
	Subtotal Office Building:	33,589	2.84 per ksf	95
Day Care #565	Building B	10,720	3.16 per ksf	<u>34</u>
	As Designed ITE Parking Demand:			129
	As Designed Parking Supply:			65
	As designed supply is 50% of ITE demand			
Max Allowable Zoning Area (Total 47,500 SF)				
In Addition to Designed Site		3,191	2.84 per ksf	<u>9</u>
	Max Allowable Zoning Parking Required:			138
	Minimum Parking Supply:			60
	Minimum supply is 43% of max allowable ITE demand			

\* Note - Office uses are more intense than observed Interfaith parking demand






**Exhibit 2 - Parking Supply and Occupancy Observations**


IHC Parking Supply and Observed Vehicle Occupancy														
Area	Sub Block	Parking Supply			Occupancy (Thursday - 09/17/2015)									
		On Street	Standard	Total	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Interfaith Building	L-1	0	11	11	7	7	6	6	6	6	6	10	3	0
	L-2	0	9	9	7	8	8	8	8	8	5	8	6	3
ON-SITE TOTAL:		0	20	20	14	15	14	14	14	14	11	18	9	3
Off Street Matilda*		18	0	18	2	2	2	4	4	5	5	7	4	2
TOTAL PARKING:		18	20	38	16	17	16	18	18	19	16	25	13	5


\* - Assumed to be IHC-related parking occupants


IHC Apartment Parking Supply and Observed Vehicle Occupancy														
Area	Sub Block	Parking Supply			Occupancy (Thursday - 09/17/2015)									
		On Street	Standard	Total	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Interfaith Apartments	5702, 5708, 5714 Matilda	0	18	18	10	10	8	8	10	8	10	11	12	14
	4627 Munger	0	14	14	5	5	5	5	5	4	5	6	8	12
	TOTAL	0	32	32	15	15	13	13	15	12	15	17	20	26


**LEGEND**

 = Occupancy less than 25%

 = Occupancy greater than or equal to 25% and less than 50%

 = Occupancy greater than or equal to 50% and less than 75%

 = Occupancy greater than or equal to 75% and less than 90%

 = Occupancy greater than or equal to 90%



**INTERFAITH HOUSING COALITION**  
5600 ROSS AVENUE  
DALLAS, TEXAS

**DEVELOPMENT PLAN**  
Date: 07.06.16      SP-15

SP-15



## Attachment - Staffing Requirements from IHC

**6.0 Actual On-site Parking Needs.** Following is an analysis of the actual on-site parking needed by IHC for its activities on the subject PDD property.

**PARKING REQUIREMENTS ACTUALLY NEEDED BY IHC**

Parking Calculations		Current + future staffing			Total Parking
		Mentors Visitors Residents	Youth Services	H&H, Admin, Develop	
Full-Time Staff Required Parking			1+1	17+12	<b>18+13</b>
Part-time Staff Required Parking (Note 3)			3+4	6+3	<b>9+7</b>
Visitor Parking - day		4			<b>4</b>
<b>Total Parking Actually Required</b>		<b>4</b>	<b>4+5</b>	<b>23+15</b>	<b>27+20</b>
<b>Excess/Visitor Parking (Note 2) Tues or Thurs night only (after business hours)</b>		<b>15</b>	<b>0</b>	<b>4</b>	<b>19</b>

**Notes to Parking Analysis**

*Note 1* – Approximately 50-60% of residents of the 50 IHC apartment units, as a consequence of their economic situation, do not own vehicles, and therefore do not require parking facilities. However, there is ample and code compliant parking for all of the residents at IHC's two other off-site apartment complexes. One complex is located across the street from the subject PDD property at 5702, 5708 and 5714 Ross Ave. The other complex is located a few blocks away at 4627 Munger Ave. Munger apartment is one that will be replaced by newly built apartment complex.

*Note 2* – Life Skills and Volunteer Mentor sessions are held at the Subject property on Tuesday and Thursday evenings from 6:30 p.m. until 8:30 p.m. Half of the residents attend on Tuesday evening and half on Thursday evening. Attendance is mandatory. Additionally, residents are required to attend job search sessions until they find employment, and weekly meetings with IHC staff until graduation. Residents from the IHC apartment complex across the street from the Subject property walk to these meetings. Residents from the Munger Ave. apartment complex are transported to these meetings by Company-owned buses though some do use their own vehicles.

*Note 3* – Part time staff have varying schedules. Youth Services part time staff work 3 – 6 on M, W & F and 3 – 8 Tues & Thurs. Other part time staff work varying times, including later nights on Tuesday and Thursday.

**PROPOSED CONDITIONS  
Z112-281(OTH)**

**PROPOSED CONDITIONS**

**PD \_\_\_\_.**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_\_ is established on property located at \_\_\_\_\_. The size of PD \_\_\_\_\_ is approximately \_\_\_\_\_ acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

**SEC. 51P- \_\_\_\_ .104. EXHIBIT.**

The following exhibit is incorporated into this article:

Exhibit \_\_\_\_A: Development plan

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

(a) Development and use of the Property must comply with the development plans (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P-\_\_\_\_.106. MAIN USES PERMITTED.**

(a) The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

(b) The following uses are permitted by right:

- Child-care facility.
- Community service center.
- Office. *[limited to use by a non-profit organization only]*

**SEC. 51P-\_\_\_\_.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory electric vehicle charging station.
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

**SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) For a child-care facility, community service center, and office, yard, lot and space regulations are:

- On Ross Avenue, a minimum 15 feet must be provided.
- On Matilda Avenue, a minimum of 9 feet must be provided.
- On Hudson Street, a minimum of 5 feet must be provided.
- On Hope Street, a minimum of 6 feet must be provided, with the exception of existing Building A, to remain with the existing covered stairs.

(c) Retaining walls: A retaining wall is allowed as follows:

- A maximum five-foot retaining wall is allowed along Matilda Street as shown on the development plan.
- A maximum three-foot retaining wall is allowed along Hudson Street and Hope Street as shown on the development plan.

(d) Height: the maximum height allowed for the child-care facility, community service center, and office uses required for the operations, is 45 feet.

(e) Floor Area: the maximum floor area allowed for the child-care facility, community service center, and office uses required for the operations, is 47,500 square feet.

**SEC. 51P- \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a child-care facility, community service center, and office uses required for the operations, a minimum of 60 spaces must be provided. The maximum combined floor area for the child-care facility, community service center and office uses is 47,500 square feet. The maximum combined floor area for the uses may not be increased unless additional parking is provided or a variance from the off-street parking requirements is obtained from the Board of Adjustment.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P- \_\_\_\_ .112.            SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII.

**SEC. 51P- \_\_\_\_ .113.            ADDITIONAL PROVISIONS.**

(a)     The Property must be properly maintained in a state of good repair and neat appearance.

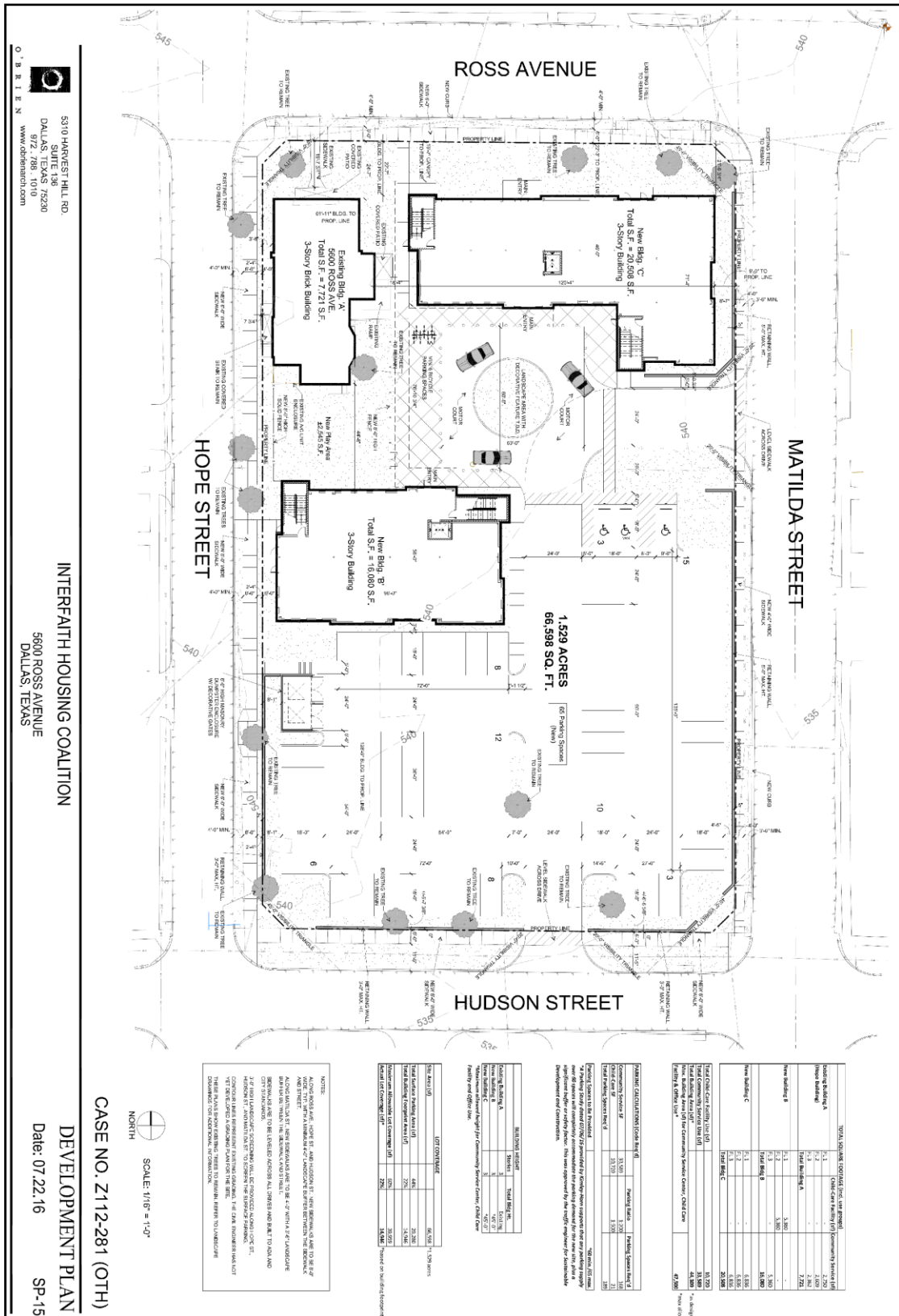
(b)     Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_\_\_ .114.            COMPLIANCE WITH CONDITIONS.**

(a)     All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b)     The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

# PROPOSED DEVELOPMENT PLAN



## EXISITING SUP No. 1494 CONDITIONS

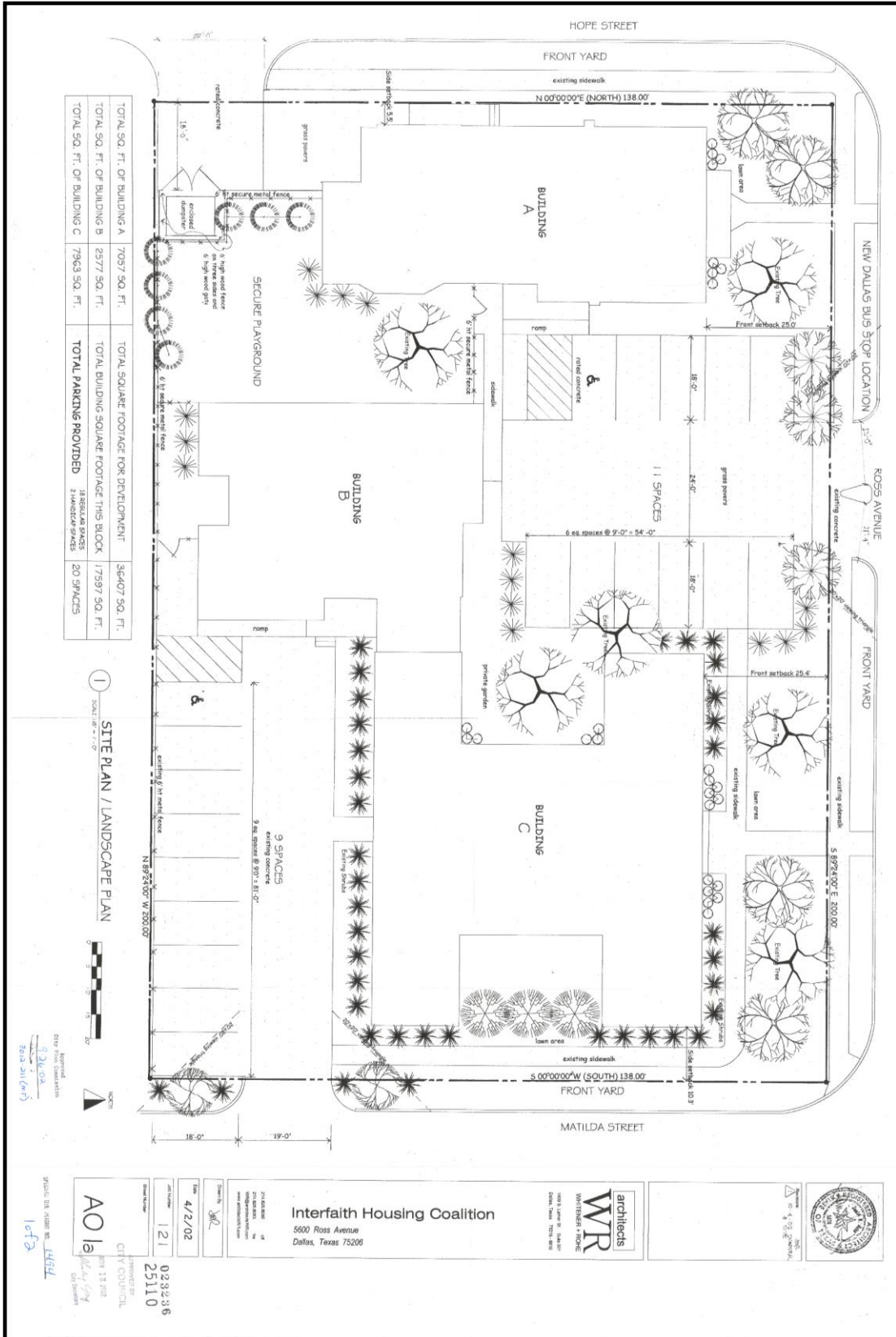
SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only uses authorized by this specific use permit are a community service center and a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site/landscape plan.
3. TIME LIMIT: This specific use permit is approved for a five-year period and is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan. Plant material must be maintained in a healthy, growing condition.
5. OFF-STREET PARKING: A minimum of 20 off-street parking spaces must be provided in the location shown on the attached site/landscape plan.
6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site/landscape plan.
7. FENCING: The outdoor play area must be fully enclosed by a minimum six-foot-high fence, as shown on the attached site/landscape plan.
8. FLOOR AREA: The maximum floor area for the community service center is 4,200 square feet. The maximum floor area for all uses combined is 17,597 square feet. The floor area of the community service center may not be increased unless additional parking is provided or a variance from the off-street parking requirements is obtained from the Board of Adjustment. A minimum of four dwelling units must be provided on the Property at all times.

9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance always.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



# EXISTING SUP SITE PLAN (1-2)



# EXISTING SUP SITE PLAN (2-2)

## PLANTING NOTES:

1. Locate existing underground utilities and obstructions prior to starting work. Repair damage to utilities resulting from the installation, at no additional expense to the Owner.
2. Notify the Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not found on plans. Make all necessary revisions as required to conform to drawings and specifications.
3. Coordinate with other trades and subcontractors as needed to accomplish the planting.
4. All plant material shall be tagged or approved at the site by the Landscape Architect, prior to installation. Install plants free of diseases and pests. Guarantee plant material for 365 calendar days from issue date of final acceptance by the Landscape Architect.
5. Layout proposed planting beds and receive the Landscape Architect's approval prior to installation. Notify the Landscape Architect of layout conflicts. Failure in notification, will result in the Contractor's liability to relocate materials.
6. Excavate bed areas to a 4 inch depth, backfill with 4 inches of Professional Bedding Soil as manufactured by Living Earth Technology Co. and rototill to a depth of 12 inches, producing a homogeneous mixture.
7. Final locations of plant material shall be subject to approval by the Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls, and 4 inches from the edge of paving, walls, and other structures.
8. Backfill trees and shrub pits with one part compost as manufactured by Living Earth Technology Co. and two parts existing soil.
9. Stake tree locations and acquire written approval from the Landscape Architect, prior to installation of irrigation system. Do not locate trees within 10 feet of any irrigation rotary spray head. Provide supplemental watering as required until issued final acceptance from the Landscape Architect. Locate trees a minimum of 4 feet from walls, headers, property lines, and other trees. Failure to notify the Landscape Architect of location conflicts, will result in the Contractor's liability to relocate materials.
10. Stake trees immediately upon installation and within the same day as planted.
11. Mulch tree pits and planting beds with shredded pine bark mulch.
12. Notify the Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
13. Submit a construction schedule of work to be performed to be approved by the Landscape Architect & Owner. Failure to submit a schedule may result in the Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
14. Provide full service maintenance of landscape within project scope for a period of 2 months - 60 calendar days - from the date of issuance of final acceptance by the Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional cost to the Owner.
15. All landscape areas to be watered by an automatic landscape irrigation system.

NOTE: PLEASE LEAVE EXISTING PLANTING  
These planting plans and schedule are for areas which do not have adequate existing plant material.

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	Taxodium distichum	BALD CYPRESS	9 EA	3.5" dia. (10-12" tall, 4" spread)	10' x 8' h. single trunk, well branched, 5' branching height		Quercus shumardii	RED OAK	6 EA	3.5" dia. (10-12" tall, 4" spread)	10' x 8' h. single trunk, well branched, 5' branching height
	Salix nigra	DESERT WILLOW	4 EA	24" diam. C-10	multi-trunk		Vitis rotundifolia	RED VITIS	69 EA	3" girth	container
	Pistacia chinensis	CHINESE PISTACHE	5 EA	3.5" dia. (10-12" tall, 4" spread)	10' x 8' h. single trunk, well branched, 5' branching height		Buxus sempervirens	YEW	3 EA	3" girth	multi-trunk
	Rapiholepis indica	INDIAN HANTHORN	49 EA	3" girth	container, white - Olive		Cydonia oblonga	BERMUDA GRASS		solid soil	discontinued 10' girth, sand fill
	Miscanthus trans.	E.G. MISCANTHUS	21 EA	3" girth	container		Eragrostis ciliaris	STEELE EDGING		10' x 4" girth	solid 4' x 1' above adjacent paving
	Ilex Nellie Stevens	N. STEVENS HOLLY	13 EA	3" girth	container		Mulch			1" depth	decomposed surfaced mulch

City of Dallas  
9-28-03  
8-13-01, 04/09

Project: 00-0000-00-0000

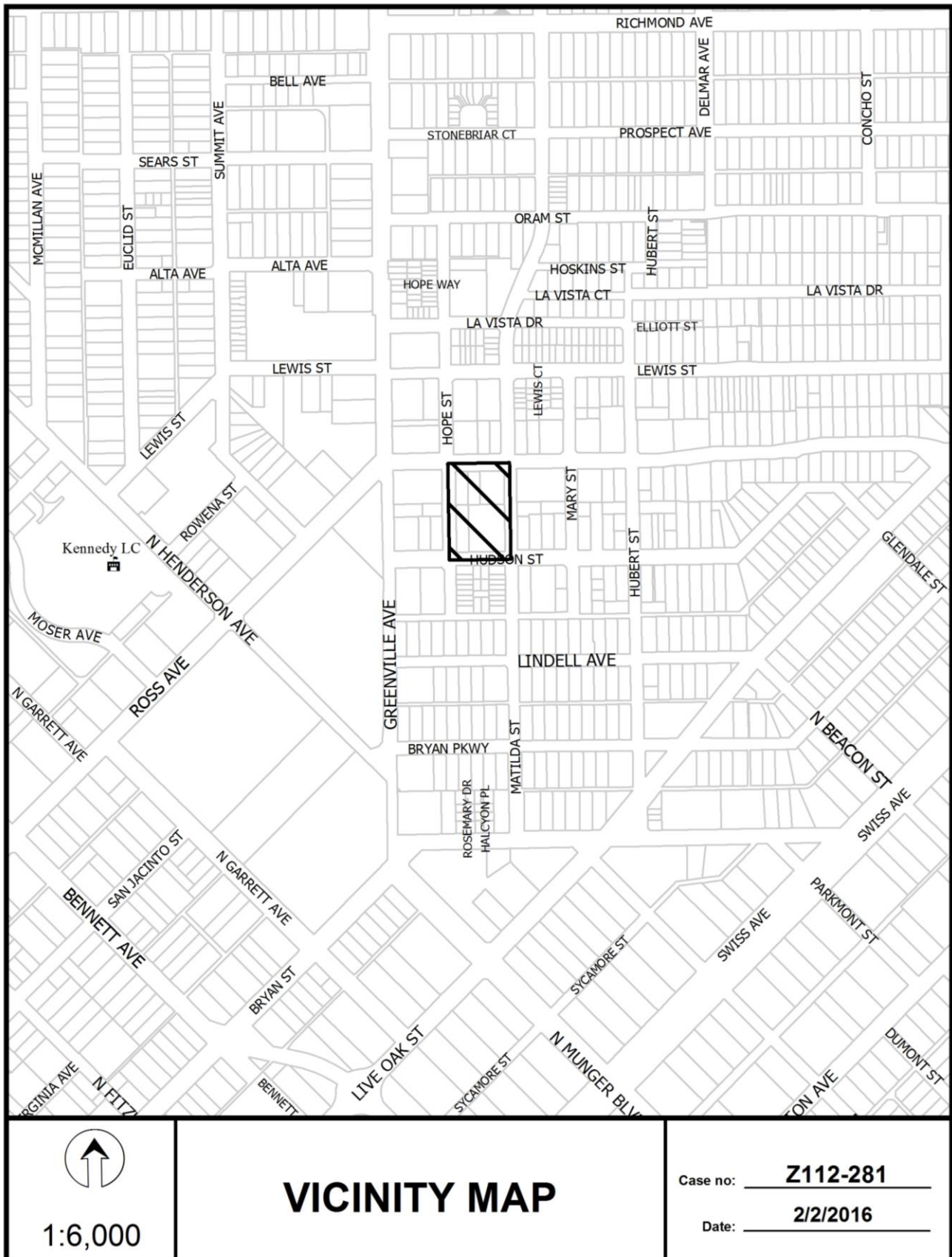
Interfaith Housing Coalition  
5600 Ross Avenue  
Dallas, Texas 75206



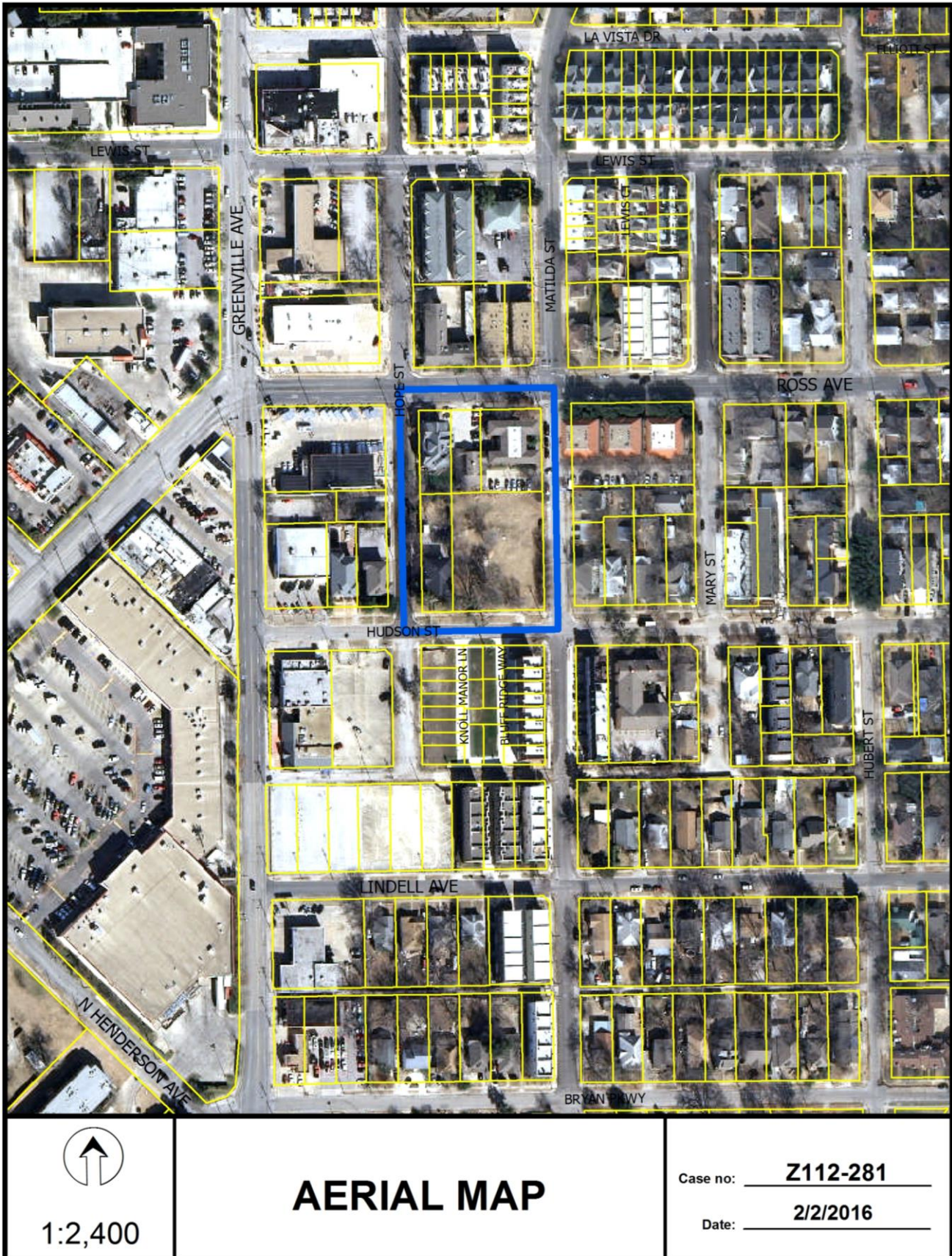
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CITY OF DALLAS  
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City of Dallas

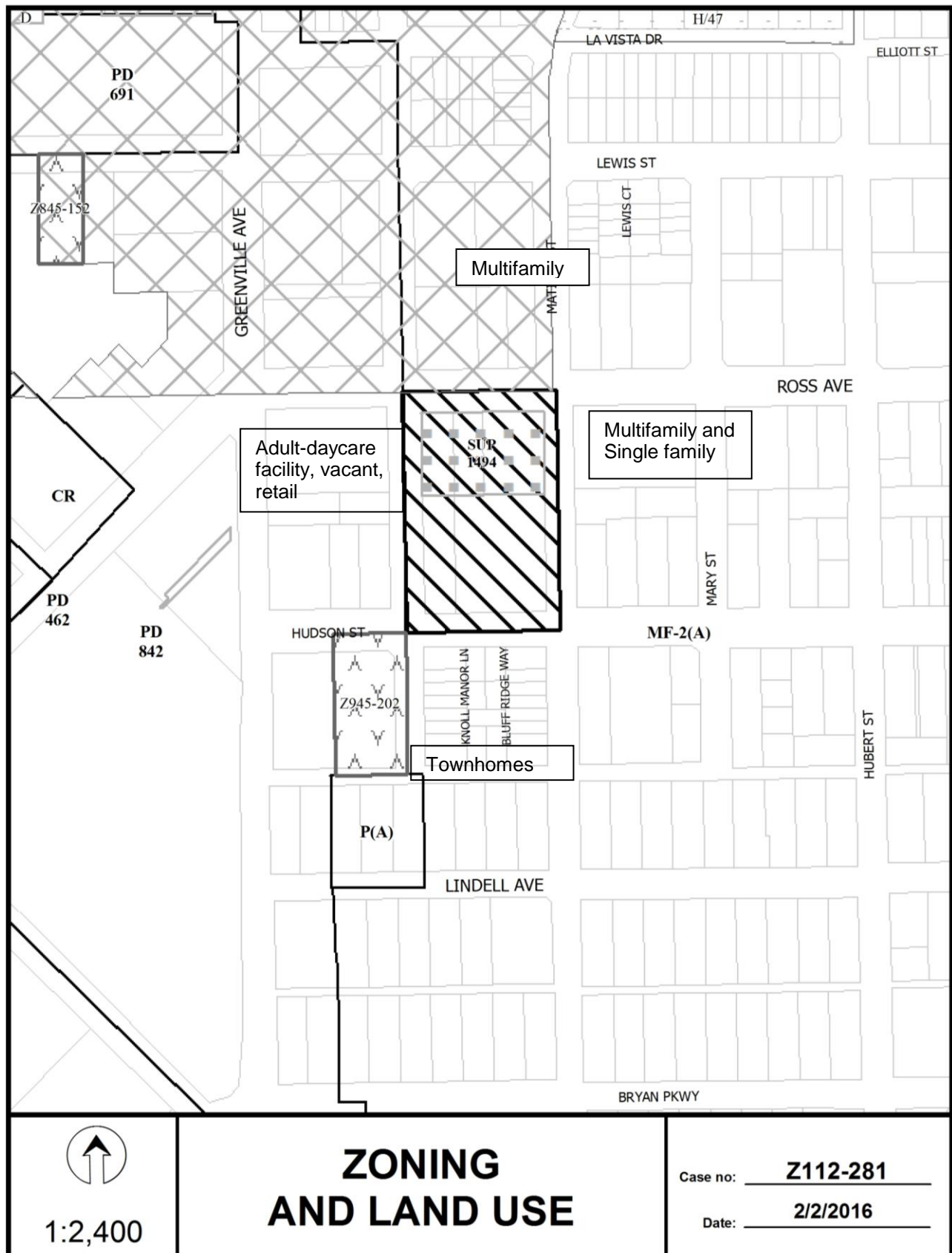
Z112-281(OTH)











## CPC RESPONSES



07/20/2016

***Reply List of Property Owners******Z112-281******188 Property Owners Notified******0 Property Owners in Favor******16 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	5600 ROSS AVE	INTERFAITH HOUSING
	2	5610 ROSS AVE	INTERFAITH HOUSING COALITION
	3	5603 HUDSON ST	INTERFAITH HOUSING COALITION
	4	5703 LINDELL AVE	OLD STABLE INC
	5	5707 LINDELL AVE	DELCAMPO VINCENTE &
	6	5711 LINDELL AVE	KNIGHT WILLIAM W
	7	5713 LINDELL AVE	MENDEZ ALFONSO & SALUSTIA
	8	5719 LINDELL AVE	DELCAMPO JUAN &
	9	5805 LINDELL AVE	DALLAS PARKWAY DEVELOPMENTS LLC
	10	5811 LINDELL AVE	SANCHEZ ERNESTO & NORMA
X	11	5815 LINDELL AVE	PUENTES GLORIA
	12	5819 LINDELL AVE	YIGEZU SEIFU & AMARETCH EBSA
	13	5702 LINDELL AVE	CRISPIN JAVIER & ANGELA
	14	5706 LINDELL AVE	RESIDENTIAL INCOME PARTNERS LP
	15	5708 LINDELL AVE	DELCAMPO ISIDRO & ADELA
	16	5714 LINDELL AVE	ORTEGA J ANTONIO &
	17	5802 LINDELL AVE	DOTTER DOUGLAS A
	18	1580 GREENVILLE AVE	MARS PARTNERS JOINT
	19	5515 LINDELL AVE	MARS PARTNERS
	20	5613 LINDELL AVE	LEE PHILIP H TRUST THE
	21	1430 GREENVILLE AVE	GOLDEN HAWKINS II
	22	5514 LINDELL AVE	ALVARADO MARIA
	23	5602 LINDELL AVE	BARON DOUG & SHARON
	24	5604 LINDELL AVE	BARON DOUG & SHARON
	25	5608 LINDELL AVE	5608 LINDELL LLC
	26	1733 GREENVILLE AVE	MACATEE FAMILY LIMITED

07/20/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5403 ROSS AVE	MCDONALDS CORP
	28	5415 ROSS AVE	GABERINO JAMES D ETAL LTD
	29	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
	30	1706 GREENVILLE AVE	SKILLERN & MAJORS
	31	1708 GREENVILLE AVE	LEAKE SAM S SR TR
	32	1710 GREENVILLE AVE	LEAKE SAM S SR TR
	33	1704 GREENVILLE AVE	CCP ROSSGREEN LP
	34	5610 LEWIS ST	MATILDA APARTMENTS LP
	35	5611 ROSS AVE	IPENEMA INVESTMENTS LTF
	36	1714 MATILDA ST	JOYCE MARTIN
	37	1715 MARY ST	CARDOSO ELIDA &
	38	5701 ROSS AVE	MONZINGO CATHY
X	39	5705 ROSS AVE	ANDERSON HILDRED TR &
	40	5800 LEWIS ST	BCH DEVELOPMENT LLC
	41	5806 LEWIS ST	GLASS JAMES H & KATHERINE C
	42	5810 LEWIS ST	MARTIN NINA MARIE
	43	5812 LEWIS ST	MCCLUNG ANTHONY W & MARYANN MCCLUNG
	44	5814 LEWIS ST	CHEN SHI &
	45	1616 GREENVILLE AVE	AMERCO REAL ESTATE CO
	46	1606 GREENVILLE AVE	GOODWILL INDUSTRIES OF
	47	1615 HOPE ST	INFIRMACARE MEDICAL CTR
	48	5509 HUDSON ST	COX ROBIN LEE
X	49	5513 HUDSON ST	HARBER CAROL
	50	5702 ROSS AVE	INTERFAITH HOUSING
	51	5701 HUDSON ST	BAXAVANIS NICHOLAS &
	52	5705 HUDSON ST	ROMERO LUPE
	53	5711 HUDSON ST	VELAZQUEZ JUAN R
	54	5715 HUDSON ST	5715 HUDSON LLC
	55	5800 ROSS AVE	WEST ROWLING LLC
	56	5808 ROSS AVE	DIVOT LP



07/20/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	57	5812 ROSS AVE	HENLEY HUDSON
	58	1612 MARY ST	JEFF BARON HOMES LLC
	59	5809 HUDSON ST	MCCLENDON CLYDE
	60	1611 HUBERT ST	VALVERDE JOHN PAUL
	61	1605 HUBERT ST	SIDEBOTTOM PAMELA J
	62	5813 HUDSON ST	CORDRY CHRISTOPHER W
	63	5708 HUDSON ST	POTENZIA LLC
X	64	5802 HUDSON ST	GUTIERREZ JUAN FRANCISCO
	65	5804 HUDSON ST	RAB HOLDINGS LLC
	66	5804 HUDSON ST	CONEY ANDREW WRIGHT
	67	5804 HUDSON ST	BELL TERRANCE
	68	1515 HUBERT ST	PEREZ ROBERTO &
	69	5810 HUDSON ST	LOPEZ IGNACIO &
	70	5434 ROSS AVE	RGC PROPERTIES LLC
	71	5429 ROSS AVE	CHAN ALVIN B INC
	72	5702 LA VISTA DR	JOHNSON C RYAN
	73	5704 LA VISTA DR	DOUGLAS KENNETH D
	74	5603 LEWIS ST	COHEN JUSTIN EVAN
	75	5605 LEWIS ST	GENERALOVICH MIKE M
	76	5706 LA VISTA DR	ABEL ALLYCIN I
	77	5708 LA VISTA DR	MCLEOD ALEXANDER W &
	78	5607 LEWIS ST	KOTEK THOMAS & NAOMI TRUST
	79	5609 LEWIS ST	GARCIA JOSE JR & KARMEL
	80	5710 LA VISTA DR	REED JASON
	81	5611 LEWIS ST	SMITH PRESTON L
	82	1809 MATILDA ST	AMOS GREGORY C &
	83	1807 MATILDA ST	FALGOUST DAMIEN
	84	1805 MATILDA ST	BROWNGARCIA SONJA J
	85	1803 MATILDA ST	HOYLAND TIM
	86	5604 LEWIS ST	TOPSPIN DEV LP %
	87	1724 MATILDA ST	MAU KENNETH
	88	1725 LEWIS CT	WAGGONER JENNY E

07/20/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1723 LEWIS CT	DENISSEN ASHLEIGH & JAMES
	90	1721 LEWIS CT	DIVO INVESTMENT PARTNERSHIP
	91	1719 LEWIS CT	WALCHER BRADLEY M & ASHLEY
	92	1715 LEWIS CT	TOM AUSTIN F
	93	1726 LEWIS CT	BOUHASIN MATT
	94	1722 LEWIS CT	MOSKOWITZ FAMILY LIMITED PARTNERSHIP
	95	1720 LEWIS CT	HINCKLEY DOUGLAS N
	96	1731 MARY ST	PUHL MEGHAN ELIZABETH
	97	1727 MARY ST	MONSON RORY
	98	1723 MARY ST	BODLE GEOFFREY
	99	1719 MARY ST	NIVER NICHOLAS J
	100	5701 LEWIS ST	DICKSON AKO
	101	5703 LEWIS ST	HENDERSON ALLISON HALLEY
	102	5705 LEWIS ST	MCENDREE DAVID
	103	5707 LEWIS ST	VELASQUEZ CECILIA
	104	5709 LEWIS ST	FRUMKIN DAVID & HEIDI L
	105	5720 LAVISTA DR	WHITWORTH MARK W
	106	5722 LAVISTA DR	BUCHELIMORENO ALVARO A
	107	5724 LAVISTA DR	LIANG STEVE
	108	5726 LAVISTA DR	TAYLOR KAREN E & GRANT M
	109	5728 LA VISTA DR	LEOPOLD ANTHONY
	110	5811 LEWIS ST	OAKLEY EDWARD P
	111	5807 LEWIS ST	BRINLEY DENZIL
	112	5803 LEWIS ST	GARZA CLARA A
	113	5713 LEWIS ST	BASS BRETT
	114	5711 LEWIS ST	CHARLES CHRISTINE
	115	1710 MARY ST	TGHM PROPERTIES LP
	116	5512 HUDSON ST	ROSS HENDERSON DEV GROUP
X	117	1516 HOPE ST	WALLACH BRYCE
	118	1514 HOPE ST	JENNINGS CHELSEA R &
	119	1512 HOPE ST	JENNINGS DWIGHT BRETT &

07/20/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	120	1510 HOPE ST	MAB-HUDSON LTD
	121	1508 HOPE ST	MOMIN RAHMAN & BEENA
	122	1504 HOPE ST	REID KATHRYN G
X	123	1502 HOPE ST	CANTU STEVEN
	124	1512 KNOLL MANOR LN	GONZALEZ ERIKA
	125	1504 KNOLL MANOR LN	SWINT ANGELA D
	126	5610 HUDSON ST	YARAVITZ TEMA
	127	1505 BLUFF RIDGE WY	MARR BRYAN WESLEY
	128	1529 MATILDA ST	ALTIERY JAMES
X	129	1527 MATILDA ST	MCGRIMLEY JOHN M &
	130	1525 MATILDA ST	HODGES BRENT &
	131	1523 MATILDA ST	ROSS TALOR & SHANEN
	132	1521 MATILDA ST	BROWN WILLIAM MICHAEL & LAURA MATA
X	133	1519 MATILDA ST	MADSEN KATHLEEN
	134	1517 MATILDA ST	VINING JASON &
	135	5712 HUDSON ST	AYALA FELICIANA
	136	1509 MARY ST	ESPARZA PEDRO A & MARIA
	137	5334 ROSS AVE	ROSS HENDERSON DEV GROUP
	138	5618 LINDELL AVE	VAGHELA RAJASHREE &
	139	5618 LINDELL AVE	WILSON DAVID & MICHELLE
	140	5618 LINDELL AVE	VO THANHLY
	141	5618 LINDELL AVE	PHILIPS LAURA
	142	5618 LINDELL AVE	NIPP JUSTIN
	143	5618 LINDELL AVE	NOTT CYNTHIA
	144	5618 LINDELL AVE	ROBINSON SHELIA DENISE
	145	5618 LINDELL AVE	LEWIS GRENVILLE V
	146	5618 LINDELL AVE	HUMPHREY TRACI
	147	5814 HUDSON ST	HO BOBBY
	148	5814 HUDSON ST	EPPLER JENNIFER R
	149	5814 HUDSON ST	HOLT AUSTIN L
	150	5814 HUDSON ST	MISTRY AJAY M

07/20/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5814 HUDSON ST	SLUDER LISA M
	152	5711 ROSS AVE	MINYARD STEVEN &
	153	5711 ROSS AVE	MEDINA GUILLERMO
	154	5711 ROSS AVE	KUPERMAN LIANA
	155	5711 ROSS AVE	BOLISAY CHRISTOPHER J
	156	5711 ROSS AVE	LEHMAN ANTHONY M
	157	5711 ROSS AVE	BECKWORTH LAURA
	158	5711 ROSS AVE	YANEZ MARCELINO
	159	5711 ROSS AVE	VONBARGEN ZACH JAMES
	160	5711 ROSS AVE	IWASKO JENNIFER
	161	5801 ROSS AVE	MINYARD FAMILY LP
	162	5801 ROSS AVE	COYLE DOUGLAS W
	163	5801 ROSS AVE	GREENSPAN MICHAEL A
	164	5801 ROSS AVE	MCCANDLESS JOHN
	165	5803 ROSS AVE	BLOODWORTH PHILLIP
	166	5803 ROSS AVE	DOMHAN MARY P
	167	5803 ROSS AVE	LAFUENTE REYNALDO D & ARISBETH
X	168	5702 HUDSON ST	VILVEN GARRETT
X	169	5702 HUDSON ST	TRAN THAI JR
X	170	5702 HUDSON ST	
X	171	5702 HUDSON ST	CRAWFORD STEPHENIE MERCEDEZ
X	172	5702 HUDSON ST	KATZ BLAIR D
X	173	5702 HUDSON ST	COLMENARES ANTONIO J
X	174	5702 HUDSON ST	ARENDS TERRI A &
	175	5803 HUDSON ST	SUITONU CHAD A
	176	5803 HUDSON ST	LEON MARIBEL
	177	5803 HUDSON ST	HAMULAK JOHN
	178	5803 HUDSON ST	HILL JUSTIN &
	179	5803 HUDSON ST	ROBINSON BRIAN D
	180	5617 LINDELL AVE	WARD COLIN M &
	181	5617 LINDELL AVE	MODECKI CARL A JR
	182	5617 LINDELL AVE	IHUNT LP

Z112-281(OTH)

07/20/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	183	5617 LINDELL AVE	COOPER DAKOTA L
	184	5617 LINDELL AVE	MONCEAUX BRAD J
	185	5609 LINDELL AVE	LEE PHILIP H TRUST THE
	186	5609 LINDELL AVE	HUI ERIC &
	187	5609 LINDELL AVE	BERRY BRAD &
	188	5609 LINDELL AVE	LEE PHILIP H TRUST

**AGENDA ITEM # 64**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 44 D

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z156-124(SH)

**FILE NUMBER:** Z156-124(SH)

**DATE FILED:** November 6, 2015

**LOCATION:** Southeast line of Reagan Street, east of Harry Hines Boulevard

**COUNCIL DISTRICT:** 2

**MAPSCO:** 44 D

**SIZE OF REQUEST:** Approx. 38,115 Sq. Ft. **CENSUS TRACT:** 4.01

---

**APPLICANT:** Broadbill Partners, LP

**REPRESENTATIVES:** Barry Knight and Brad Williams

**OWNER:** Jean Marie Brodnax

**REQUEST:** An application for a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The applicant proposes to redevelop the property with a mini-warehouse use (classified as a warehouse use within PDD No. 193) and is requesting an alternative off-street parking requirement for the use.

**CPC RECOMMENDATION:** Approval, subject to a development plan and conditions

**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request, subject to staff's recommended conditions, based upon:

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use subject to the attached recommended conditions will remain sensitive to a residentially flavored institutional use and low density residential area in close proximity to the site.
2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. *Justification for a Planned Development Subdistrict as opposed to straight zoning* – As the applicant wishes to establish a parking requirement different than required, the PDS is required.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to the request within the past five years.

**Street**

**Existing & Proposed ROW**

Reagan Street

Local; 50' ROW

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not significantly impact the street system.

**STAFF ANALYSIS:**

**Area Plans:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings



similar in appearance to non-parking buildings.

- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant has worked with staff to achieve closure on the above stated objectives. Regarding Nos. 1, 3, and 4, staff has recommended conditions that soften the impact of the proposed use. This includes recommended provisions to respect the adjacent, partially developed low density residential area. No. 7 will be provided by existing requirements within PDD No. 193. Lastly, Nos. 2, 5, and 6 are not applicable to the intended use of the property.

**Comprehensive Plan:** The site is considered a Commercial Center or Corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

**Land Use Compatibility:** The site is developed with commercial structures surface parking, of which all improvements will be removed. The applicant proposes a three story/36 foot-tall mini-warehouse as depicted on the attached development plan and elevation drawings.

As the current zoning permits the mini-warehouse use by right (classified as a warehouse use within PDD No. 193), the applicant's request is to establish an off-street parking ratio that is specific to the mini-warehouse development.

The area along both sides of Reagan Street is generally developed with office/commercial/utility uses west of the site, with undeveloped property east, towards the depressed lanes of the Dallas North Tollway. SUP No. 213 for an alcoholic sanatorium, the *Phoenix House Hill A. Feinberg Academy*, provides its services on the property immediately north of the site. The area then transitions to a scattered single family residential development comprised of both detached and attached structures. Much of the area remains undeveloped and zoned for TH-3 Subdistrict Uses.

It should be noted that staff's recommended conditions are provided, in part, in consideration of the Phoenix House and adjacent residential character envisioned for the remaining residentially zoned property. Lastly, the scale of the building, while a bit more vertically proposed than staff would like to see, is permitted by the underlying zoning which permits any legal height. As such, staff has recommended a reduced visibility reflectance and façade palate that will be more sensitive to the community serving use and anticipated residential character on the undeveloped properties to the north.

In summary of this analysis, staff supports the request subject to the attached recommended conditions and development plan.

**Off-Street Parking:** As noted above, this use is not specifically addressed in PDD No. 193, as it is in the balance of the city. Rather, it is classified as a warehouse use which would require 10 0 off-street parking spaces. A mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit, with a minimum off-street parking requirement of six spaces. Based on the applicant's development plan, 197 rental units could be available (assumes a 1,500 square foot office/caretaker's quarters). The applicant is proposing 21 off-street parking spaces, which is significantly more than what is required for a mini-warehouse use in other parts of the city.

In order to provide the City Council with some guidance in assessing this request, staff references a similar request for a PDD for a truly vertical product that was submitted and approved. This particular development is comprised of 79,740 square feet of floor area within a four story structure, providing parking at a ratio of one space for each 4,200 square feet of floor area.

This same approach of calculating the parking requirements for the proposed mini-warehouse use would result in a minimum of 24 required parking spaces. However, staff is supportive of the proposed 21 parking spaces, as this is more than three times the number of parking stalls that would be required by the Development Code, and therefore, should sufficiently meet the parking demands of the intended use of the subject property.

**CPC Action – June 16, 2016**

**Motion I:** It was moved to recommend **denial without prejudice** of a Planned Development Subdistrict for a mini-warehouse use and I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.

Maker: Rieves  
Second: Haney  
Result: Failed: 3 to 11

For: 3 - Rieves, Haney, Schultz

Against: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley

Absent: 1 - Abtahi

Vacancy: 0

**Motion II:** It was moved to recommend **approval** of a Planned Development Subdistrict for a mini-warehouse use and I-2 Industrial Subdistrict Uses, subject to a development plan and conditions on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.

Maker: Anglin  
Second: Tarpley  
Result: Carried: 11 to 3

For: 11 - Anglin, Houston, Davis, Shidid,  
Anantasomboon, Jung, Housewright, Peadon,  
Murphy, Ridley, Tarpley

Against: 3 - Rieves, Haney, Schultz

Absent: 1 - Abtahi

Vacancy: 0

<b>Notices:</b>	Area: 500	Mailed: 50
<b>Replies:</b>	For: 0	Against: 21

**Speakers:** For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201  
Against: Jack Lewis, 2344 Throckmorton St., Dallas, TX, 75219  
Patrick Bilgere, 2324 Throckmorton St., Dallas, TX, 75219  
Alan Colvin, 2344 Throckmorton St., Dallas, TX, 75219  
Corey Martin, 2326 Throckmorton St., Dallas, TX, 75219  
Susan Audrey Cho, 2401 Douglas Ave., Dallas, TX, 75219  
John Harper, 2400 Knight St., Dallas, TX, 75219  
Shad Rasco, 2338 Throckmorton St., Dallas, TX, 75219  
Patrick Aunkst, 2318 Throckmorton St., Dallas, TX, 75219  
Teed Westlake, 2336 Throckmorton St., Dallas, TX, 75219  
Raymond Gardner, 2334 Throckmorton St., Dallas, TX, 75219

## **Z156-124 List of Officers**

### **Partners, Principals, Officers, and Directors**

Applicant:

Broadbill Partners, LP  
Broadbill GP, LLC, its general partner  
Bob Ladd, president  
Limited Partners:  
Montrose Investments Fund I, LP  
William Rose, manager  
Puffin Partners, LP  
Charles Gale, co-manager  
Ladd 1998 Real Properties, Ltd.  
Bob Ladd, manager  
John Newton Walker

Owner: Jean Marie Brodnax

**CPC RECOMMENDED PDS CONDITIONS**

**Division S-\_\_\_\_\_ . Subdistrict \_\_\_\_\_.**

**SECTION 1.01 LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2016.

**SECTION 1.02 PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_\_\_ is established on property located on the southeast line of Reagan Street, east of Harry Hines Boulevard. The size of PD Subdistrict \_\_\_\_\_ is approximately 38,125 square feet.

**SECTION 1.03 DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

(b) MINI-WAREHOUSE means a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 500 square feet in floor area.

(c) SUBDISTRICT means a subdistrict of PD 193.

(d) VISIBLE REFLECTANCE means the percentage of available visible light energy reflected away from the exterior surface of glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(e) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(f) This subdistrict is considered to be a nonresidential zoning district.

**SECTION 1.04 DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

## **SECTION 1.05                      MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the I-2 Industrial Subdistrict, subject to the same conditions applicable in the I-2 Industrial Subdistrict, as set out in Part I of this article. For example, a use permitted in the I-2 Industrial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the I-2 Industrial Subdistrict is subject to DIR in this subdistrict; etc.

(b) In addition to (a) in this section, the following uses are permitted by right in this subdistrict:

(1) Mini-warehouse.

(c) The following uses are prohibited in this subdistrict:

(1) Retail Uses.

- Second hand store.
- Pawn shop.

(2) Motor Vehicle Related Uses.

- Auto parts sales (outside display).
- Auto repair garage (outside).

(3) All Commercial Uses as defined in Chapter 51P-193.107(m).

(4) Storage and Waste Disposal Uses.

- Open storage.

(5) All Animal Related Uses as defined in Chapter 51P-193.107(o).

(6) All Industrial and Manufacturing Uses as defined in Chapter 51P-193.107(p).

## **SECTION 1.06                      ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

## **SECTION 1.07 YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls)

(a) In general. Except as provided in this section, the yard, lot, and space regulations of the I-2 Industrial Subdistrict apply.

(b) Mini-warehouse.

(1) Structure height. Maximum structure height is 36 feet.

(2) Floor area. Maximum floor area is 100,000 square feet.

(3) Stories. Maximum number of stories above grade is three.

## **SECTION 1.08 OFF STREET PARKING AND LOADING.**

(a) In general. Except as provided in this paragraph, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Mini-warehouse. A minimum of 21 off-street parking spaces must be provided.

## **SECTION 1.09 ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

## **SECTION 1.10 LANDSCAPING.**

Landscaping and screening must be provided in accordance with Part I of this Article.

## **SECTION 1.11 SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII.

## **SECTION 1.12 ADDITIONAL PROVISIONS.**

(a) Mini-warehouse.

(1) All storage units must be accessed from an internal corridor.

(2) Rental and outside display of vehicles and trailers normally associated with moving goods and personal possessions from one location to another are prohibited.



(3) Outside storage of vehicles, recreational vehicles, or other items customarily stored outside is prohibited.

(4) Wing walls or other design options must be utilized to screen all loading areas from Reagan Street.

(5) Glass on the north and east facades may not have a visible reflectance greater than 15 percent.

(6) Building facade colors must be low reflectance, consisting of a subtle, neutral, or earth tone color palette. The use of bright metallic, black, or fluorescent colors for the building facades is prohibited.

(7) Signs are prohibited on the building façade on the Reagan Street frontage.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

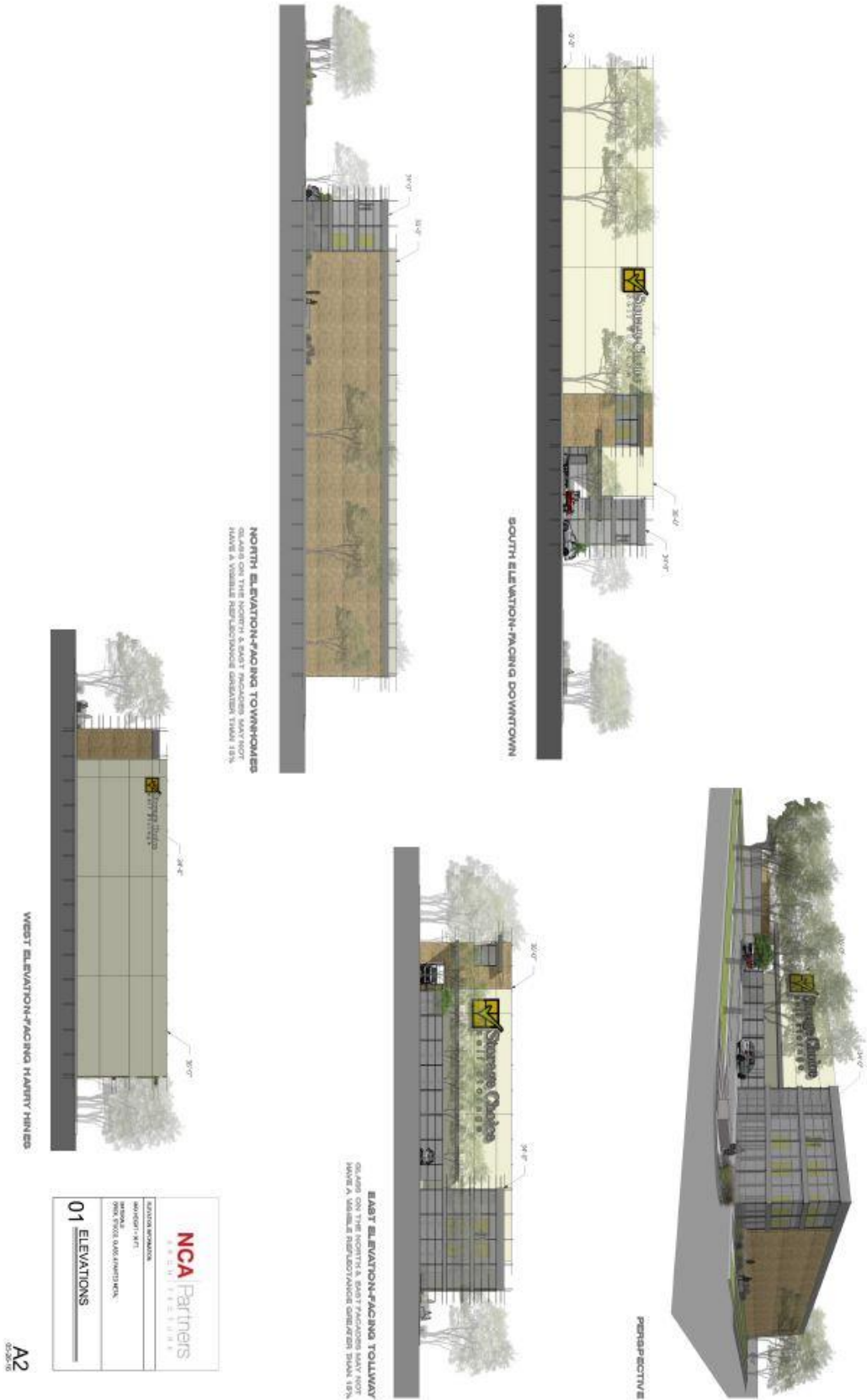
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(d) Except as provided in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

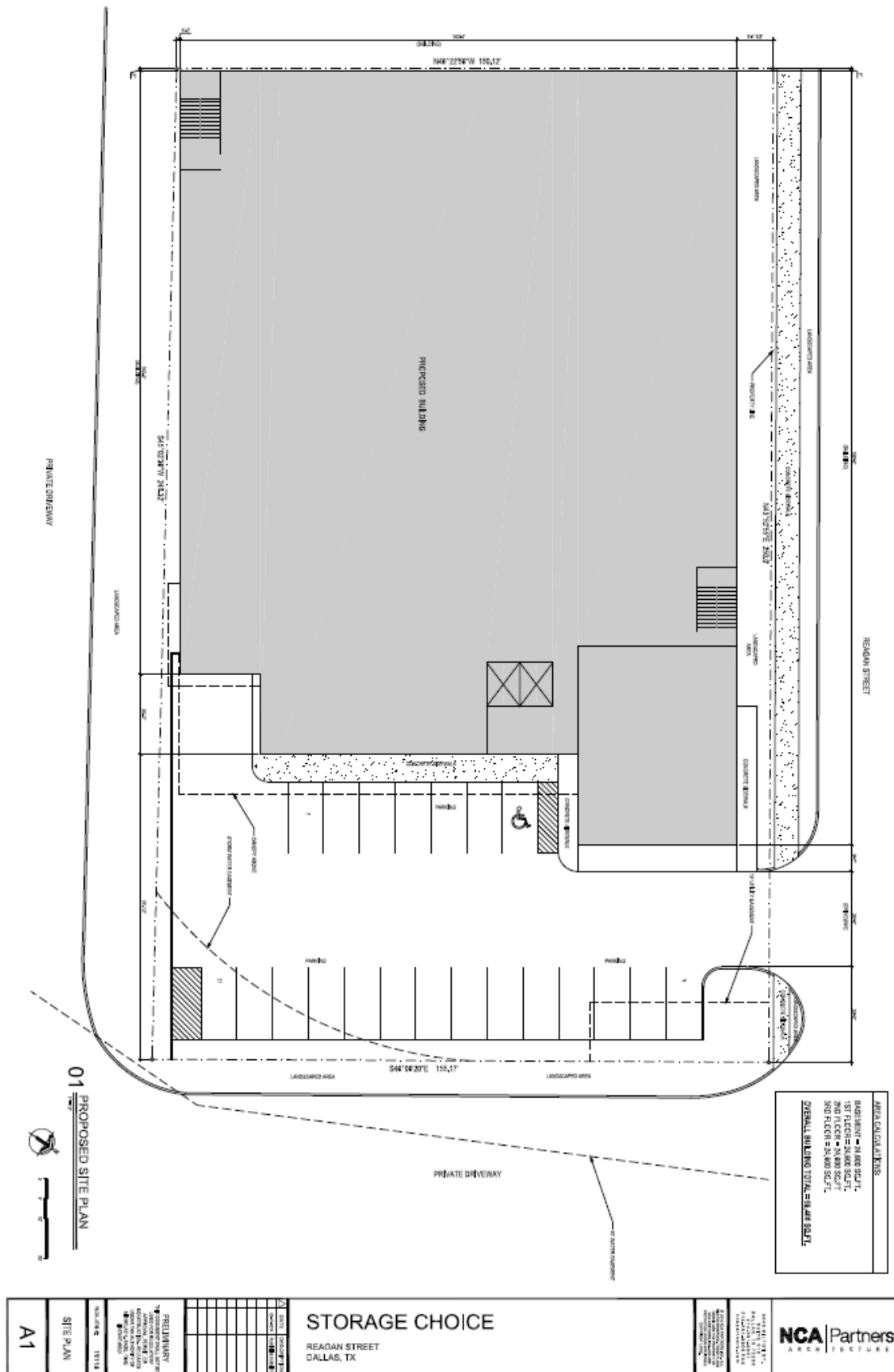
#### **SECTION 1.13 COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



**Proposed Elevation**  
(shown for illustrative purposes, only)









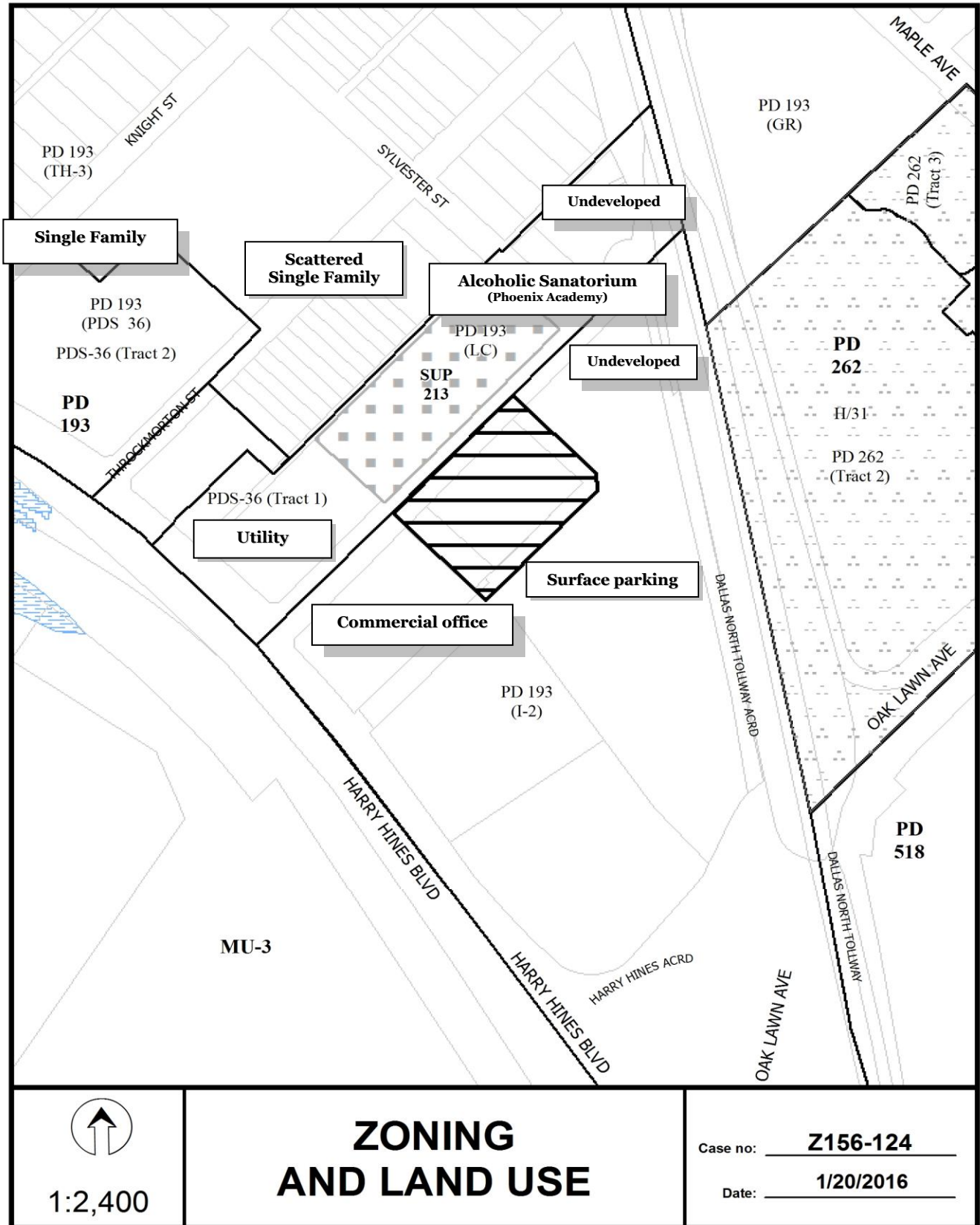
1:2,400

## AERIAL MAP

Case no: **Z156-124**

Date: **1/20/2016**





# CPC Responses



06/15/2016

***Reply List of Property Owners******Z156-124******50 Property Owners Notified******0 Property Owners in Favor******21 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2338 REAGAN ST	BRODNAX JEAN MARIE
	2	3918 HARRY HINES BLVD	PLASMA LTD
	3	2338 REAGAN ST	NORTH TEXAS TOLLWAY
	4	3900 HARRY HINES BLVD	TEXAS SCOTTISH RITE HOSPITAL FOR CRIPPLED CHILDREN
	5	3910 HARRY HINES BLVD	SENIOR CITIZENS OF
X	6	2403 THROCKMORTON ST	VOORHEES WYNNE J
X	7	2401 THROCKMORTON ST	BOECK CHRISTOPHER M
	8	2407 THROCKMORTON ST	BURKS DEREK J
	9	2405 THROCKMORTON ST	NAEEM USMAN SYAL
X	10	2411 THROCKMORTON ST	GARAY JOHN D
X	11	2422 THROCKMORTON ST	GARRISON RICHARD T
	12	2418 THROCKMORTON ST	MEDRANO JOE N
	13	2414 THROCKMORTON ST	RAMOS CLEMENTINA M
	14	2410 THROCKMORTON ST	MANZANARES MARY L
	15	2406 THROCKMORTON ST	PINEDA JOSEPHINE EST OF
	16	2402 THROCKMORTON ST	BALLAS BARRY BULL INC
X	17	2359 REAGAN ST	PRESCOTT INTERESTS LC
X	18	2363 REAGAN ST	PRESCOTT INTERESTS LTD
X	19	2350 THROCKMORTON ST	LEE ANNIE D
	20	4030 HARRY HINES BLVD	SODERQUIST ASSOC LLC
	22	1950 N STEMMONS FWY	DCI TECH INFOMART LP
	23	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
	24	4100 HARRY HINES BLVD	4100 HARRY HINES PTNRS LP
X	25	2344 THROCKMORTON ST	LEWIS JACK V &
X	27	2336 THROCKMORTON ST	WESTLAKE P TEED
X	28	2334 THROCKMORTON ST	GARDNER RAYMOND



06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	29	2332 THROCKMORTON ST	MARTIN DAVID L
X	30	2330 THROCKMORTON ST	MILLER RICHARD ALLEN & DEIDRE B
X	31	2328 THROCKMORTON ST	K & D BLACK PROPERTIES LIMITED
X	32	2326 THROCKMORTON ST	MARTIN COREY LEON
X	37	2316 THROCKMORTON ST	HENNESY HUGH P
	38	2303 REAGAN ST	TEXAS UTILITIES ELEC CO
	39	401 S BUCKNER BLVD	DART
	40	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	41	4100 HARRY HINES BLVD	DALLAS POLICE & FIRE PENSION SYSTEM
	42	4100 HARRY HINES BLVD	CDK REALTY ADVISORS LP
	43	3819 MAPLE AVE	OLD PARKLAND UNIT A LLC
	44	3949 OAK LAWN AVE	OLD PARKLAND UNIT B LLC
	45	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
	46	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
	47	4001 MAPLE AVE	TRT OLD PARKLAND LLC
	48	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
	49	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
	50	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
X	A1	2324 THROCKMORTON ST	KELLEY MELANIE & MARTIN ALAN
X	A2	2338 THROCKMORTON ST	RASCO SHAD L
X	A3	4016 HARRY HINES BLVD	WDM REAL ESTATE LLC
X	A4	2322 THROCKMORTON ST	LONG PAMELA J
X	A5	2320 THROCKMORTON ST	AFOLABI FOLASHADE
X	A6	2318 THROCKMORTON ST	AUNKST PATRICK K

**AGENDA ITEM # 65**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 11

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 16 N

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for private school and an ordinance repealing Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

Recommendation of Staff and CPC: Approval for a four-year period, subject to a site plan, traffic management plan, and conditions; and approval of repealing Specific Use Permit No. 67

Z156-174(SM)

**FILE NUMBER:** Z156-174(SM)

**DATE FILED:** December 28, 2015

**LOCATION:** Northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

**COUNCIL DISTRICT:** 11

**MAPSCO:** 16N

**SIZE OF REQUEST:** Approximately 6.734 acres **CENSUS TRACT:** 136.10

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**APPLICANT/ OWNER:** Park Central Baptist Church

**REPRESENTATIVE:** Robert Reeves & Associates, Inc.

**REQUEST:** An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of this request is for a private school. The school will utilize a portion of Park Central Baptist Church's property.

**CPC RECOMMENDATION:** **Approval** for a four-year period, subject to a site plan, traffic management plan, and conditions; and **approval** of repealing Specific Use Permit No. 67.

**STAFF RECOMMENDATION:** **Approval** for a four-year period, subject to a site plan, traffic management plan, and conditions; and **approval** of repealing Specific Use Permit No. 67.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval of staff's recommended conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the surrounding area. The school is not requesting any additional changes to the site and the traffic from drop-off and pick-up times will circulate from the LBJ access road through the parking lot and back onto the LBJ access road as prescribed in the traffic management plan.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The services of the proposed school will provide a service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The Traffic Safety and Engineering Sections have approved the application with periodic updates to the traffic management plan as specified in the specific use permit conditions.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

## **BACKGROUND INFORMATION**

According to a site plan that was used for a permit to construct a corridor to connect the administration building to the gymnasium building (permit 0904291066), the buildings on the request site were erected in this order:

- 1963: The two-story administration building was constructed in the southeast corner with approximately 9,173 square feet.
- 1970: The two-story Sunday school building was constructed just north of the administration building with approximately 4,918 square feet.
- 1975: The one-story gymnasium building was constructed just west of the administration building with approximately 14,922 square feet.
- 1991: The one-story sanctuary building was constructed west of the gymnasium building with approximately 10,776 square feet.

**Zoning History:** There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-277:** On November 14, 2012 the City Council approved an application to amend the deed restrictions on property zoned an MU-1 (SAH) Mixed Use District (Affordable) with Specific Use Permit No. 1454 for a detached non-premise sign at the northeast corner of LBJ Freeway and Meandering Way.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed Dimension
LBJ Freeway	Interstate Highway	Varies
Blossomheath Lane	Local	50' ROW

**Traffic:**

The Traffic Safety Engineering Section of the Department of Street Services and the Engineering Section of Sustainable Development and Construction have reviewed the request and recommended approval of the application subject to the traffic management plan.

**Comprehensive Plan:**

The request site is identified as being located along a *Commercial Center or Corridor* on the **forwardDallas! Vision Illustration**, adopted June 2006. Commercial Centers or Corridors primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The request is consistent with this Building Block.

**STAFF ANALYSIS:****Land Use Compatibility:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A), SUP No. 67	Church
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	MU-1	Hotels
<b>South</b>	MU-3	LBJ Freeway, Hotel, Retirement Housing
<b>West</b>	D(A); MU-1(SAH) with deed restrictions, SUP No. 1454	Duplexes; Undeveloped

Surrounding land uses include single family to the north, hotels to the east, an expansive interstate highway to the south with mixed uses further south, and a large undeveloped tract and duplexes to the west. The site's existing vehicular access points are on LBJ Freeway and Blossomheath Lane. However, the traffic management plan restricts ingress to the eastern drive approach on the LBJ Freeway access road and egress to the western drive approach on the LBJ Freeway access road; it also notes that traffic cones are to be placed at each driveway that connects to Blossomheath Lane to prohibit access during student drop off and pick up times. Therefore, the traffic management plan discourages cross-traffic to nearby residential streets.

The new private school proposes to occupy existing church facilities and operate at mutually exclusive times with the church with no additions proposed to the site. The church has grown since its inception in 1963 but has largely remained unchanged since 1993.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code.

**Landscaping:** Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as no new construction is proposed on the site.

**Parking:** Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom, three and one-half parking spaces for each middle school classroom, and nine and one-half parking spaces for each high school classroom. The proposed school is projected to have a total of 17 classrooms that include 10 elementary school, 3 middle school, and 4 high school classrooms, which would require a total of 63.5 parking spaces for the school. Since required off-street parking is calculated as a sum of all the uses on site, since the church will operate concurrently, although at different times, the total parking requirement for the site is 194 parking spaces. The applicant is providing 202 parking spaces.

#### **CPC ACTION – June 16, 2016**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for private school for a four-year period, subject to a site plan, traffic management plan, and conditions; and **approval** of the repeal of Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.

Maker: Schultz  
Second: Murphy  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Notices:** Area: 400 Mailed: 52  
**Replies:** For: 1 Against: 0

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
William Rector, 6464 E. Lovers Ln., Dallas, TX, 75214  
John Hoagland, 7184 Kendallwood Dr., Dallas, TX, 75240  
Against: Susan Bowman, 13358 Meadowside Dr., Dallas, TX, 75240  
Neutral: Marcy Helford, 7191 Kendallwood Dr., Dallas, TX, 75240



## List of Partners

### STEWARDSHIP COMMITTEE

Bob Adams (14-17)  
 Amy Luce (13-16)  
 Connie Coleman (11-14)  
 Chairman of Deacons (Ex-Officio)

David Greene (14-17)  
 Tommy Malone, Deacon  
 Roberta Green, Treasurer  
 Pastor (Ex – Officio)

Ron McGinnis, Registered Agent – 7/24/14 – on-going

Access Park Central's safe deposit box: Carol Spence, Ronnie McGinnis, Roberta Green  
 Check Signers: Coy Quine, Roberta Green, Carol Spencer

Candidate	Field of Service	Term
Coy Quine	Trustee/Check Signer	Begins 1/23/2014 - on-going
Roberta Green	Check Signer	Begins 1/23/2014 - on-going
Carol Spencer	Check Signer	on-going

### Trustees:

Coy Quine, Amy Luce, Ronnie McGinnis, Charlie Spencer

Z156-174



## CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires in 4 years.
4. CLASSROOMS: The maximum number of classrooms is 17.
5. ENROLLMENT: The number of students on the school campus is limited to 250 at any one time.
6. FLOOR AREA: The maximum floor area is 46,256 square feet.
7. HOURS OF OPERATION: Except for special events, the private school may only operate between 8:00 AM and 4:00 PM, Monday through Friday. "Special events" are school-related or school-sponsored functions other than normal classroom operations.
8. HEIGHT: No structure may exceed 30 feet in height.
9. LIGHTING:
  - A. Lighting is permitted throughout the Property solely for the purpose of security and not for the purpose of illuminating athletic events, practices, or other special events.
  - B. Light poles may not exceed 30 feet in height.
  - C. Light fixtures must be hooded, shielded and directed downward
10. OUTDOOR SOUNDS: Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.
11. STADIUMS AND OUTDOOR BLEACHERS: Stadiums and outdoor bleachers are prohibited.
12. TRAFFIC MANAGEMENT PLAN:
  - (a) In general. Operation of the private school must comply with the attached traffic management plan.
  - (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way. Vehicular curb cuts that do not reflect ingress and egress points used in the Traffic Management Plan must be closed to school traffic during drop-off and pick-up times as well as special events.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1, 2017 or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1 of each year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code.

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

13. SECURITY: A peace officer must be at the school exit on duty along LBJ Freeway during student drop-off times.

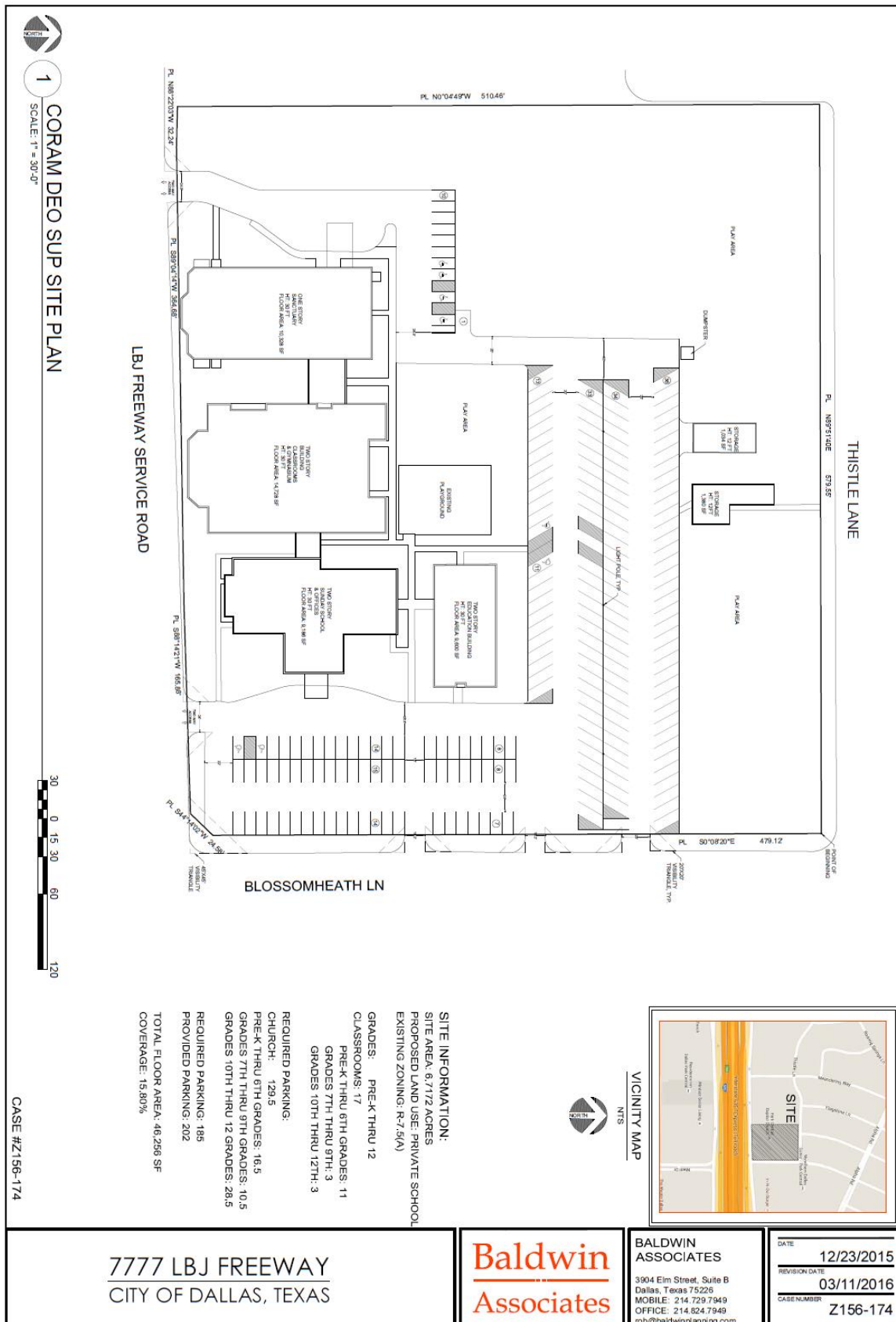
14. TRASH PICK-UP: Trash pick-up is limited to the hours between 8:00 a.m. and 5:00 p.m.

15. NEIGHBORHOOD NOTIFICATIONS: At least thirty days prior to the filing with the city of any application for a zoning change with respect to the school, any application for a minor amendment to the approved site plan for the school pursuant to Sections 51A-4.702(h) or (i), as amended, or any application to the Board of Adjustment for a variance or special exception with respect to the school, or minor amendment to the Traffic Management Plan, the applicant shall submit a copy of said application to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380.

16. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

17. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## **Proposed Site Plan**



## Proposed Traffic Management Plan

### TRAFFIC MANAGEMENT PLAN FOR CORAM DEO ACADEMY

Dallas, Texas

Final: March 2016

Draft 3: February 2016

Draft 2: January 2016

Draft 1: December 2015

Prepared for  
Mr. Bill Rector, Headmaster  
Coram Deo Academy  
4900 Wichita Trail  
Flower Mound, TX 75022

Prepared by  
*ND Engineering, PC*  
N. Ruth Davis, PE, PTOE  
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N Ruth  
Davis

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Engineering, PC, ou,  
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Date: 2016.03.15 13:17:24 -05'00'

This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

*Erin Bishop, Draftsperson/Graphics*

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*This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.*

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## TRAFFIC MANAGEMENT PLAN FOR CORAM DEO ACADEMY

### EXECUTIVE SUMMARY/INTRODUCTION

This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy (CDA), which will be located on the Park Central Baptist Church campus, 7777 LBJ Freeway, Dallas, Texas:

- School Characteristics
- Hours of operation;
- Parking
- Drop-off and pickup hours;
- Parent route assignments
- Circulation Plan;
- Ingress and egress locations;
- Location of student drop-off and pickup;
- Number and location of personnel assisting with loading and unloading of students;
- Available queue storage;
- Number of vehicles and queue length for the proposed number of students/families; and,
- Neighborhood impact evaluation.

Figure 1 shows the Project location and the proposed circulation plans for the 2016-2017 school year/build out condition.

### Conclusion

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.







## **SCHOOL CHARACTERISTICS**

CDA is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are homeschooled on the remaining days depending on the rotation. The CDA Dallas campus will have classes on Tuesday/Thursday with electives on Friday during the 2016-2017 school year. Grade levels planned for the 2016 – 2017 school year for the Dallas campus will be prekindergarten (Pre-K) through 8<sup>th</sup> grade. At build out of the CDA Dallas campus, classes will be taught on both the Monday/Wednesday and Tuesday/Thursday rotations with electives and high school labs taught on Friday. Grade levels planned for the build out condition for the Dallas campus will be Pre-K through 12<sup>th</sup> grade.

There are currently 102 students/54 families enrolled for the Tuesday/Thursday core classes, and 28 students/21 families enrolled for Friday electives. With proposed build out there would be 250 students/133 (approximate) families enrolled for both the Monday/Wednesday and Tuesday/Thursday core classes. It is anticipated that with build out there would also be approximately 250 students/133 families enrolled for Friday electives and high school labs. Currently, several families carpool which results in a VOR of 2.5 students per vehicle.

CDA typically “grows” the next grade by students moving up from lower classes to upper classes as opposed to students applying for acceptance into the school in the upper grades. With the current enrollment of 102 students with grades Pre-K through 8<sup>th</sup> grade and assuming an average class size of 15 students, it will take approximately eight (8) to nine (9) years to reach the currently planned maximum enrollment of 250 students. At build out, it is anticipated that there will be two (2) classes each of Pre-K, kindergarten, and 1<sup>st</sup> grade and one class each for all remaining grades through 12<sup>th</sup>.

CDA Dallas campus staff currently consists of 10 faculties, one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director. With maximum student enrollment the staff will increase to 28 faculties and will maintain the one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director.

## **HOURS OF OPERATION**

CDA Dallas campus faculty and staff typically arrive by 7:45 AM with doors opening to student arrivals around 8:15 AM. School will start around 8:45 AM with classes lasting to approximately 3:05 PM. Student pickup will begin at 3:15 PM and all students be gone from the campus by 3:45 PM. Faculty and staff typically exit the campus by 4:15 PM unless there is a staff meeting. Staff meetings typically occur once per month and are usually over and all staff has departed by 4:45 PM.

## **PARKING**

The Park Central Dallas Church campus has 204 regular parking spaces of which eight (8) are handicap spaces. The parking areas are located to the east of and behind the church buildings. Per City of Dallas Code Section 51A-4.204(17)(C), a private school should have the following number of parking spaces:

- (i) One and one-half spaces for each kindergarten/elementary school classroom;
- (ii) Three and one-half spaces for each junior high/middle school classroom; and
- (iii) Nine and one-half spaces for each senior high school classroom.

Based on these code requirements, the 2016-2017 school year would require a total of 19 spaces:

- 12 for Pre-K/kindergarten/elementary school classes, and
- Seven (7) for junior high/middle school classes.

This assumes that Pre-K through 6<sup>th</sup> grade is equivalent to the kindergarten/elementary classification and that 7<sup>th</sup> through 8<sup>th</sup> grade is equivalent to the junior high/middle school classification.

With buildout of the school to include 9<sup>th</sup> through 12<sup>th</sup> grades, the school would require a total of 57 spaces:

- 17 for Pre-K/kindergarten/elementary school classes,
- 11 for junior high/middle school classes, and
- 29 for senior high school classes.

This assumes that Pre-K through 6<sup>th</sup> grade is equivalent to the kindergarten/elementary classification, that 7<sup>th</sup> through 9<sup>th</sup> grade is equivalent to the junior high/middle school classification, and that 10<sup>th</sup> through 12<sup>th</sup> grade is equivalent to the senior high school classification.

The existing 204 total spaces exceed both the near term and the long range parking code requirements.

## **DROP-OFF AND PICKUP HOURS**

With the current school location and enrollment, the CDA Dallas campus AM drop-off typically occurs between 8:15 AM and 8:45 AM. PM Pickup typically occurs between 3:00 PM and 3:15 PM. With the proposed school location and maximum enrollment, the drop-off times would be 8:15 AM to 8:45 AM and pickup times would be 3:15 PM to 3:45 PM.

## **PARENT ROUTE ASSIGNMENTS**

In order to avoid impacting the neighborhoods to the north and west of the proposed school, parent route assignments have been developed as shown in Figures 2 (enter) and 3 (exit). These will be disseminated to parents during parent orientation.

## **CIRCULATION PLAN**

### **AM Drop-Off**

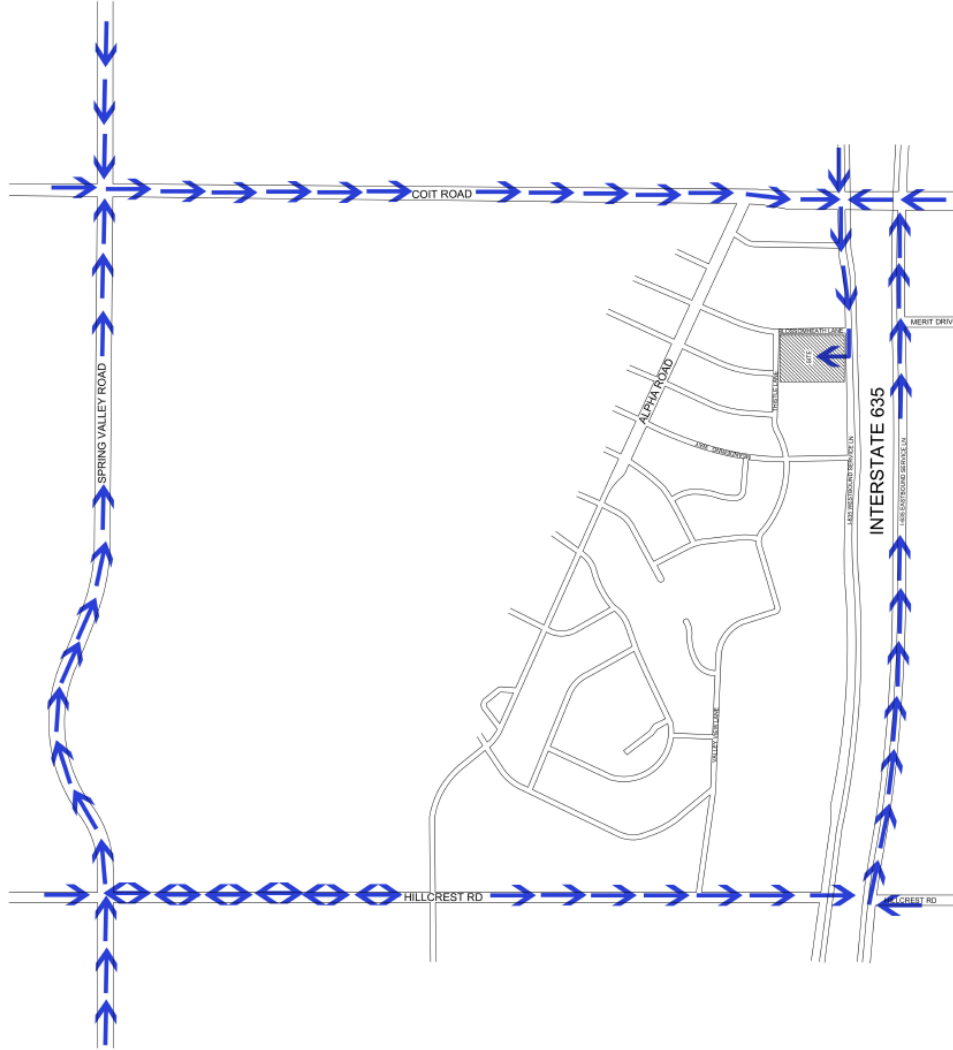
All family vehicles would turn right from the Lyndon B. Johnson Freeway [I-635] westbound frontage road (frontage road) into the westernmost Park Central Baptist driveway. All vehicles would proceed clockwise around the back of the campus to the drop-off location on the east side of the education building. Once the students were dropped off, the vehicles would continue clockwise and exit the campus via a right-turn only from the easternmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and drop-off location for both the 2016-2017 school year and build out.

DATE 02/26/2016  
REVISION DATE  
CASE NUMBER Z156-174

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**Baldwin**  
Associates

7777 LBJ FREEWAY  
CITY OF DALLAS, TEXAS



\*MORNING TRAFFIC ENTERS ON WEST SIDE OF SITE AND EXITS ON THE EAST SIDE OF THE SITE  
\*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

CASE #Z156-174

CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - ENTER



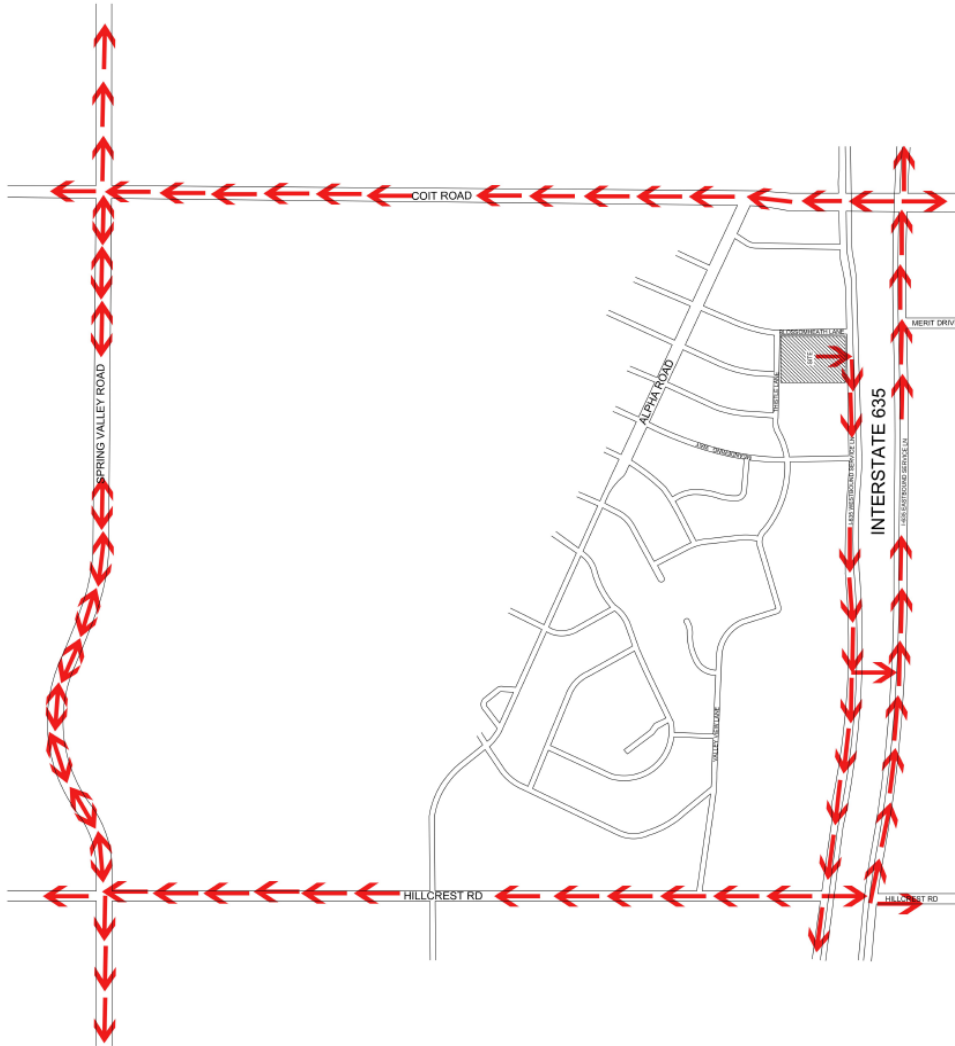
Not to Scale

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 \*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

CASE #Z156-174

1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - EXIT

Not to Scale



**PM Pickup**

In the afternoon, all vehicles would turn right from the frontage road into the easternmost Park Central Baptist driveway and proceed counterclockwise around the back of the campus to the pick-up location on the west side of the Sanctuary at the portico. Once the students were picked up, the vehicles would continue counterclockwise and exit the campus via a right-turn only from the westernmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and pickup locations for the 2016-2017 school year/build out conditions. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

**INGRESS AND EGRESS LOCATIONS**

Ingress to the Park Central Baptist Church campus would be via a right turn only from the frontage road into either the westernmost driveway (AM Drop Off) or the easternmost driveway (PM Pick Up). Egress from the campus would be via a right-turn only from either the easternmost driveway (AM Drop Off) or the westernmost driveway (PM Pick Up) onto the frontage road. Both ingress and egress points are shown on Figure 1.

**LOCATION OF STUDENT DROP-OFF AND PICKUP**

The proposed location for student drop-off would be at the east end of the education school building. Pickup for all students would be at the portico on the west side of the Sanctuary. Figure 1 shows the proposed drop-off/pickup locations for both the 2016-2017 school year and the build out condition.

**PERSONNEL ASSISTING WITH DROP-OFF AND PICKUP**

The administrative assistant would typically handle drop-off in the morning. They would hold the facility doors open so when students exit the vehicles they easily walk into the building.

Faculty, staff and upper class students all assist with student pickup in the afternoon. Starting around 3:05 PM all students would gather by class in a large area just inside the doors that lead to the pickup location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person would be located approximately six (6) vehicle lengths upstream from the initial pickup vehicle location and also equipped with a walky-talky. Three (3) additional staff are stationed at the three (3) vehicle pick-up stations. All families are provided a name placard that is to be visible to the staff person located approximately six (6) vehicle lengths upstream. This person calls the students names back to the staff staying with the students and designates which vehicle pick-up station the student(s) should be sent to. The upper class students assist the younger students by either just directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pickup station, the staff member that is located at that station opens the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pickup station. Figure 1 shows the locations of all personnel assisting with drop-off and pickup.



## AVAILABLE QUEUE STORAGE

### AM Drop-Off

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for drop-off has approximately 800 feet of queue storage on the Park Central Baptist Church campus. The 800 feet is measured from the property boundary at the westernmost driveway entrance to the entrance of the education building and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 800 feet would allow approximately 32 vehicles to store in the 800 feet.

### PM Pickup

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for pickup of Pre-K through 8<sup>th</sup> grade in the 2016-2017 school year condition has approximately 928 feet of queue storage on the Park Central Baptist Church campus. The 928 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 928 feet would allow approximately 37 vehicles to store in the 928 feet.

Using the same sources, the proposed circulation plan for pickup of Pre-K through 12<sup>th</sup> grade in the build out condition has approximately 1,735 feet of queue storage on the Park Central Baptist Church campus. The 1,735 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 1,735 feet would allow approximately 69 vehicles to store in the 1,735 feet. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

## QUEUE LENGTH AND NUMBER OF VEHICLES

In order to correctly estimate forecasted queue lengths, existing data for similar facility types should be used. CDA operates differently than most other private schools in that it is part regular school part home school. Therefore it was determined that queuing information for CDA facilities would be unique to this type of use. Since the CDA Dallas campus currently exists at another location, queuing data at the existing CDA Dallas campus was collected on Thursday, December 3, 2015 for both drop-off and pickup and Tuesday, December 8, 2015 for pickup. These were typical school days with no special events happening. One family was absent during drop-off and two families were absent during pickup so a worst case adjustment of one (1) additional vehicle length was added to the drop-off and two (2) additional vehicle lengths were added to the pickup queue calculations. Friday queuing data was not collected since the number of students/families attending Friday classes is significantly less than those attending the Tuesday/Thursday core classes. Table 1 shows the existing AM drop-off and PM pick up queues.

TABLE 1: EXISTING QUEUES		
Time	No. of Vehicles	Length <sup>1</sup> (ft)
AM Drop-off	8	200
PM Pick Up	32	800

<sup>1</sup> Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue

As shown in Table 1, with the current enrollment of 102 students/54 families and the current VOR, the maximum queue length during drop-off is approximately 200 feet with eight (8) vehicles and during pickup is approximately 800 feet with 32 vehicles. These queue lengths were calculated based on a conservative vehicle length of 25 feet multiplied by the number of vehicles in the queue. Please note that during drop-off several families park their vehicles and walk their children into the school as opposed to dropping them off in the car line, therefore the pickup queue represents the worst case queuing condition. Existing and forecasted queuing data used in this report is provided in Attachment 1.

*Transportation and Land Development, 2<sup>nd</sup> Edition*, states that in regards to queuing unless a major restructuring of the hours of operation or service occurs, existing drop-offs/pickups can be used along with total proposed drop-offs/pickups to determine the projected size of queue and size of facilities needed. Since the existing pickup queue is significantly greater than the existing drop-off queue, the forecasted pickup queue was used to determine if there is sufficient on-site storage for the forecasted maximum number of students. A ratio of number of existing families to number of existing students was developed to determine the number of forecasted families based on the proposed maximum student enrollment. With the proposed maximum enrollment of 250 students it is estimated that there will be approximately 133 families. Of this forecasted 250 students, it was estimated that 30 students in the upper grades would drive to school and park. Likewise a ratio of number of existing families to number of forecasted families was developed to use in generating the forecasted number of queue vehicles and needed storage. This ratio showed an approximately 90% increase in number of queue vehicles and needed storage. Table 2 shows the forecasted drop-off and pick up queues.

<b>TABLE 2: FORECASTED QUEUES (WITH MAXIMUM 250 STUDENTS)</b>		
<b>Time</b>	<b>No. of Vehicles</b>	<b>Length<sup>1</sup> (ft)</b>
AM Drop-off Pre-K through 12 <sup>th</sup> grade	16	400
PM Pickup Pre-K through 12 <sup>th</sup> grade	62	1,550

<sup>1</sup> Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue

As shown in Table 2, using the existing family to forecasted family ratio, which maintains the current VOR, the maximum AM drop-off queue length for Pre-K through 12<sup>th</sup> grade is estimated to be 400 feet with 16 vehicles. The maximum PM pickup queue length is estimated to be 1,550 feet with 62 vehicles. Again the queue length was developed using a conservative vehicle length of 25 feet per vehicle multiplied by the forecasted number of vehicles.

As stated previously, the CDA Dallas staff will monitor the length of queue and the VOR and will make adjustments as needed to ensure that no vehicles queue in the City of Dallas ROW.

## NEIGHBORHOOD IMPACT EVALUATION

Traffic counts will be taken for the following intersections both pre-school and during school:

- I635 Westbound Frontage Road at Meandering Way
- Blossomheath Lane at Thistle Lane
- Thistle Lane and Meandering Way

Pre-school counts will be taken on either a T/W/Th when school is not in session during a typical fall/winter/spring time period to determine pre-school conditions. These will be one (1) hour counts taken from 8:00 AM to 9:00 AM and 3:00 PM to 4:00 PM. Counts will then be taken during the same time

periods on a T/Th when school is in session as part of the annual traffic study. The pre-school and school day counts will then be compared to determine if there are any significant changes (>10%) in traffic entering or exiting the neighborhood north and west of the proposed school. Specifically these changes would be looked for in the following movements:

- I635 Westbound Frontage Road at Meandering Way – westbound right-turn
- Blossomheath Lane at Thistle Lane – eastbound right-turn and southbound through
- Thistle Lane and Meandering Way - northbound left-turn, northbound through, northbound right-turn, eastbound through, and southbound left-turn.

If there are no significant changes (>10%) in traffic data between the pre-school and school day counts collected for the specific movements identified previously, it will be documented in the annual traffic report. If significant changes (>10%) are identified, an additional set of school counts will be obtained and re-compared to the pre-school data. If significant changes (>10%) are still identified, then personal will be stationed at the three (3) intersections to see if any CDA parents are entering or exiting the neighborhoods to the north and west of the proposed school.

## CONCLUSION

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.



AM Queue Data  
Existing and Forecasted

	Vehicle Arrivals	Existing Queue (# of Veh)	Ex Q Lower (# of Veh)	Ex Q Upper (# of Veh)	Storage Length (ft)	Stor Len Lower (ft)	Stor Len Upper (ft)	Forecasted Queue (# of Veh)	For Q Lower (# of Veh)	For Q Upper (# of Veh)	Storage Length (ft)	Stor Len Lower (ft)	Stor Len Upper (ft)
Time													
8:02	2	2	1	1	50	25	25	4	2	2	100	75	50
8:03	0	2	1	1	50	25	25	4	2	2	100	75	50
8:04	0	2	1	1	50	25	25	4	2	2	100	75	50
8:05	1	3	2	1	75	50	25	6	4	4	150	100	100
8:06	0	3	2	1	75	50	25	6	4	4	150	100	100
8:07	1	4	3	1	100	75	25	8	5	3	200	125	125
8:08	0	4	3	1	100	75	25	8	5	3	200	125	125
8:09	0	4	3	1	100	75	25	8	5	3	200	125	125
8:10	0	4	3	1	100	75	25	8	5	3	200	125	125
8:11	0	4	3	1	100	75	25	8	5	3	200	125	125
8:12	1	5	3	2	125	75	50	10	6	4	250	175	150
8:13	0	5	3	2	125	75	50	10	6	4	250	175	150
8:14	2	7	5	2	175	125	50	14	8	6	350	225	225
8:15	3	8	6	2	200	150	50	16	9	7	400	225	175
8:16	1	3	2	1	75	50	25	6	4	2	150	100	100
8:17	0	0	0	0	0	0	0	0	0	0	0	0	0
8:18	2	2	1	1	50	25	25	4	2	2	100	75	50
8:19	1	1	1	0	25	25	0	2	1	1	50	50	25
8:20	4	3	2	1	75	50	25	6	4	2	150	100	100
8:21	1	2	1	1	50	25	25	4	2	2	100	75	50
8:22	2	3	2	1	75	50	25	6	4	2	150	100	100
8:23	3	3	2	1	75	50	25	6	4	2	150	100	100
8:24	1	1	1	0	25	25	0	2	1	1	50	50	25
8:25	3	4	3	1	100	75	25	8	5	3	200	125	125
8:26	1	1	1	0	25	25	0	2	1	1	50	50	25
8:27	1	1	1	0	25	25	0	2	1	1	50	50	25
8:28	1	1	1	0	25	25	0	2	1	1	50	50	25
8:29	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:31	0	0	0	0	0	0	0	0	0	0	0	0	0
8:32	0	0	0	0	0	0	0	0	0	0	0	0	0
8:33	0	0	0	0	0	0	0	0	0	0	0	0	0
8:34	0	0	0	0	0	0	0	0	0	0	0	0	0
8:35	0	0	0	0	0	0	0	0	0	0	0	0	0
8:36	0	0	0	0	0	0	0	0	0	0	0	0	0
Notes:													
Existing queue data collected on Thursday, Dec 3, 2015													
Forecasted queue data based on 250 student maximum													
Storage length assumes a conservative 25 ft per vehicle													

PM Queue Data  
Existing and Forecasted

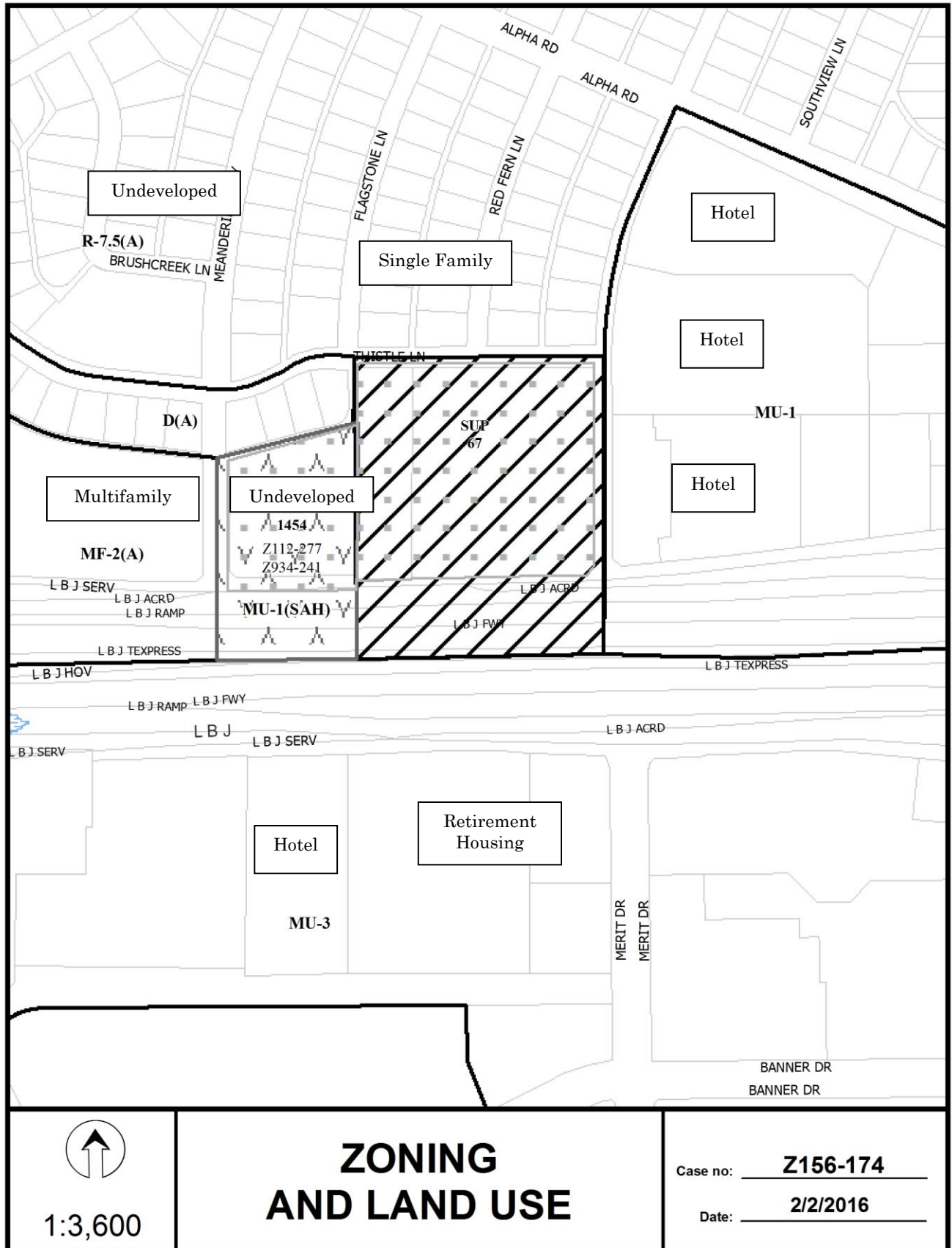
		Existing	Storage	Forecasted	Storage
	Vehicles	Queue	Length	Queue	Length
Time	Arrivals	(# of Veh)	(ft)	(# of Veh)	(ft)
2:36	0	0	0	0	0
2:37	2	2	50	4	100
2:38	1	3	75	6	150
2:39	0	3	75	6	150
2:40	0	3	75	6	150
2:41	1	4	100	8	200
2:42	2	6	150	12	300
2:43	0	6	150	12	300
2:44	0	6	150	12	300
2:45	0	6	150	12	300
2:46	0	6	150	12	300
2:47	2	8	200	16	400
2:48	3	11	275	21	525
2:49	1	12	300	23	575
2:50	0	12	300	23	575
2:51	2	14	350	27	675
2:52	1	15	375	29	725
2:53	1	16	400	31	775
2:54	2	18	450	35	875
2:55	1	19	475	37	925
2:56	1	20	500	39	975
2:57	0	20	500	39	975
2:58	3	23	575	44	1100
2:59	0	23	575	44	1100
3:00	3	26	650	50	1250
3:01	3	29	725	56	1400
3:02	2	31	775	60	1500
<b>3:03</b>	<b>1</b>	<b>32</b>	<b>800</b>	<b>62</b>	<b>1550</b>
3:04	0	20	500	39	975
3:05	1	17	425	33	825
3:06	1	17	425	33	825
3:07	3	17	425	33	825
3:08	0	15	375	29	725
3:09	1	13	325	25	625
3:10	0	12	300	23	575
3:11	0	9	225	18	450
3:12	1	7	175	14	350
3:13	1	5	125	10	250
3:14	0	4	100	8	200
3:15	0	3	75	6	150
3:16	0	0	0	0	0
Notes:					
Existing queue data collected on Thursday, Dec 3, 2015 and Tuesday, Dec 8, 2015					
Forecasted queue data based on 250 student maximum					
Storage length assumes a conservative 25 ft per vehicle					

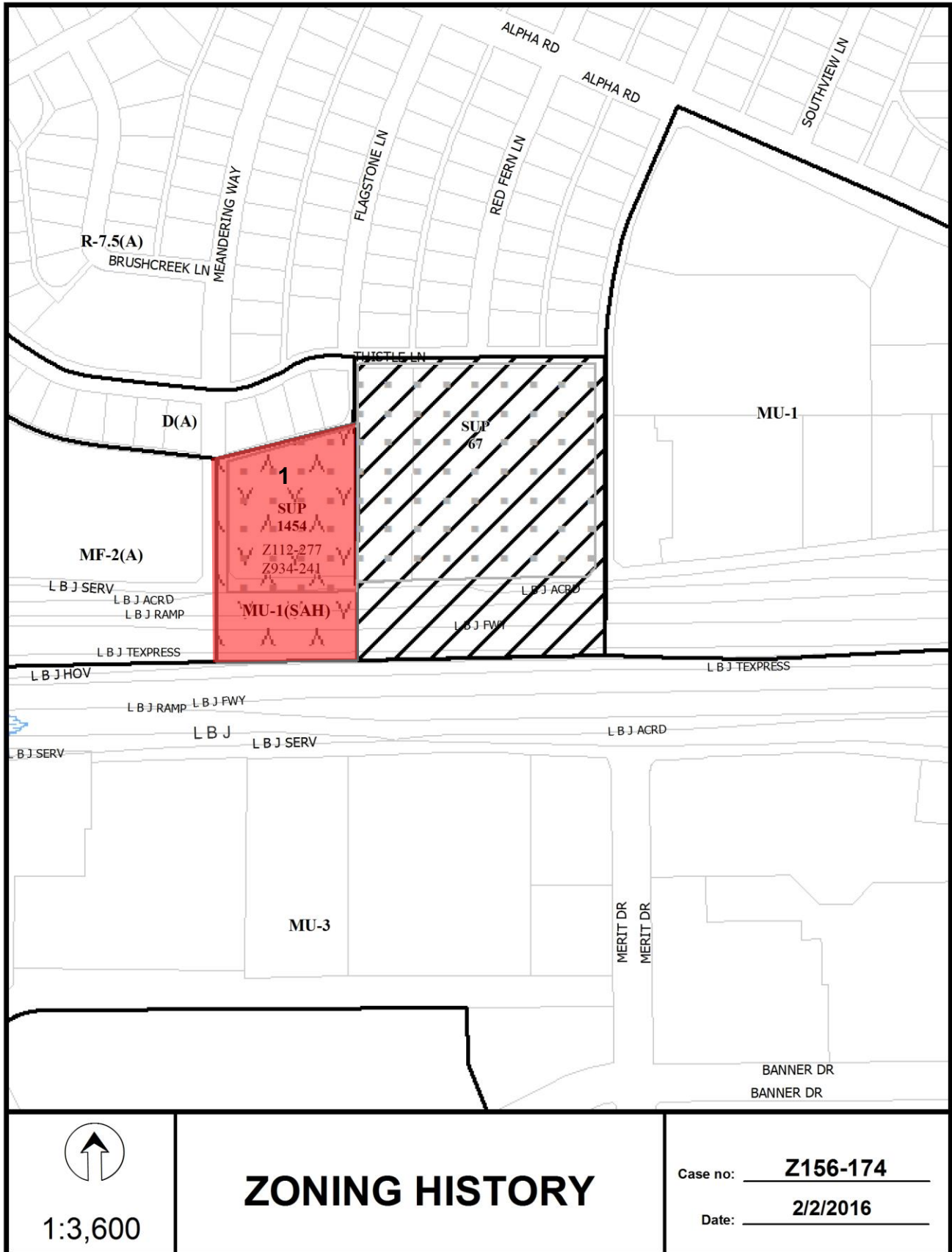




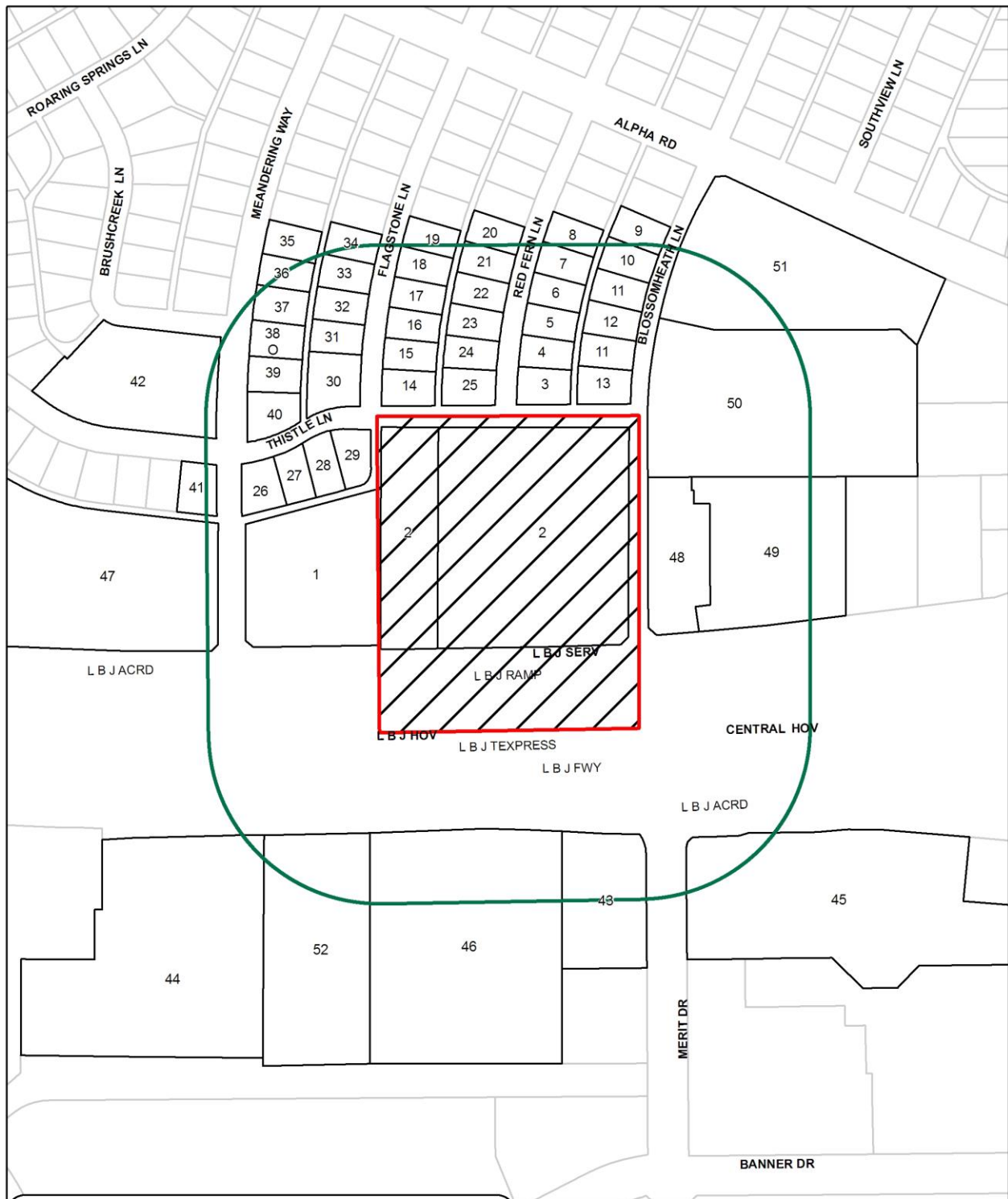








## CPC Responses



<u>52</u>	Property Owners Notified (54 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>400'</u>	Area of Notification
<u>6/16/2016</u>	Date

**Z156-174**  
**CPC**



1:3,600

06/15/2016

***Reply List of Property Owners******Z156-174******52 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7701	LBJ FWY	LAWLER RL TRUST
2	7775	LBJ FWY	PARK CENTRAL BAPTIST CHURCH
3	13106	RED FERN LN	AYALA SALVADOR CONSTANZA
4	13112	RED FERN LN	SHATLEY BETSY B
5	13116	RED FERN LN	SHATLEY BETTY
6	13122	RED FERN LN	HAMIDFAR AHMAD
7	13126	RED FERN LN	DIAZ JUAN P &
8	13134	RED FERN LN	DELASANCHA ROMAN
9	13129	BLOSSOMHEATH LN	RODRIGUEZ PATRICIA
10	13125	BLOSSOMHEATH LN	FERNANDEZ FRANCISCO N &
11	13119	BLOSSOMHEATH LN	FRAZIN LORRIE
12	13115	BLOSSOMHEATH LN	RAMIREA PAULO E
13	13105	BLOSSOMHEATH LN	HERNANDEZ PEDRO A &
14	13106	FLAGSTONE LN	DIAZ JUAN P &
15	13112	FLAGSTONE LN	AGUILERA MAURICIO
16	13118	FLAGSTONE LN	ASMEROM TEDROS
17	13122	FLAGSTONE LN	TORRES MIGUEL A
18	13130	FLAGSTONE LN	RECINEBOOG REGINA &
19	13204	FLAGSTONE LN	HARVEY JAMES L III
20	13131	RED FERN LN	RAMIREZ AMADE A &
21	13125	RED FERN LN	DAHAN STEPHANIE
22	13121	RED FERN LN	MORGULOFF BARRY R &
23	13115	RED FERN LN	HAMM ROBERT H JR ETAL
24	13111	RED FERN LN	BURRIS JENNIFER L
25	13105	RED FERN LN	MORGULOFF KAREN &
26	7606	THISTLE LN	FRAZIN LORRAINE



06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7612 THISTLE LN	ZAFAR SHADMAN
	28	7616 THISTLE LN	HAQUE NAYEEM & KELCEY
	29	7622 THISTLE LN	GANNON JEFFREY
	30	13111 FLAGSTONE LN	TESSEMMA TADESSE &
	31	13117 FLAGSTONE LN	GALLEGOS JOSEFINA
	32	13121 FLAGSTONE LN	STRULL PHILLIP
	33	13127 FLAGSTONE LN	GARNER JERRY L
	34	13133 FLAGSTONE LN	NICHOLAS RHONDA L
	35	13118 MEANDERING WAY	TORRE ROBERT DE LA &
	36	13112 MEANDERING WAY	KILLGO CLIFFORD D
	37	13106 MEANDERING WAY	REDD JUDY A
O	38	13094 MEANDERING WAY	CHAILLET SHIRLEE M & BRIAN S
	39	13090 MEANDERING WAY	GAMINO GARY & MICHELLE
	40	13084 MEANDERING WAY	MURY MOHAMMAD R
	41	7580 THISTLE LN	GONSKY SHARON
	42	13093 MEANDERING WAY	CHURCH IN DALLAS THE
	43	12777 MERIT DR	SUMMIT PARQUE LLC
	44	7616 LBJ FWY	HARTMAN INCOME REIT PPTY HOLDINGS LLC
	45	12790 MERIT DR	PARK CENTRAL PROPERTY LP
	46	7750 LBJ FWY	NIC 17 WINDSOR OWNER LLC
	47	7373 VALLEY VIEW LN	191 II FSC CITY NORTH APARTMENTS LLC
	48	7815 LBJ FWY	SHRIRAJ INVESTMENT CORPORATION
	49	7815 LBJ FWY	GRAND HOTEL HOSPITALITY LLC
	50	7800 ALPHA RD	HPT IHG 3 PPTIES TR
	51	7880 ALPHA RD	HPT IHG-3 PROP TRUST
	52	7642 LBJ FWY	IHP DALLAS TX OWNER LLC

**AGENDA ITEM # 66**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 36 J

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 740 on the southeast corner of East Mockingbird Lane and North Central Expressway

Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions

Z156-176(SM)

**FILE NUMBER:** Z156-176(SM) **DATE FILED:** December 28, 2015

**LOCATION:** Southeast corner of East Mockingbird Lane and North Central Expressway

**COUNCIL DISTRICT:** 14 **MAPSCO:** 36J

**SIZE OF REQUEST:** Approx. 5.339 acres **CENSUS TRACT:** 3.00

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**REPRESENTATIVE:** William S. Dahlstrom, Jackson Walker L.L.P.

**APPLICANT / OWNER:** THI VI Dallas Mockingbird, LLC

**REQUEST:** An application for an amendment to Planned Development District No. 740.

**SUMMARY:** The applicant proposes to (1) increase the maximum number of hotel units from 200 to 208 and (2) decrease parking requirements for Tract 1 from 519 to 500 off-street parking spaces.

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan and conditions.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends this item be approved based upon:

1. *Performance impacts upon surrounding property* – The requested amendments to the existing planned development district are generally modest in scale, increasing the maximum number of hotel units by four percent and decreasing the minimum number of parking spaces by four percent. The increase in hotel units is proposed as a reduction in resident units as no new floor area is proposed. Therefore staff recommends that the swapping of residential to hotel units does not present a performance impact upon surrounding properties.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and attached parking demand study and has determined that the proposed development will not have a negative impact on the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with Commercial Center or Corridor Building Block of the Comprehensive Plan.

## **BACKGROUND INFORMATION:**

- Aerial photography shows the site developed between 1958 and 1968.
- PD No. 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006.
- Palomar Hotel occupied the majority of the site in 2007, where permits were issued to renovate, construct additions, and demolish the structure upon Tract 2 of the planned development district. Other complementary uses also occupied the tenant suites around this time period.
- The Highland Hotel was issued a certificate of occupancy in December 2014, after the Palomar Hotel vacated the site.

**Zoning History:** There have been two recent zoning changes requested in the area within the last five years.

1. **Z145-135** On April 22, 2015, the City Council approved an application for a Planned Development District for D(A) Duplex District uses and a modified duplex use on property zoned a D(A) Duplex District.
2. **Z112-289** On November 14, 2012, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a D(A) Duplex District

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Dimension
North Central Expressway	Highway	Variable ROW
East Mockingbird Lane	Principal Arterial	Minimum 6 lanes, divided, 100' ROW

**Traffic and Parking:**

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

**Surrounding Land Uses:**

	Zoning	Land Use
<b>Site</b>	PD No. 740	Mixed uses
<b>North</b>	MU-3	Mixed uses
<b>Southeast</b>	PD No. 455, SUP No. 1227	Utilities and retail
<b>West</b>	MU-3, MU-2	Data center

**COMPREHENSIVE PLAN:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a Commercial Center or Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development. The request is consistent with this building block.

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The site is approximately 5.339 acres and located along a principal arterial to the north and a highway to the west and contains a mixture of hotel, residential, restaurant, office, and personal service uses. Another successful and renowned transit-oriented-development is located to the north of the site, Mockingbird Station. To the southeast of the site is a utility easement that isolates the request site from the residential properties in the nearby vicinity. The site has also housed mixed uses for decades and therefore the modest amendments of the request is seen as compatible with surrounding land uses.

**CPC ACTION – JUNE 16, 2016:**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 740, subject to a revised development plan and conditions with the following additional conditions: The furthest west driveway on Mockingbird be closed temporarily during events held in the meeting room at the hotel on property on the southeast corner of East Mockingbird Lane and North Central Expressway.

Maker: Ridley  
Second: Shidid  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 113  
**Replies:** For: 3 Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
David Lemmond, 2740 Alco Ave., Dallas, TX, 75211  
Against: None

**List of Partners/Principals/Officers**

**THI VI Dallas Mockingbird, LLC**

**(Applicant and Property Owner)**

**List of Officers and LLC Managers**

Bruce Wiles	President and LLC Manager
George Dabney	Vice President/Assistant Treasurer and LLC Manager
Sun Do	Vice President/Assistant Treasurer and LLC Manager

**PROPOSED AMENDMENTS TO**

**ARTICLE 740.**

**PD 740.**

**SEC. 51P-740.101. LEGISLATIVE HISTORY.**

PD 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006. (Ord. 26268)

**SEC. 51P-740.102. PROPERTY LOCATION AND SIZE.**

PD 740 is established on property located at the southeast corner of North Central Expressway and Mockingbird Lane. The size of PD 740 is approximately 5.3 acres. (Ord. 26268)

**SEC. 51P-740.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

(d) Tract 1 and Tract 2 are the areas shown on the Tract 1 development/Tract 2 conceptual plan (Exhibit 740A).

(e) In this district, SPA means a facility operated to promote physical fitness or weight control and where manipulated massage or exercises are practiced upon the human body with or without the use of mechanical, therapeutic, or bathing devices. This use may include, but is not limited to, exercise, gamecourt, and accessory eating areas. (Ord. Nos. 26268; 27329)

**SEC. 51P-740.104. CONCEPTUAL PLAN.**

Development and use of Tract 2 must comply with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls. (Ord. Nos. 26268; 27329)

**SEC. 51P-740.105. DEVELOPMENT PLAN.**



(a) Development and use of Tract 1 must comply with the Tract 1 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls.

(b) For Tract 2, a development plan that complies with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 2. (Ord. 26268)

**SEC. 51P-740.106. MAIN USES PERMITTED.**

The only main uses permitted in this district are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc. (Ord. 26268)

**SEC. 51P-740.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In this district, the following accessory use is not permitted:

-- Private stable.

(c) In this district, the following accessory use is permitted by SUP only:

-- Accessory helistop.

(Ord. 26268)

**SEC. 51P-740.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Tract 1. Minimum side and rear yard is as shown on the Tract 1 development/Tract 2 conceptual plan.

(2) Tract 2. No minimum side and rear yard.

(c) Density.

(1) Tract 1. Maximum number of dwelling units is 77.

(2) Tract 2. Maximum dwelling unit density is 150 units per acre.

(d) Floor area.

(1) Tract 1.

(A) Maximum number of hotel guest rooms is 208 ~~[200]~~, and there is no maximum floor area for the hotel guest rooms.

(B) Maximum floor area is 42,710 square feet for all nonresidential uses other than hotel guest rooms, and the floor area of certain of these nonresidential uses is further limited as follows.

(C) Maximum floor area for hotel meeting rooms is 8,610 square feet.

(D) Maximum floor area for a restaurant without drive-in or drive through-service as a main use is 8,300 square feet.

(E) Maximum floor area for a restaurant without drive-in or drive through-service as an accessory use to a hotel is 7,500 square feet.

(F) Maximum floor area for a spa is 9,300 square feet.

(G) Maximum floor area for all retail and personal service uses not listed in Subparagraphs (D), (E), and (F) is 9,000 square feet.

(H) No maximum floor area for residential uses.

(2) Tract 2. Maximum floor area for all uses is 200,000 square feet with retail and personal service uses limited to no more than 20,000 square feet of floor area.

(e) Height.

(1) Tract 1.

(A) Maximum structure height for the existing hotel building is 115 feet in the location shown on the Tract 1 development/Tract 2 conceptual plan.

(B) Unless further restricted under Subparagraph (1)(A), maximum structure height is 128 feet.

(2) Tract 2. Maximum structure height is 133 feet.

(f) Lot coverage.

(1) Tract 1. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories. (Ord. Nos. 26268; 27329)

#### **SEC. 51P-740.109. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) The following parking regulations apply to Tract 1 for a combination of hotel, retail and personal service, and multifamily uses on Tract 1:

(1) A minimum of **500 [549]** off-street parking spaces must be provided.

(2) For multifamily uses, required off-street parking may be configured as packed parking. A special parking license is not required for packed parking. Packed parking stall dimensions must be shown on an approved development plan. The packed parking standards in Subsection 51A-4.329(c) apply.

(3) Required off-street parking for multifamily uses must be reserved for residents.

(c) Aboveground parking structures located on Tract 2 are limited to two stories and must have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property to the east and shining into the airspace above North Central Expressway by a minimum four foot wall. Above the first floor, and on the first floor facing the Katy Trail, all openings in the aboveground parking structure facade must be screened except for vehicle access ways. Screening may include architectural grill work or other materials that provide ventilation.

(d) Loading facilities and service areas in Tract 2 must be located within the parking structure and screened from view from the Katy Trail.

(e) For purposes of off-street parking regulations, Tract 1 and Tract 2 are considered to be one lot. (Ord. Nos. 26268; 27329)

#### **SEC. 51P-740.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 26268)

**SEC. 51P-740.111. INGRESS/EGRESS.**

(a) Except as provided in this section, vehicular ingress and egress must be provided in the locations as shown on the Tract 1 development/Tract 2 conceptual plan. No other vehicular ingress or egress is permitted.

(b) From one half hour prior to and until one half hour after the scheduled start time of a special event for a hotel use, the westernmost vehicular ingress/egress point onto the Property from Mockingbird Lane must be closed. For purposes of this subparagraph, SPECIAL EVENT means a scheduled meeting or function planned to accommodate 150 or more individuals who are not overnight guests of the hotel use. (Ord. 26268)

**SEC. 51P-740.112. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For Tract 1, landscaping must be provided as shown on the Tract 1 landscape plan (Exhibit 740B) and the Mockingbird Lane sidewalk plan (Exhibit 740C).

(c) A landscape plan for Tract 2 must be approved by the city plan commission before the issuance of a building permit on Tract 2.

(d) The Property owner must obtain a parkway landscape permit and private license to plant trees in the Mockingbird Lane parkway as shown on the Tract 1 landscape plan. If the city does not approve a parkway landscape permit or private license, the trees shown in the parkway must be relocated to the Property and shown on a revised landscape plan for Tract 1 approved by the landscape plan amendment procedure in Section 51A-4.702.

(e) The Tract 2 landscape plan and any amendments to the Tract 1 landscape plan must include a tree mitigation table summarizing tree mitigation requirements for the tract as required by Section 51P-740.113. The table must include total mitigation required for the tract, the amount of mitigation satisfied on site, and the amount of mitigation satisfied off-site, including a description of the location for off-site mitigation.

(f) Plant materials must be maintained in a healthy, growing condition. (Ord. 26268)

**SEC. 51P-740.113. ALTERNATIVE TREE MITIGATION FOR A SPECIFIC SET OF USES.**

(a) Applicability. This section applies only to a combination of hotel, retail and personal service, and multifamily uses on Tract 1 along with a combination of any uses on Tract 2.

(b) Replacement trees on the Property.

(1) A minimum of 122 caliper inches of replacement trees must be planted on Tract 1 prior to issuance of a certificate of occupancy for the later of either the hotel or the Tract 1 south multifamily use shown on the Tract 1 development /Tract 2 conceptual plan.

(2) A minimum of 72 caliper inches of replacement trees must be planted on Tract 2 prior to issuance of a certificate of occupancy for any Tract 2 uses.

(c) Replacement trees in the DART right-of-way.

(1) In addition to the on-site replacement requirements in Subsection (b), and subject to the written consent of the owner of the DART right-of-way, a minimum of 215 caliper inches of replacement trees must be planted in the DART right-of-way within 24 months after the issuance of a certificate of occupancy for the Tract 1 south multifamily use.

(2) In addition to the on-site replacement requirements in Subsection (b), and subject to the written consent of the owner of the DART right-of-way, a minimum of 113 caliper inches of replacement trees must be planted in the DART right-of-way within 24 months after the issuance of a certificate of occupancy for any Tract 2 uses.

(3) Tree mitigation credit shall be granted for replacement trees planted in the DART right-of-way (future Katy Trail extension) adjacent to the east side of the Property.

(d) Removal of off-site replacement trees. The building official must be notified 60 days prior to removal of any replacement trees planted off the Property, other than in case of emergency removal for public safety. A revised site plan as required for off-site mitigation per Article X must be submitted to the building official showing the location of the removed trees and the new location for planting. If possible, the replacement trees should be planted within Glencoe Park, subject to approval of the director of park and recreation, or on the Property. If neither of these two options are used, all other options for tree mitigation as provided for in Article X are permitted.

(e) Completion date for all mitigation. Within 24 months after the issuance of a certificate of occupancy for any Tract 2 uses, all tree mitigation must be complete. (Ord. Nos. 26268; 27329)

**SEC. 51P-740.114.                      SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 26268)

**SEC. 51P-740.115.                      ROADWAY IMPROVEMENTS.**

Prior to the issuance of a certificate of occupancy for a permitted use on the Property, a deceleration lane must be provided at the west driveway as shown on the Tract 1 development/Tract 2 conceptual plan, with final design and construction approved by the Texas Department of Transportation. (Ord. 26268)

**SEC. 51P-740.116.                      SIDEWALKS.**

(a) Except as provided below, sidewalks must be provided as required by Chapter 51A.

(b) Sidewalks along Mockingbird Lane must be provided as shown on the Mockingbird Lane sidewalk plan. (Ord. 26268)

**SEC. 51P-740.117. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Garbage storage areas in Tract 2 must be screened with a solid brick masonry veneer wall except for access points. Access points to the garbage storage area must face away from the Katy Trail. (Ord. Nos. 26268; 27329)

**SEC. 51P-740.118. COMPLIANCE WITH CONDITIONS.**

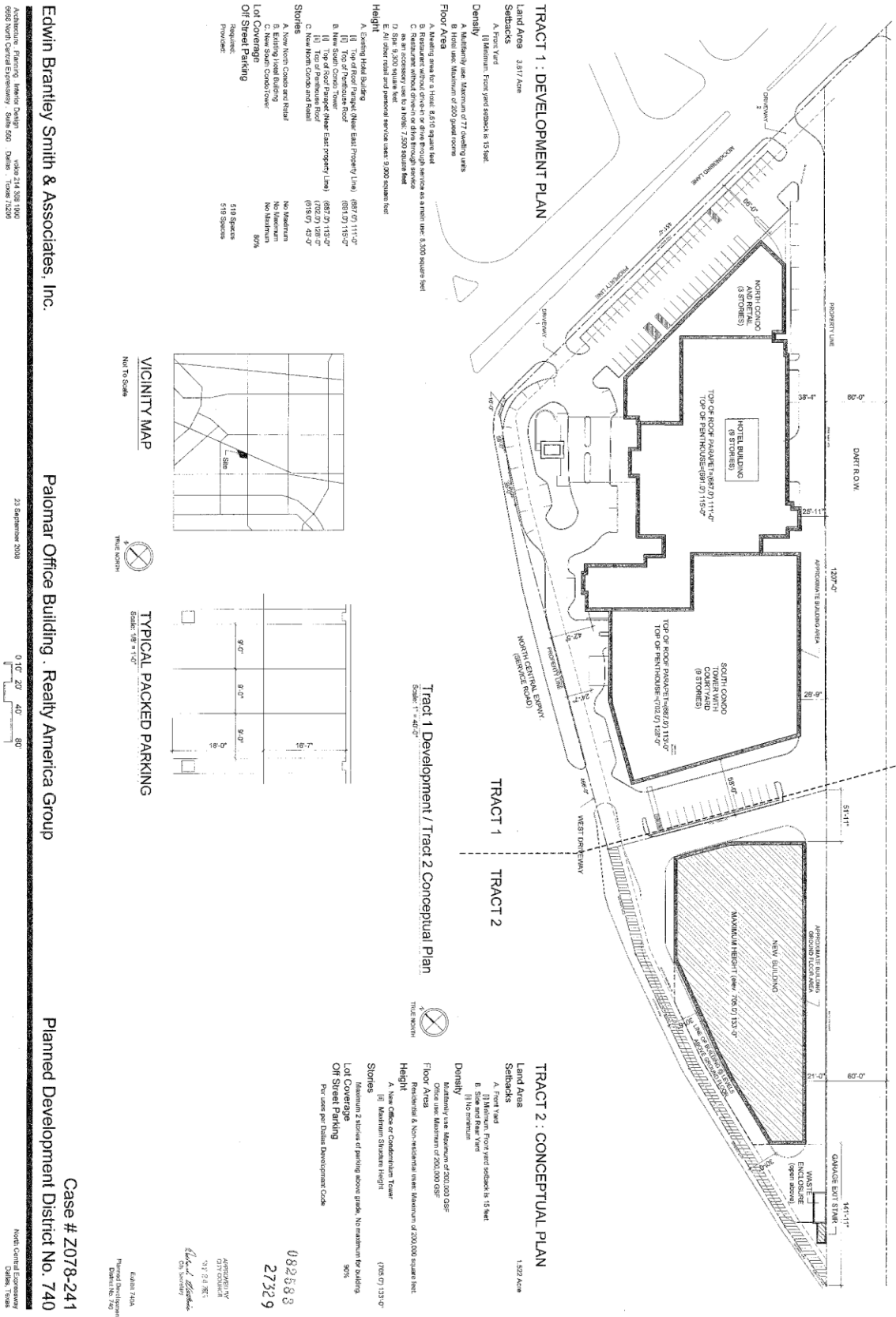
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26268)

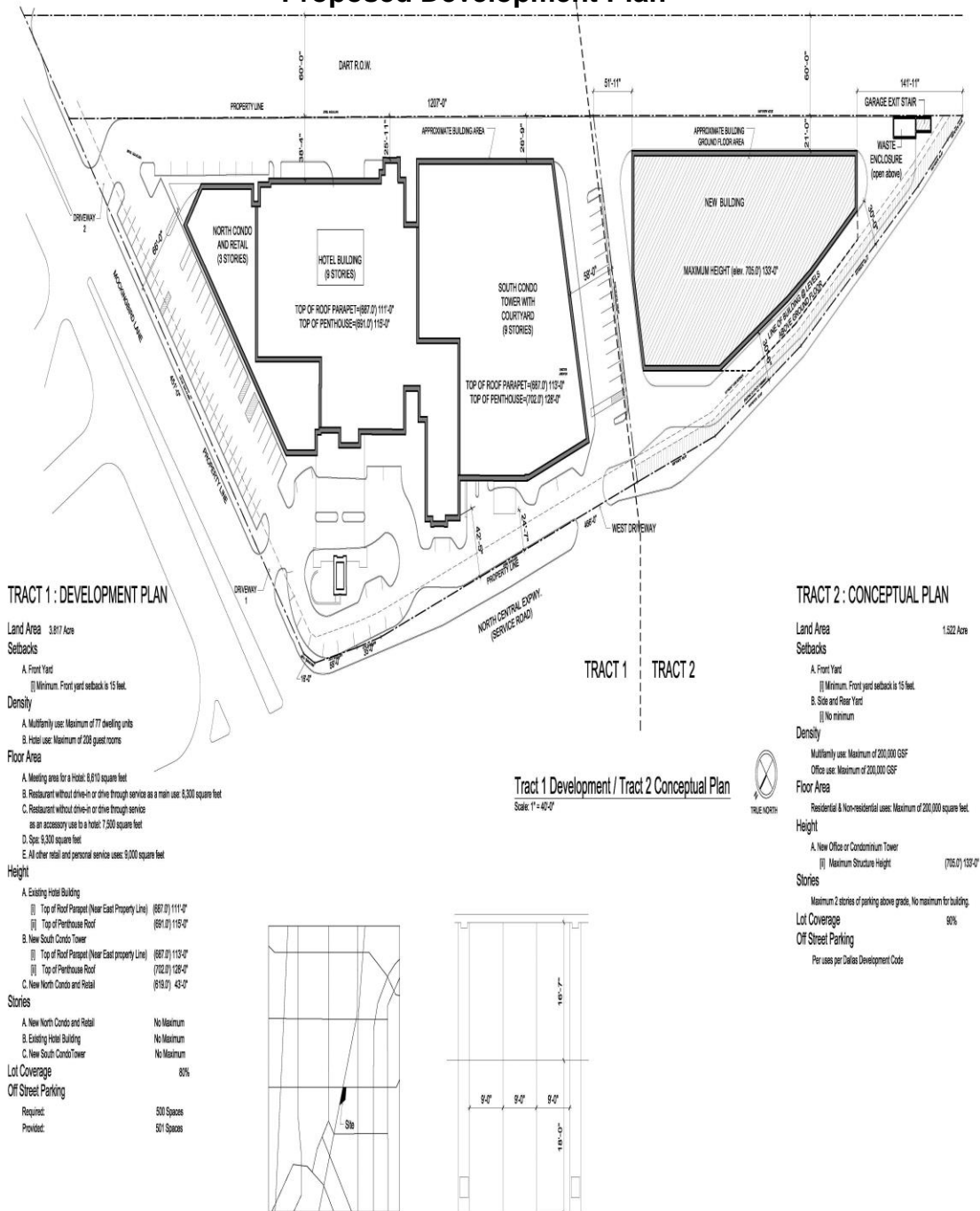
**SEC. 51P-740.119. ZONING MAP.**

PD 740 is located on Zoning Map No. H-8. (Ord. 26268)

# Existing Development Plan



## Proposed Development Plan



edwin brantley smith + associates

The Highland Hotel

Case # Z156-176  
Planned Development District No. 740architecture, planning, interior design 214.388.1900  
8028 douglas avenue, suite 500, dallas, texas 75225

15 June 2016

0' 10' 20' 40' 80'

North Central Expressway  
Dallas, Texas





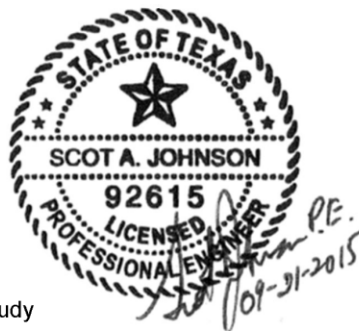
## MEMORANDUM

To: Ms. Erica Graham  
THI VI Dallas Mockingbird LLC

From: Scot A. Johnson, P.E., PTOE  
Kimley-Horn and Associates, Inc.

Date: September 21, 2015

Subject: PD 740 (Highland Hotel) Parking Study



### Introduction

Kimley-Horn and Associates, Inc. (KH) was retained by Thayer Lodging to conduct a parking study to examine the effects of the proposed change to the PD 740 Tract 1 zoning. The study determined the actual parking supply on the site and made observations of parking demand from the current land uses, then drew conclusions about the proposed zoning change.

PD 740 covers the southeast corner of US 75 and Mockingbird Lane. Tract 1 of PD 740 is developed with a hotel, condo units, and commercial areas, and uses surface parking and an underground parking garage. Tract 2 of PD 740 is undeveloped and currently contains only an unpaved parking lot which is used by some Tract 1 patrons or staff.

Within the existing building, the owner proposes to convert eight condominium units to hotel rooms. PD 740 would be modified to change the allowable maximum hotel rooms from 200 to 208. There would be no additional building area, and the existing floor area limitations for nonresidential uses will be unchanged.

The existing site was observed on August 6, 2015 for both parking supply and parking occupancy. A physical count and examination of each available parking space was made, comparing the actual conditions to the site plans from PD 740 and provided by the owner. At the same time, another observer was recording parking occupancy on the surface and in the garage at 30-minute intervals from 5:00 PM until 9:00 PM.

### Parking Supply

The surface and underground garage parking areas were subdivided into logical parking lots for observation and discussion. The surface parking lots numbered S-1 through S-5 are shown in **Exhibit 1**, with the parking space count shown for each area. The garage parking areas numbered G-1 through G-3 are shown in **Exhibit 2**, with the parking space count shown for each area. Note that **Exhibit 1** and **Exhibit 2** are based on the previous site plan graphics which do not exactly represent the current parking configuration.

**Surface Lot**

Lot S-1 is the surface parking on the north side of the main building, mostly serving the commercial uses. S-1 has 51 total spaces, including five handicapped spaces. Most of the spaces are marked as 30-minute parking only, and the spaces adjacent to the building are marked for use by the adjacent businesses.

Lot S-2 is an area of seven parallel parking spaces on the northeast corner of the site. The parallel spaces are not individually marked, so one parking observation showed at eight vehicles in that space.

Lot S-3 includes the hotel porte-cochere with valet station, the condo tower porte-cochere with valet station, and the associated surface spaces on the western side of the building. S-3 has 21 total spaces, some of which are not fully marked. The spaces are marked for and controlled by the valet operators.

Lot S-4 is the marked spaces against the south boundary of Tract 1, with 22 spaces including two handicapped spaces. These spaces are generally open for longer-term customer parking, and were also observed being used by the staff of the commercial spaces.

Lot S-5 is the informal, unpaved parking lot on Tract 2, which is accessed via a connection from lot S-4. Almost the entire Tract 2 is available for parking, with one east-west parking bay being more defined with gravel. For purposes of the parking occupancy, lot S-5 was assumed to have 25 spaces, although it could accommodate many more. As it is not a part of Tract 1, lot S-5 is not counted in the total for PD 740 Tract 1. However, the observed parking demands using S-5 will be considered when discussing the Tract 1 overall parking demands.

Overall, the Tract 1 surface parking provides a total of 101 spaces.

**Underground Garage**

The garage is physically divided into three areas, with the condo parking being within fenced and gated areas.

Lot G-1 is the main underground parking area, used by the hotel valet and some self-parkers from the Exhale spa. It contains 255 usable spaces, including four handicapped spaces. Some additional spaces being used for permanent storage areas, and some nonstandard spaces were not counted (HVAC equipment intrusions, etc.).

Lot G-2 is the parking for the loft condos above the commercial spaces, and contains 24 spaces.

Lot G-3 is the parking for the condo tower, and contains 128 spaces.

Overall, the underground garage totals 407 spaces. When combined with the surface spaces, the site provides 508 parking spaces.

### Parking Demand Observations

The observations were conducted on a typical Thursday and covered the afternoon commuter rush, typical supper service at the major restaurant Knife, and the hotel parking accumulation into the evening. The restaurant indicated they expected 63 diners across the evening, which was a typical number. The hotel was indicated to be at 68% occupancy, or 136 rooms filled. The observations are summarized in Exhibit 3, showing the number of parked vehicles in each area at each observation. Subtotals for the garage and surface parking area, and an overall total are shown.

The highest parking demand occurred at 5:00 PM, with a total of 275 vehicles parked on the site. This total parking demand included the 19 vehicles parked in the gravel lot on Tract 2 (S-5). This 275 total demand represents an occupancy of 54% of the total 508 spaces on Tract 1. After 5:00 PM, the overall parking demand tended to decline through the evening, with a low of 216 parked vehicles at 9:00 PM when observations were ended. A smaller peak (250 total) can be observed at 7:00 PM, which is the peak of the restaurant usage.

The combined surface lot showed 72% occupancy at 5:00 PM, but quickly declined as the commercial spaces closed for the day. Spaces were available at all times in the larger S-1 north side and S-4 south side surface lots. By 9:00 PM the combined surface lot occupancy was 38%.

The main garage area G-1 showed only 42% occupancy at 5:00 PM, and showed a slower decline throughout the evening, ending at 31% occupancy with 79 spaces used.

The condo parking areas G-2 and G-3 showed a slight increase in occupancy through the evening, with both areas showing ample excess capacity.

The S-5 gravel lot on Tract 2 showed a maximum parking demand of 19 vehicles at 5:00 PM and 6:30 PM, with a decline to 16 by 9:00 PM. It is believed these vehicles are mostly staff parking since the occupancy does not decline as much compared to the main garage and other surface areas. These vehicles could easily be accommodated within the Tract 1 parking capacity.

### Underground Garage Overnight Counts

The hotel valet provided data on the number of vehicles parked overnight (hotel guests), and the number of vehicles parked in the garage for events on the site (who were not otherwise hotel guests). A total of 88 nights of observations were provided, covering April through June, 2015, and the data sheets are attached. The hotel room occupancy was also recorded for each night, which varied from 31% to 100%. With that data, a parking demand per occupied hotel room could be calculated for each observation, independent of the hotel occupancy at any given time. Over all the observations, the average parking demand was found to be 0.47 spaces per occupied hotel room. Only one observation exceeded 1 space per hotel room.

The event parking demand varied significantly, from zero up to a maximum of 135 vehicles. Only two events exceeded 100 vehicles, and the average event had a parking demand of 38 vehicles.

Combining the hotel demand and the event demand, the highest observed garage demand in the three months of observations was 216 vehicles, which is still easily accommodated within the 255 spaces of

the G-1 main area of the garage. The average combined hotel and event demand was 98 vehicles. The garage is properly divided between the hotel/commercial and condo parking areas so that all users have ample opportunity for parking.

From these observations, the 8 new hotel rooms can be expected to generate between 4 and 8 parked vehicles when occupied. The parking demand from the new hotel rooms will be indistinguishable from the daily variation and event traffic that the site is consistently handling.

### Summary

It is clear that the proposed 500-space parking supply within the PD 740 Tract 1 site is ample to accommodate the parking demand from the current and proposed uses. The eight additional hotel rooms will not generate a noticeable change in the hotel parking demand.

Parking on the gravel lot on Tract 2 is simply for convenience and in place of using the valet to park in the garage. If necessary, those parkers could easily be accommodated within the parking garage.

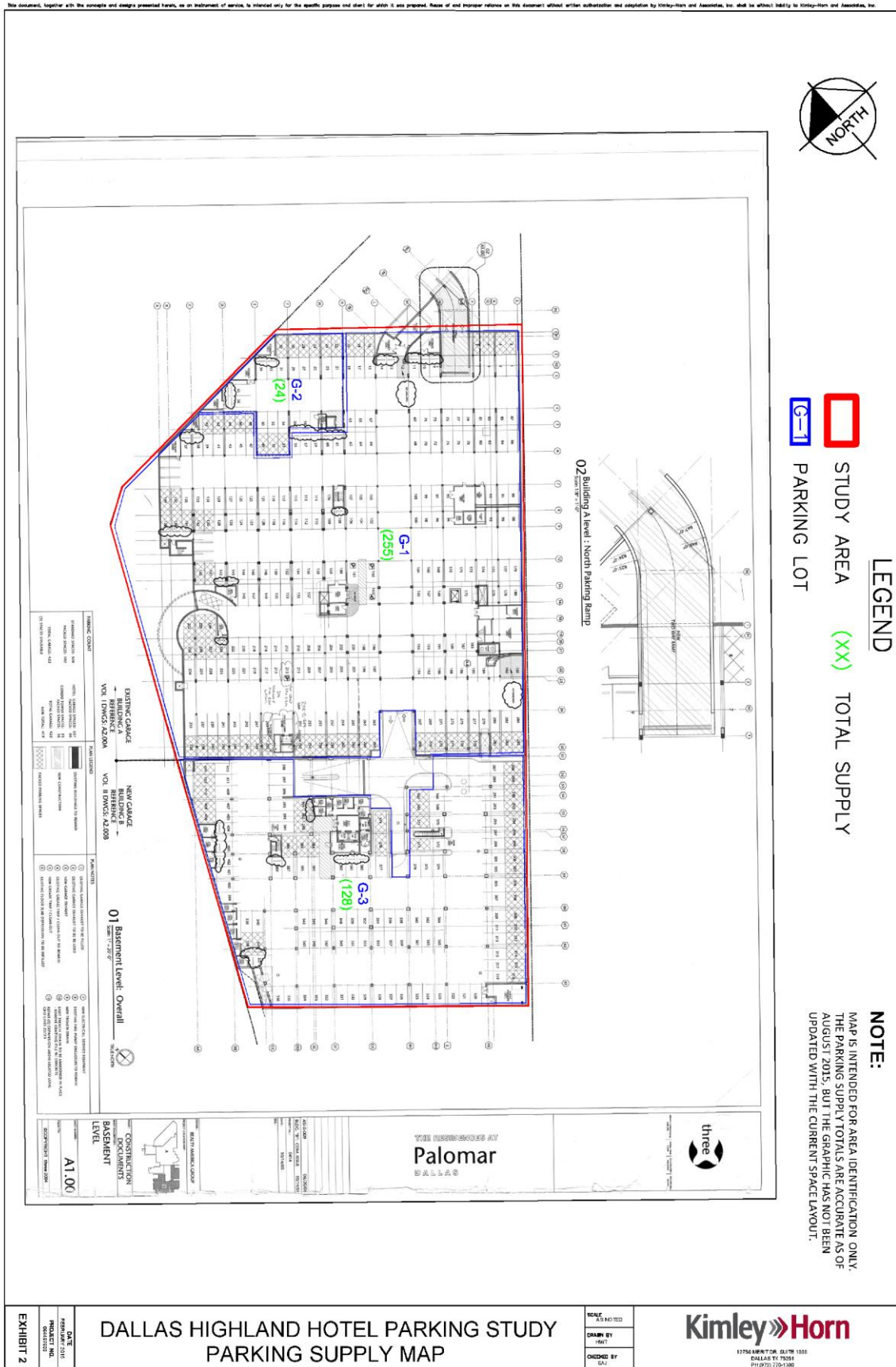
The time limits and adjacent reserved spaces on the northern surface parking lot S-1 are appropriate to serve the commercial users there, and should be maintained and enforced. The use of the valet parking should be encouraged and advertised for longer-term parkers of all uses, reducing the perceived pressure on the surface parking supply. The valet operation should be maintained at a high level to minimize the waiting time on the drop-off or pick-up exchange. The division of the available spaces between users is appropriate at the current time for both the surface and garage areas, and should continue to be actively managed in the future.

END

Attachments: Exhibit 1 – Parking Supply Map - Surface  
 Exhibit 2 – Parking Supply Map - Garage  
 Exhibit 3 – Parking Supply and Observed Vehicle Occupancy  
 Underground Garage Parking Counts – April 2015  
 Underground Garage Parking Counts – May 2015  
 Underground Garage Parking Counts – June 2015







# **EXHIBIT 3 - PD 740 Highland Hotel Parking Study** **Parking Supply and Observed Vehicle Occupancy**

Area	Sub Block	Parking Supply	Occupancy (Thursday - 08/06/2015)									
		Total	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM	
Garage	G-1 (Main)	255	106	105	108	91	101	95	84	83	79	
	G-2 (Lofts Reserved)	24	4	4	4	4	6	6	6	5	5	
	G-3 (Condos Reserved)	128	73	73	73	73	73	73	78	78	78	
Garage Total		407	183	182	185	168	180	174	168	166	162	
Surface On-Site	S-1 (North Side)	51	40	31	32	24	26	20	22	17	17	
	S-2 (East Side Parallel)	7	8	7	6	6	6	4	4	3	3	
	S-3 (Hotel Entrance)	21	9	10	6	8	11	8	7	9	8	
	S-4 (South Side)	22	16	17	17	16	11	13	14	11	10	
Surface On-Site Total		101	73	65	61	54	54	45	47	40	38	
Garage + Surface On-Site Total		508	256	247	246	222	234	219	215	206	200	
Gravel Surface		S-5	25	19	18	17	19	16	17	16	16	
Total		533	275	265	263	241	250	236	232	222	216	

**LEGEND**

	= Occupancy less than 25%
	= Occupancy greater than or equal to 25% and less than 50%
	= Occupancy greater than or equal to 50% and less than 75%
	= Occupancy greater than or equal to 75% and less than 90%
	= Occupancy greater than or equal to 90%

# Underground Garage Parking Counts - April 2015

Date	Hotel Occupancy %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
4/1/2015	76%	125	0.82		125
4/2/2015	72%	65	0.45		65
4/3/2015	64%	51	0.40		51
4/4/2015	64%	68	0.53		68
4/5/2015	31%	No Observation			
4/6/2015	87%	No Observation			
4/7/2015	100%	No Observation			
4/8/2015	73%	52	0.36		52
4/9/2015	88%	67	0.38	25	92
4/10/2015	97%	88	0.45	100	188
4/11/2015	98%	66	0.34	90	156
4/12/2015	45%	54	0.60	25	79
4/13/2015	85%	60	0.35	93	153
4/14/2015	99%	70	0.35	20	90
4/15/2015	98%	85	0.43	20	105
4/16/2015	96%	81	0.42	135	216
4/17/2015	96%	75	0.39	97	172
4/18/2015	100%	105	0.53	47	152
4/19/2015	68%	48	0.35	22	70
4/20/2015	80%	62	0.39	7	69
4/21/2015	98%	56	0.29		56
4/22/2015	99%	57	0.29	8	65
4/23/2015	91%	80	0.44	5	85
4/24/2015	99%	83	0.42		83
4/25/2015	98%	102	0.52	79	181
4/26/2015	46%	40	0.43		40
4/27/2015	90%	64	0.36		64
4/28/2015	99%	67	0.34		67
4/29/2015	92%	60	0.33		60
4/30/2015	81%	55	0.34		55

Average Spaces Per Hotel Room: 0.42



# Underground Garage Parking Counts - May 2015

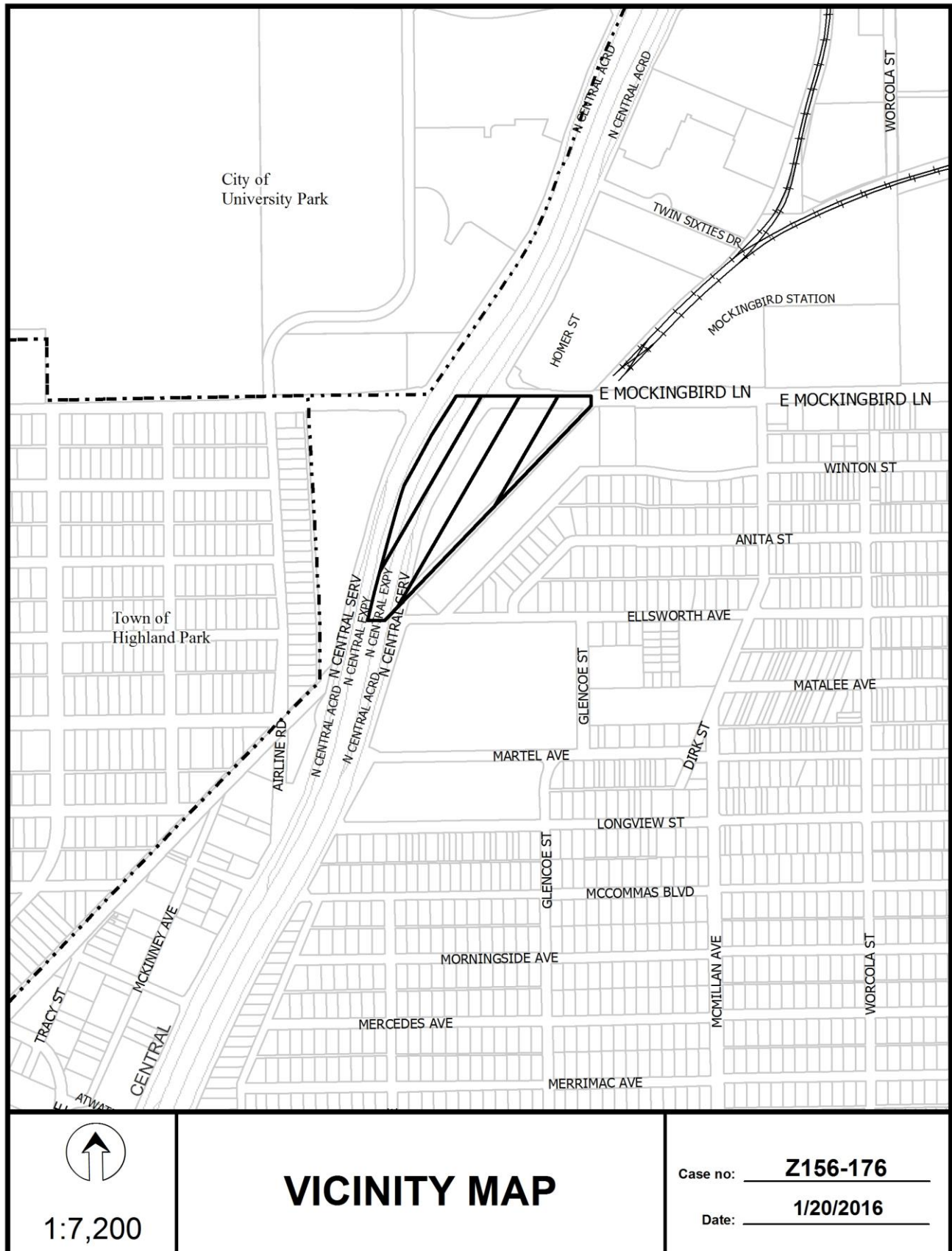
Date	Hotel Occupancy %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
5/1/2015	71%	84	0.59		84
5/2/2015	86%	101	0.59		101
5/3/2015	41%	56	0.68		56
5/4/2015	68%	45	0.33		45
5/5/2015	96%	45	0.23		45
5/6/2015	98%	62	0.32		62
5/7/2015	72%	73	0.51		73
5/8/2015	69%	89	0.64	22	111
5/9/2015	73%	94	0.64	8	102
5/10/2015	45%	52	0.58		52
5/11/2015	97%	84	0.43		84
5/12/2015	98%	108	0.55		108
5/13/2015	98%	100	0.51	15	115
5/14/2015	93%	79	0.42		79
5/15/2015	96%	71	0.37	10	81
5/16/2015	98%	89	0.45		89
5/17/2015	78%	70	0.45		70
5/18/2015	97%	90	0.46	9	99
5/19/2015	100%	76	0.38		76
5/20/2015	100%	74	0.37	25	99
5/21/2015	60%	74	0.62	4	78
5/22/2015	50%	65	0.65		65
5/23/2015	76%	111	0.73		111
5/24/2015	44%	61	0.69		61
5/25/2015	31%	84	1.35		84
5/26/2015	63%	80	0.63		80
5/27/2015	96%	75	0.39		75
5/28/2015	83%	76	0.46		76
5/29/2015	92%	81	0.44		81
5/30/2015	96%	56	0.29		56
5/31/2015	66%	47	0.36		47

Average Spaces Per Hotel Room: 0.52

# Underground Garage Parking Counts - June 2015

Date	Hotel Occupancy %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
6/1/2015	86%	55	0.32	78	133
6/2/2015	97%	75	0.39	55	130
6/3/2015	99%	85	0.43	55	140
6/4/2015	82%	93	0.57	67	160
6/5/2015	97%	135	0.70		135
6/6/2015	98%	136	0.69		136
6/7/2015	78%	76	0.49		76
6/8/2015	99%	52	0.26		52
6/9/2015	99%	54	0.27		54
6/10/2015	100%	72	0.36		72
6/11/2015	79%	61	0.39		61
6/12/2015	66%	83	0.63		83
6/13/2015	92%	116	0.63		116
6/14/2015	70%	66	0.47		66
6/15/2015	99%	64	0.32		64
6/16/2015	100%	80	0.40		80
6/17/2015	94%	70	0.37		70
6/18/2015	96%	70	0.36		70
6/19/2015	91%	79	0.43		79
6/20/2015	93%	107	0.58		107
6/21/2015	67%	65	0.49		65
6/22/2015	93%	98	0.53		98
6/23/2015	100%	95	0.48		95
6/24/2015	100%	101	0.51		101
6/25/2015	97%	104	0.54	8	112
6/26/2015	95%	102	0.54	6	108
6/27/2015	100%	133	0.67		133
6/28/2015	62%	73	0.59	5	78
6/29/2015	82%	86	0.52	5	91
6/30/2015	90%	88	0.49		88

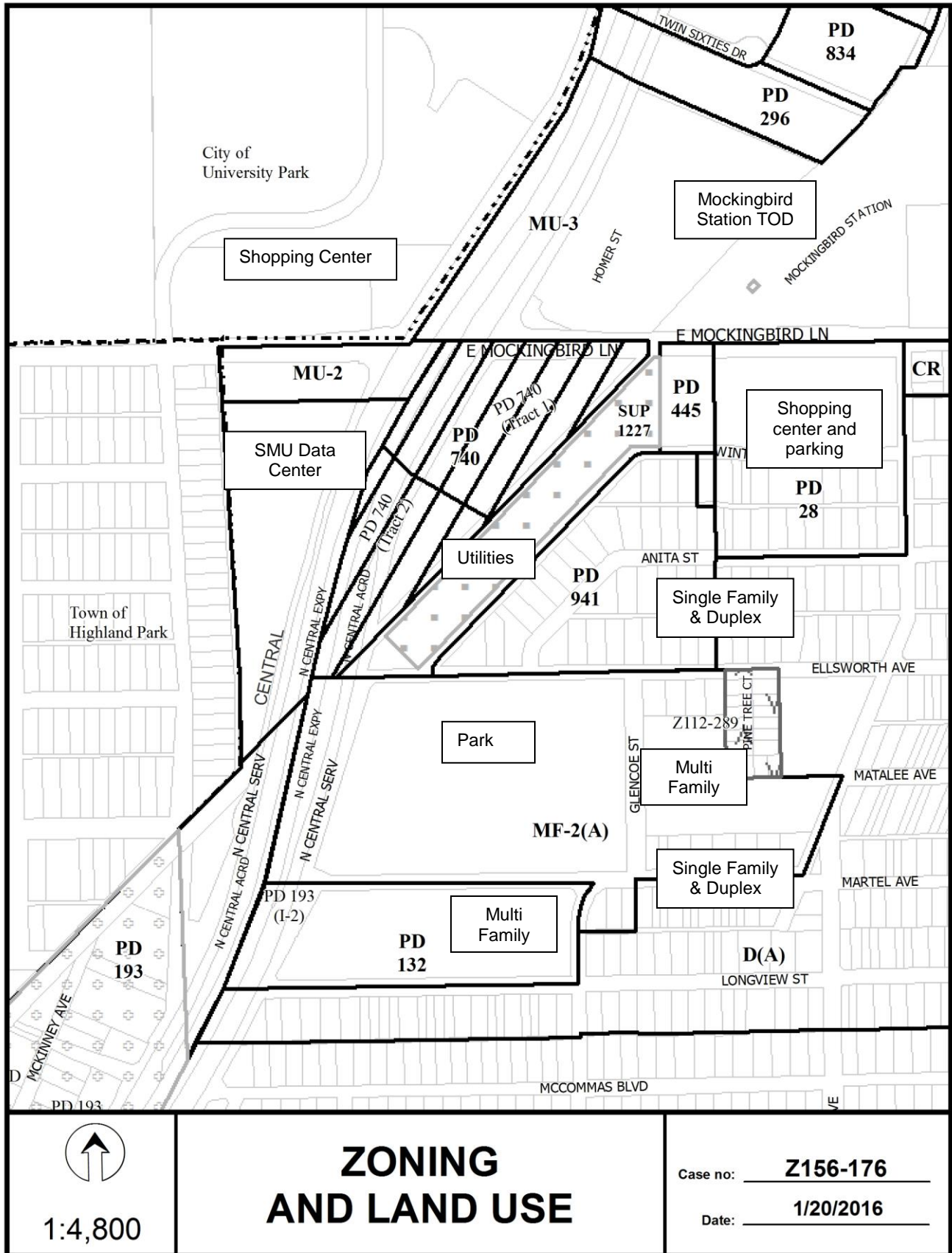
Average Spaces Per Hotel Room: 0.48

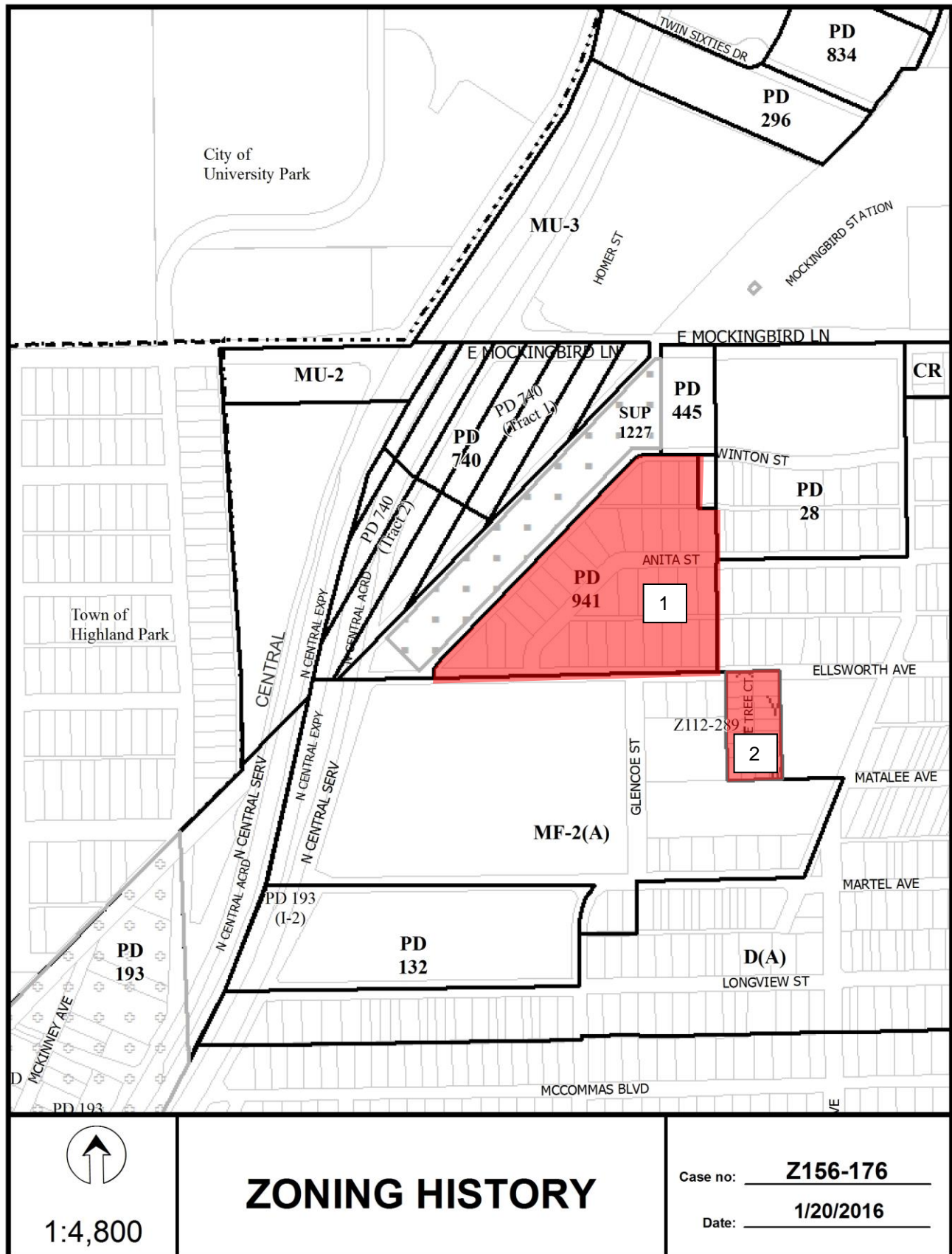


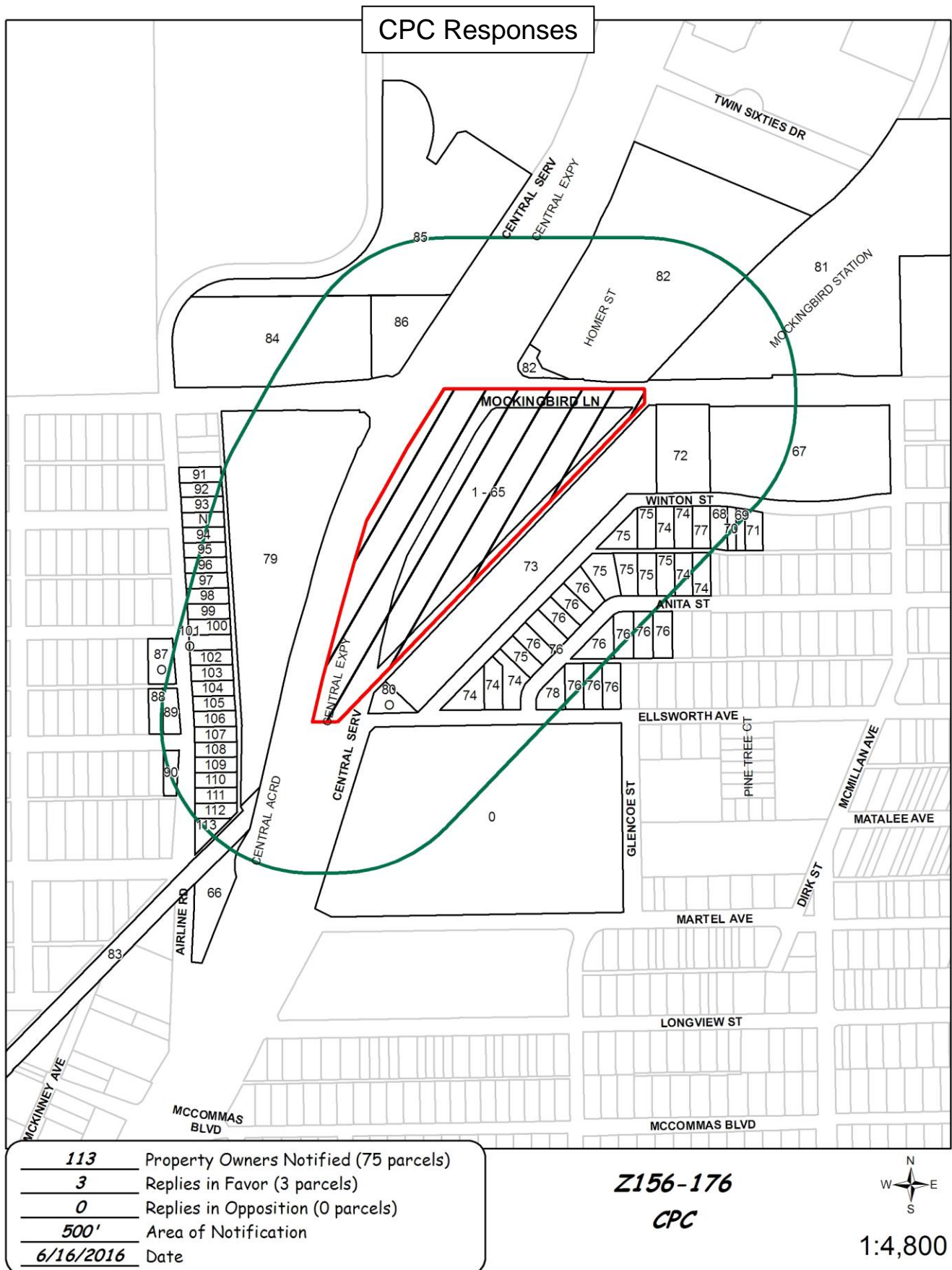












06/15/2016

***Reply List of Property Owners******Z156-176******113 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5656	N CENTRAL EXPY	BEHRINGER HARVARD
2	5656	N CENTRAL EXPY	WESTDALE PALOMAR LP
3	5656	N CENTRAL EXPY	FOLEY NICHOLAS & MANJULA S FOLEY
4	5656	N CENTRAL EXPY	GREEN SET LLC
5	5656	N CENTRAL EXPY	BROWN LARRY H & SHELLY
6	5656	N CENTRAL EXPY	CAMERON STEPHEN F
7	5656	N CENTRAL EXPY	CHANG IRIS W
8	5656	N CENTRAL EXPY	DAVIS SPENCER S &
9	5656	N CENTRAL EXPY	MOCK 5656 LLC
10	5656	N CENTRAL EXPY	EIGHT OAKS INVESTMENTS II LLC
11	5656	N CENTRAL EXPY	TOLIVER BRIAN & LEESA TOLIVER
12	5656	N CENTRAL EXPY	RICHIE BOYD LYNN & BETTY ZOE
13	5656	N CENTRAL EXPY	GIDEON CECILE & CJ JR
14	5656	N CENTRAL EXPY	CASSULLO JOANNE
15	5656	N CENTRAL EXPY	RICHEY PROPERTIES INC
16	5656	N CENTRAL EXPY	TOMPSON JERRY
17	5656	N CENTRAL EXPY	TRIMARCHI DENNIS M
18	5656	N CENTRAL EXPY	HARRISON FIELD
19	5656	N CENTRAL EXPY	ALI AMAR BARKAT &
20	5656	N CENTRAL EXPY	BUCHANAN MOREAS
21	5656	N CENTRAL EXPY	ZISSIS FAMILY TRUST
22	5656	N CENTRAL EXPY	WILLIAMS DEBORAH A & ROBERT M GOLDSTEIN
23	5656	N CENTRAL EXPY	YARTO ROBERTO & JENNIFER
24	5656	N CENTRAL EXPY	BARTELS ANN M
25	5656	N CENTRAL EXPY	MCLANE DAVID J &
26	5656	N CENTRAL EXPY	EDWARDS STAN &



06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5656	N CENTRAL EXPY	WILLIAMSON MARK PATRICK
28	5656	N CENTRAL EXPY	KNUBOWITZ JOEL
29	5656	N CENTRAL EXPY	YAMINI SARA M
30	5656	N CENTRAL EXPY	MAJORS DECENDANTS TRUST
31	5656	N CENTRAL EXPY	KOERNER GARY & KAY
32	5656	N CENTRAL EXPY	TALLEY JUDITH OLSEN &
33	5656	N CENTRAL EXPY	WALTON LARRY E & LINDA
34	5656	N CENTRAL EXPY	CARSON TED J & DEBORAH J
35	5656	N CENTRAL EXPY	CARSON DEBBIE &
36	5656	N CENTRAL EXPY	HARRISON FIELD
37	5656	N CENTRAL EXPY	BARNES SUSAN
38	5656	N CENTRAL EXPY	RUFF PARTNERS LTD
39	5656	N CENTRAL EXPY	HARRISON FIELD
40	5656	N CENTRAL EXPY	WEAR CHARLES AND JANET WEAR
41	5656	N CENTRAL EXPY	GANCARZ CHRISTINE P
42	5656	N CENTRAL EXPY	HARRISON FIELD
43	5656	N CENTRAL EXPY	HAINES DALE & JANE
44	5656	N CENTRAL EXPY	WEBB BARBARA J & GREGORY E
45	5656	N CENTRAL EXPY	GANCARZ DORIS
46	5656	N CENTRAL EXPY	BERAN DIANA
47	5656	N CENTRAL EXPY	HARRISON FIELD
48	5656	N CENTRAL EXPY	KING WAYNE E & TINA M
49	5656	N CENTRAL EXPY	ANDERSON GARY A &
50	5656	N CENTRAL EXPY	MULLANEY TERI L & DANIEL P
51	5656	N CENTRAL EXPY	WOMACK MORRIS K & MAUREEN M
52	5656	N CENTRAL EXPY	CROWN JODY H
53	5320	E MOCKINGBIRD LN	NEE EUGENE P
54	5320	E MOCKINGBIRD LN	OTRADOVEC PETER J & SHIRLEY WALTER
55	5320	E MOCKINGBIRD LN	AHP INVESTMENTS LLC
56	5320	E MOCKINGBIRD LN	CURTIS THOMAS D &
57	5320	E MOCKINGBIRD LN	KARRO MILES MARSHALL

06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5320 E MOCKINGBIRD LN	HIRSCH LINDA M FAMILY TRUST
	59	5320 E MOCKINGBIRD LN	MURPHY SUSAN W
	60	5320 E MOCKINGBIRD LN	MURPHY SUSAN W
	61	5320 E MOCKINGBIRD LN	TOMLIN FRANCIS G JR
	62	5320 E MOCKINGBIRD LN	BEHRINGER BRADLEY
	63	5320 E MOCKINGBIRD LN	5320 E MOCKINGBIRD LN L304 LLC
	64	5320 E MOCKINGBIRD LN	AHERN J KEVIN & SHERRY L
	65	5300 N CENTRAL EXPY	THI VI DALLAS MOCKINGBIRD LLC
	66	5401 N CENTRAL EXPY	5401 N CENTRAL EXPWY LP
	67	5400 E MOCKINGBIRD LN	MOCKINGBIRD CENTRAL PLAZA
	68	5420 WINTON ST	MCMILLIN KIMBERLY ANNE &
	69	5426 WINTON ST	POLLOCK BRIAN
	70	5424 WINTON ST	POLLOCK KEVIN
	71	5428 WINTON ST	MCFALLS GEOFFREY A & ELENA A
	72	5342 E MOCKINGBIRD LN	PS TEXAS HOLDINGS LTD
	73	5340 E MOCKINGBIRD LN	SHURGARD TEXAS LTD PS
	74	5309 ELLSWORTH AVE	GLENCOE LAND LP
	75	5311 ANITA ST	PSW URBAN HOMES LP
	76	5315 ANITA ST	ELLSWORTH RENTALS LLC
	77	5416 WINTON ST	MCCRACKEN THOMAS W JR
	78	5327 ELLSWORTH AVE	ANITA RENTALS LLC
	79	5555 N CENTRAL EXPY	SOUTHERN METHODIST
O	80	5301 ELLSWORTH AVE	WESTDALE PROPERTIES AMERICA I LTD
	81	5465 E MOCKINGBIRD LN	DALLAS AREA RAPID TRANSIT
	82	5307 E MOCKINGBIRD LN	AMERICAN FUND US INVESTMENT GP LLC
	83	401 S BUCKNER BLVD	DART
	84	3072 MOCKINGBIRD LN	PERUNA HOLDINGS CORP
	85	5900 BUSH AVE	SOUTHERN METHODIST UNIVERSITY
	86	2900 MOCKINGBIRD LN	SOUTHERN METHODIST UNIVERSITY
O	87	3101 ST JOHNS DR	PRATT M SHANNAN & DIANNE E
	88	3102 CORNELL AVE	DUNLEAVY KEVIN & CANDISE

06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3100 CORNELL AVE	HOLLIFIELD JAMES F &
	90	3101 CORNELL AVE	ALEXANDER A NICHOLAS &
	91	5048 AIRLINE RD	BOURY FADI C
	92	5046 AIRLINE RD	CHEN SI &
	93	5044 AIRLINE RD	SINCLAIR DAVID &
	94	5040 AIRLINE RD	SESTAK MICHAEL &
	95	5038 AIRLINE RD	GOLDEN MATTHEW &
	96	5036 AIRLINE RD	COHEN JEFFREY
	97	5034 AIRLINE RD	SMITH JOHN K & SHIRLEY C TR
	98	5032 AIRLINE RD	MENEGAZZO ERICK R
	99	5030 AIRLINE RD	ALEXANDER DAVID & LORI
	100	5028 AIRLINE RD	ESTRADA EDUARDO C &
O	101	5026 AIRLINE RD	BELL JASON RANDALL & ALYSON M
	102	5024 AIRLINE RD	RESTREPO ALLAN & KATHY
	103	5022 AIRLINE RD	SNYDER ROBERT F
	104	5020 AIRLINE RD	JACKSON PARTNERS PROPERTIES LTD
	105	5018 AIRLINE RD	WU WEILI &
	106	5016 AIRLINE RD	DAVIS JORDAN &
	107	5014 AIRLINE RD	ZARUBIAK DARCY C Z & ROCIO I
	108	5012 AIRLINE RD	BURNS RUSSELL J & DEBRA S
	109	5010 AIRLINE RD	KEARNY HENRY JOSEPH & D DEE C
	110	5008 AIRLINE RD	TREVINO ALBERTO GALVAN
	111	5006 AIRLINE RD	ROEHM DAVID O
	112	5004 AIRLINE RD	WATERS LINDSLEY III
	113	5000 AIRLINE RD	WARFIELD RICHARD & ANGELA

**AGENDA ITEM # 67**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 E

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions  
Z156-207(SM)



**FILE NUMBER:** Z156-207(SM) **DATE FILED:** February 12, 2016

**LOCATION:** North corner of North Harwood Street and Randall Street

**COUNCIL DISTRICT:** 2 **MAPSCO:** 45 E

**SIZE OF REQUEST:** Approx. 0.737 acres **CENSUS TRACT:** 19.00

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**APPLICANT:** Crescent Acquisitions, LLC

**OWNER:** MAC Randall Owners, LLC

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**REQUEST:** An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to provide a multifamily development with consideration of the following: 1) decrease setbacks; 2) increase floor area ratio for residential uses; 3) provide for alternative landscaping along the street frontages and, 4) require pedestrian amenities.

**CPC RECOMMENDATION:** Approval, subject to a development plan, landscape plan, and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a development plan, landscape plan, and conditions.

**BACKGROUND INFORMATION:**

- The existing structure on the site completed construction on May 5, 2003 and is one story and contains 10,855 square feet according to permit records. The owner name and DBA on the certificate of occupancy is “Reading & Radio Resource”.
- Articles published by the Dallas Morning News and KERA notes that the Reading and Radio Resource provided services to the blind and illiterate that included reading the newspaper and other audible literary activities. KERA noted the approximate closure of the business in January 2015.

**Zoning History:** There have been four recent zoning changes requested in the area.

1. **Z134-274** – On October 8, 2014 Council approved an LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.
2. **Z123-117** – On February 13, 2013 Council approved an amendment to, and an expansion of, Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses on property zoned Planned Development Subdistrict No. 16 and an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.
3. **Z134-314** – On March 25, 2015 Council approved an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.
4. **Z134-140** – On April 22, 2015 Council approved the renewal of Specific Use Permit No. 1822 for an attached non-premise sign and an amendment to Tract I, Planned Development Subdistrict No. 11 of Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay H/64, the Magnolia Station Historic District on north corner of Lyte Street and North Houston Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	ROW
Mckinnon Street aka Dallas North Tollway	Minor Arterial	Variable
Randall Street	Local Street	40 ft.
N. Harwood Street	Local Street	60 ft.

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant's request for an Office development. The request site is located on the outer edge of the Downtown Building Blocks.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

**LAND USE****GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

**URBAN DESIGN****Goal 5.1 Promote a sense of place, safety and workability**

Policy 5.1.2 Define urban character in Downtown and urban cores

**Area Plans:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.



(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a new PDS meets the above listed objectives. The Property will be redeveloped with a 2300,000 square foot residential building that will have approximately 21 stories, including a six-story parking garage above the ground floor lobby.

The proposed development requests to increase the maximum floor area ratio for residential uses from 4.5:1 to 7.5:1 however, the site only increases FAR for residential uses and maintains the remaining yard, lot, and space regulations of the O-2 subdistrict, which the exception of reducing the front yard setback along Randall Street from 20 feet to 10 feet. The increase in FAR and reduction of the Randall Street front yard setback is recommended by staff because it is consistent and does not exceed the heights or reduces the setbacks more than adjacent recent planned development subdistricts and additional pedestrian amenities are offered.

The applicant has submitted a landscape plan that will comply generally with the landscaping requirements in Part 1 of PDD No. 193. The plan moves street trees closer to the building in order to obtain the minimum number required by PDD No. 193 but are located out of visibility triangles for safety purposes.

**STAFF ANALYSIS:****Land Use Compatibility:**

Direction	PD 193 Subdistrict	Land Use
Site	O-2	Vacant; Multifamily proposed
Northwest	PDS 16	Office
Northeast	PDS 52	Multifamily
East	PDS 88	Multifamily
Southeast	PDS 79 (Sub A)	Undeveloped
Southwest	O-2	Hotel

The 0.737 acre site is developed with a one-story vacant building and is proposed to contain a multifamily building that complies with the height requirements of the O-2 Subdistrict, which is 240 feet or approximately 21 stories. The adjacent property that is immediately to the northwest of the site, and the only other property on the block, is a 22 story office building with seven levels of a parking garage that was completed January 19, 2016 according to permit records. A 30-story multifamily building is located to the northeast of the site, across McKinnon Street; permit records show the development completed construction November 14, 2008. The development to the east, diagonally across the intersection of McKinnon Street and Randall Street, is a four story multifamily building that completed construction November 9, 2008, according to permit records; the development also contains a few non-residential ground floor tenants for the residents. The development to the southeast is currently undeveloped but on February 27, 2013, Council approved a Subarea A in Subdistrict No. 79 that allows LC uses with a maximum height of 365 feet and FAR equivalency of 8.5. Finally, the development to the southwest, or across Harwood Street, is a four story hotel.

The proposed subdistrict is compatible with surrounding land uses.

**Development Standards:**

Direction	District	Setbacks		Density	Height	Lot Coverage
		Front	Side/Rear			
Site	Applicant's proposed PDS	20'; 10' on Randall	10'/10'	7.2:1 FAR for residential; 4.0:1 for other uses	240'	75%
Northwest	PDS No. 16 O-2 Office uses	20' on McKinnon; 0' on Wolf and Harwood	0'/0'	4:1 FAR	300'	80%
Northeast	PDS No. 52 O-2 uses	10'	10'	250 units/acre; 5.5:1 FAR for residential; 5.0:1 for other uses	350'	85%
East	PDS No. 88 O-2 uses	20'	10'/10'	4:1 FAR	240'	75%
Southeast	PDS No. 79 (Sub A) LC uses	0'	0'	8.5:1 FAR equivalency (350,000 SF)	365'	No max
Southwest	O-2 Office uses	20'	10'/10'	4:1 FAR	240'	75%

The applicant's request for a new subdistrict will generally reflect the O-2 Office Subdistrict development rights and standards on the property. The applicant has requested the following development standard modifications from the O-2 Office Subdistrict: 1) increase in FAR for residential uses from 4.5 to 7.2 and 2) decrease the front yard setback on Randall Street from 20 feet to 10 feet with specific pedestrian oriented encroachments allowed in the front yard setbacks such as planters, retaining walls, landscape features, patios, stairs, steps, and ramps that do not exceed five feet in height.

The proposed multifamily development will be constructed with a ground story lobby and amenities ground floor with a 7-level parking structure, and up to 15 stories of multifamily uses.

The request also includes a mixture of required and additional amenities that will facilitate a pedestrian street-scape. The required amenities are in addition to typical PD 193 street scape requirements but also require a bench and trash receptacle per frontage and requires enhanced pavement where a sidewalk crosses a driveway or loading zone. The additional amenities provide for a minimum of one out of five amenities that would enhance the street level activity for the site. In short, these amenities include awnings, canopies, or arcades along Randall Street; pedestrian street lamps; extending the enhanced pavement to span the entire sidewalk along all streets; public art; or a permanent water feature.

Planned Development District No. 193 limits the floor area of retail and certain additional uses on the street level of a building to a maximum of 2,000 square feet. The applicant is not proposing to increase the maximum structure height of 240 feet that is allowed within the O-2 Office subdistrict, which is less than or equal to surrounding properties, as reflected in the above development standards table.

The setbacks are comparable to the adjacent development on the same block in PDS No. 16 to the northwest. The proposed however, provides a greater setback on Harwood, consistent with the O-2 Office Subdistrict, and will provide the minimum side setback for the O-2 Subdistrict, while the adjacent PDS No. 16 does not require a side or rear yard setback.

Staff recommendation is for approval of the requested development standards.

**Landscaping:** Landscaping must be provided as shown on the attached landscape plan. The applicant will have to mitigate protected trees that will be removed from the site.

**Conceptual elevation rendering:** The applicant has requested that a unique exhibit be a part of the planned development subdistrict conditions. The rendering has no objective criteria, such as dimensions or a scaled drawing, to condition a permit upon and therefore the City Plan Commission and staff recommend that the rendering be denied as a part of the planned development subdistrict.

**CPC ACTION – JUNE 2, 2016:**

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict uses, subject to a development plan, landscape plan and staff's recommended conditions on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street.

Maker: Rieves  
Second: Anglin  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung,  
Schultz\*, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Housewright  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 296  
**Replies:** For: 0 Against: 15

**Speakers:** For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226  
Michael Skinner, 2900 McKinnon St., Dallas, TX, 75201  
For (Did not speak): Russ Bernhardt, 2900 McKinnon St., Dallas, TX, 75201  
Against: Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201  
Jeff Rennells, 2501 N. Harwood St., Dallas, TX, 75201  
Jeffery Smith, 2501 N. Harwood St., Dallas, TX, 75201  
James Stroope, 2917 Bookhout St., Dallas, TX, 75201

List of Officers

Applicant:

Crescent Acquisitions, LLC

Crescent Communities, LLC

Todd Mansfield, President and CEO

Andrew Carmody, President

Brian J. Natwick, President

Robert Whitney Duncan, President

Brian Leary, President

Kevin H. Lambert, CFO

Gary Tyler Niess, Senior Vice President

Alice Zwahlen, Senior Vice President

Stephen E. Yetts, Senior Vice President

James M. Cauley, Senior Vice President

Benjamin L. Collins, Senior Vice President

Jared Ford, Senior Vice President

David Muenks, Senior Vice President

Thomas K. Glenn, Senior Vice President

George L. Hodges, III, Senior Vice President

Donald E. Killoren, Senior Vice President

Scott C. Widener, Executive Vice President

Jaime A. Pou, Senior Vice President

Owner:

MAC Randall Owners LLC

Mac Randall Investors, LP

Mac Randall Investors GP, LLC

Dean Macfarlan, Manager

**CPC RECOMMENDED PDS CONDITIONS**

**Division S-\_\_\_\_. PD Subdistrict \_\_\_\_.**

**SEC. S-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_\_ was established by Ordinance No. \_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. S-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_\_ is established on property located at the southwest corner of Randall Street and McKinnon Street. The size of PD Subdistrict \_\_\_\_ is approximately 0.737 acre.

**SEC. S-\_\_\_\_.103. PURPOSE.**

The standards of this division complement the development pattern in the area and recognize the area's unique identity as a gateway into downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more urban in form.
- (3) To promote a pedestrian environment that connects to public open space.
- (4) To encourage development that complements nearby properties.
- (5) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.
- (6) To create development flexibility that promotes active pedestrian use.

**SEC. S-\_\_\_\_.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

**SEC. S-\_\_\_\_.105. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_B: landscape plan.

*CPC and Staff recommended:*

Denial of subparagraph 3. The rendering has no objective criteria to qualify if a permit application complies with the proposed rendering.
--

*Applicant requested:*

- |  |
|--|
| (3) Exhibit ____C: conceptual elevation rendering. |
|--|

**SEC. S-\_\_\_\_.106. DEVELOPMENT PLAN.**

(a) Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

*CPC and Staff recommendation:*

Denial of subparagraph (b). These items, if they require a permit or are needed to meet minimum requirements, are typically shown on a development plan.
--

*Applicant requested:*

(b) Bicycle racks, retaining walls five feet or less in height, pedestrian amenities listed in Section S-____.114, and other permitted front yard encroachments in this district are not required to be shown on a development plan.
--

**SEC. S-\_\_\_\_.107. MAIN USES PERMITTED.**

The only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a

use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

**SEC. S-\_\_\_\_.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

**SEC. S-\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard.

(1) Randall Street. Minimum front yard is 10 feet.

(2) McKinnon Street. Minimum front yard is 20 feet from the property line and a minimum of 16 feet from the street easement as shown on the development plan.

(3) Harwood Street. Minimum front yard is 20 feet.

(4) Encroachments. Planters, retaining walls, landscape features, patios, stairs, steps, and ramps that do not exceed five feet in height may encroach 10 feet into the front yard setback.

(c) Floor area ratio. Maximum floor area ratio for residential uses is 7.2:1.

**SEC. S-\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

**SEC. S-\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.



**SEC. S-\_\_\_\_.112. LANDSCAPING.**

(a) Landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_\_B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) A minimum unobstructed sidewalk width of eight feet is required. No parkway planting area is required.

(c) Plant materials must be maintained in a healthy, growing condition.

**SEC. S-\_\_\_\_.113. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII.

**SEC. S-\_\_\_\_.114. PEDESTRIAN AMENITIES.**

(a) The following pedestrian amenities must be provided between the building facade and the curb. If the street-level building facade is recessed by an arcade, required pedestrian amenities may be provided within the arcade area.

(1) Required amenities. The following amenities must be provided on each building site:

(A) One bench per frontage.

(B) One trash receptacle per frontage.

(C) Enhanced pavement where a sidewalk crosses a driveway or loading zone. Enhanced pavement must consist of a contrasting color and texture, such as colored stamped concrete or brick pavers.

(2) Additional amenities. A minimum of one of the following amenities must be provided on each building site.

(A) Awnings, canopies, or arcades with a minimum length of 25 feet per 100 feet of a building facade along Randall Street.

(B) Pedestrian street lamps (free-standing or wall-mounted) at one lamp per 75 feet of frontage. Light fixtures may not exceed 18 feet in height and must be directed downward and away from adjacent properties.

(C) Enhanced sidewalk with stamped concrete or brick pavers for the full width of the sidewalk along each frontage.

(D) Public art approved in writing by the director of cultural affairs or the cultural affairs commission.

(E) Permanent water feature that is integrated into the landscaping, screening walls, or adjacent to the sidewalk.

*CPC and Staff recommendation:*

Denial of Section 11X. The rendering has no objective criteria to qualify if a permit application complies with the proposed rendering.
---

*Applicant proposed*

<b>SEC. S-___.11X. CONCEPTUAL ELEVATION RENDERING.</b>
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<p>The conceptual elevation rendering in Exhibit ___C is a perspective of the proposed building at the northeast corner of the Property looking towards Randall Street. Elevations for the street level of a multiple family structure must generally comply with Exhibit __C in consideration of quality of materials, quality of landscaping, and transparency provided by glass, recesses, or open corridors. Final materials and percentages of transparency will be determined by compliance with the Dallas Building Code.</p>
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**SEC. S-\_\_\_.115. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

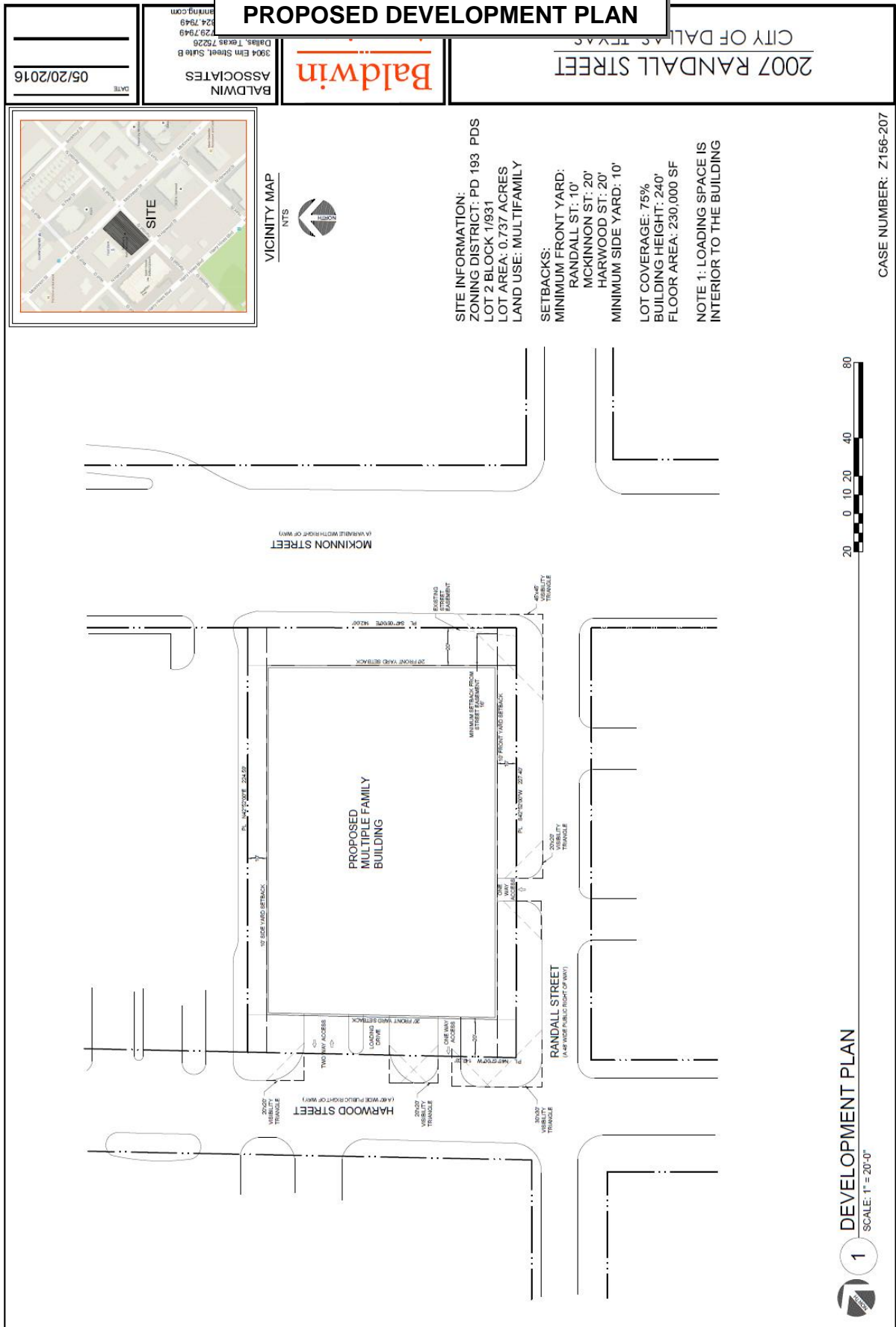
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

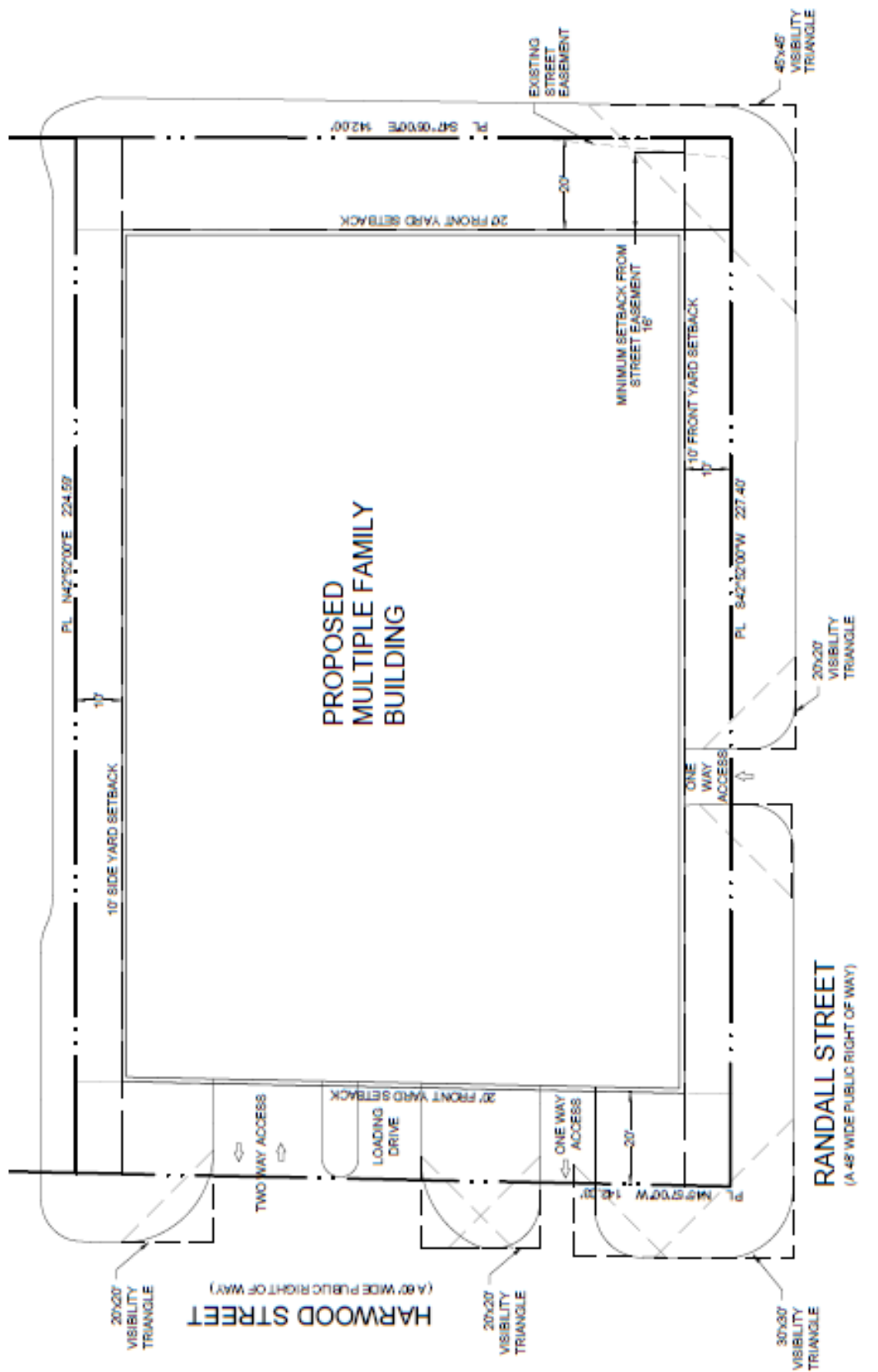
**SEC. S-\_\_\_.116. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

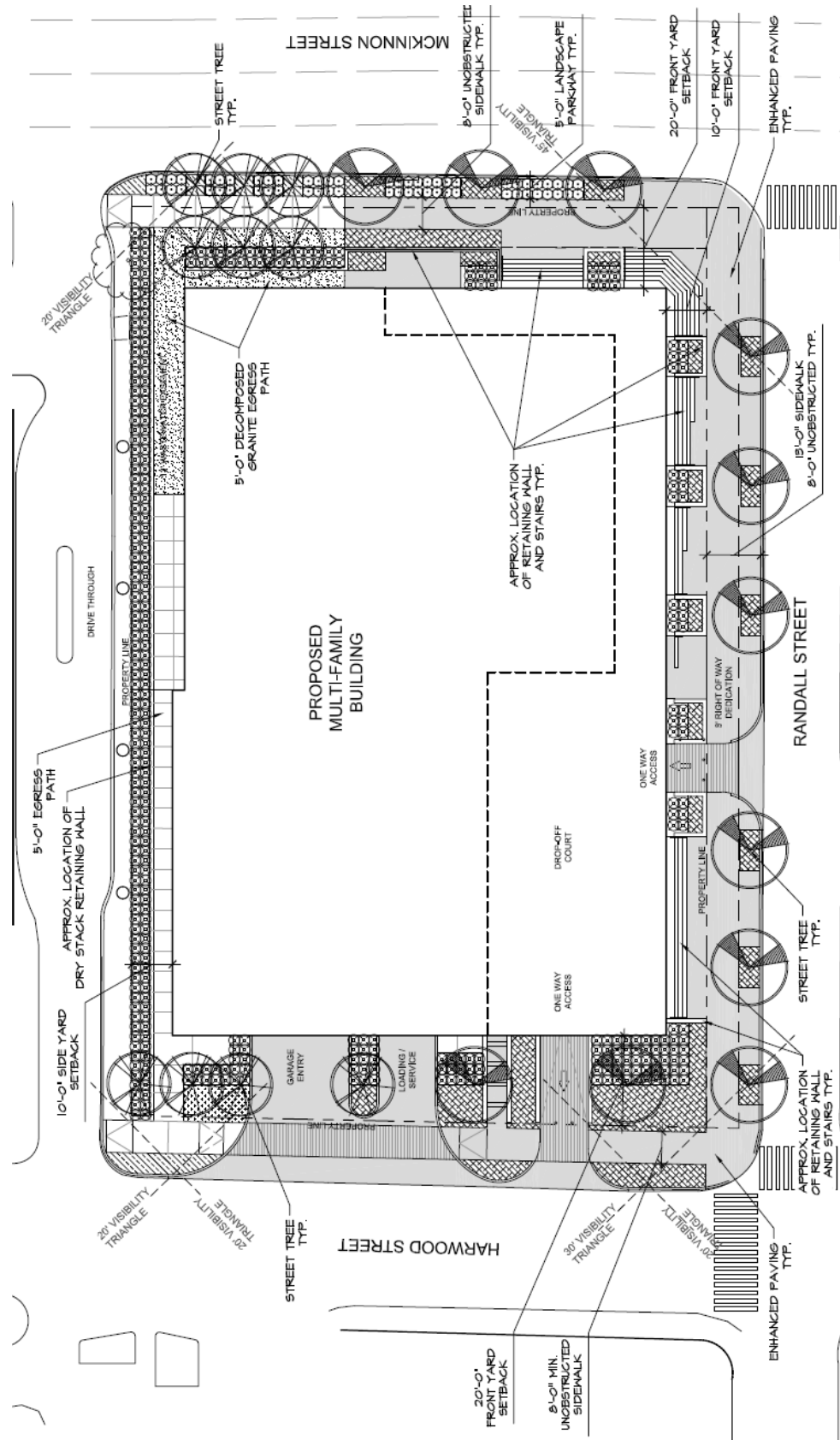


ENLARGED PROPOSED DEVELOPMENT PLAN





## ENLARGED PROPOSED LANDSCAPE PLAN



## PROPOSED LANDSCAPE PLAN NOTES

### STREET TREES

	LOT FRONTAGE (FEET)	STREET TREES REQUIRED (LOT FRONTAGE / 25)	STREET TREES PROVIDED
HARWOOD STREET	142	6	0 *
RANDALL STREET	227	9	6 **
McKINNON STREET	142	6	6

\* 1 TREE PROVIDED BEHIND SIDEWALK (CONSISTENT W/ OTHER PROPERTIES IN HARWOOD DISTRICT)  
 \*\* DUE TO 45' VISIBILITY TRIANGLE AT RANDALL AND McKINNON

### LANDSCAPE REQUIREMENTS

	O2 SUBDISTRICT REQUIRED	O2 SUBDISTRICT PROVIDED
LOT AREA	--	32,068 SF
FRONT YARD	--	7,780 SF
FRONT YARD SETBACK	20'	10' RANDALL 20' McKINNON 20' HARWOOD
SIDE YARD SETBACK	10'	10'
LANDSCAPE SITE AREA (SHRUBS, GROUNDCOVER, TUNF)	6,414 SF (MIN. 20% LOT) 4,668 SF (MIN. 60% FRONT YARD)	4,910 SF (8% LOT) 4,125 SF (38% FRONT YARD)
GENERAL PLANTING AREA (SHRUBS, GROUNDCOVER)	3,207 SF (MIN. 50% LSA) 2,334 SF (MIN. 50% FRONT YARD)	4,910 SF (78% REQ. LSA) 4,125 SF (38% FRONT YARD)
SPECIAL PLANTING AREA (SHRUBS ONLY)	641 SF (MIN. 20% GPA) 467 SF (MIN. 6% FRONT YARD)	2,419 SF (78% REQ. GPA) 1,632 SF (20% FRONT YARD)
PARKWAY PLANTING AREA (GROUNDCOVER, FLOWERS, TUNF)	5'-0"	5'-0" ***

\*\*\* LANDSCAPE PARKWAY IS NOT CONTINUOUS ALONG RANDALL STREET IN AN EFFORT TO MAKE IT FEEL MORE URBAN  
 AND RESPOND TO THE CONTEXT OF THE HARWOOD DISTRICT

### PLANTING SCHEDULE:

QTY.	SYMBOL	COMMON / BOTANICAL NAME	SIZE	COMMENTS
11		ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM OR ULMUS CRASSIFOLIA / CEDAR ELM OR QUERCUS SHUMARDII / SHUMARD OAK	3 1/2" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
10		QUERCUS VIRGINIANA 'GVYIA' / HIGHRISE LIVE OAK	3 1/2" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
		SHRUB (TBD)	5 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB (TBD)	3 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB / PERENNIAL / GROUNDCOVER MIX (TBD)	1 GAL. MIN.	VARIES
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. TRIANGULAR SPACED
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. MAX. TRIANGULAR SPACED

**APPLICANT PROPOSED CONCEPTUAL  
ELEVATION RENDERING**



2007 Randall – Board Rendered Street View at McKinnon

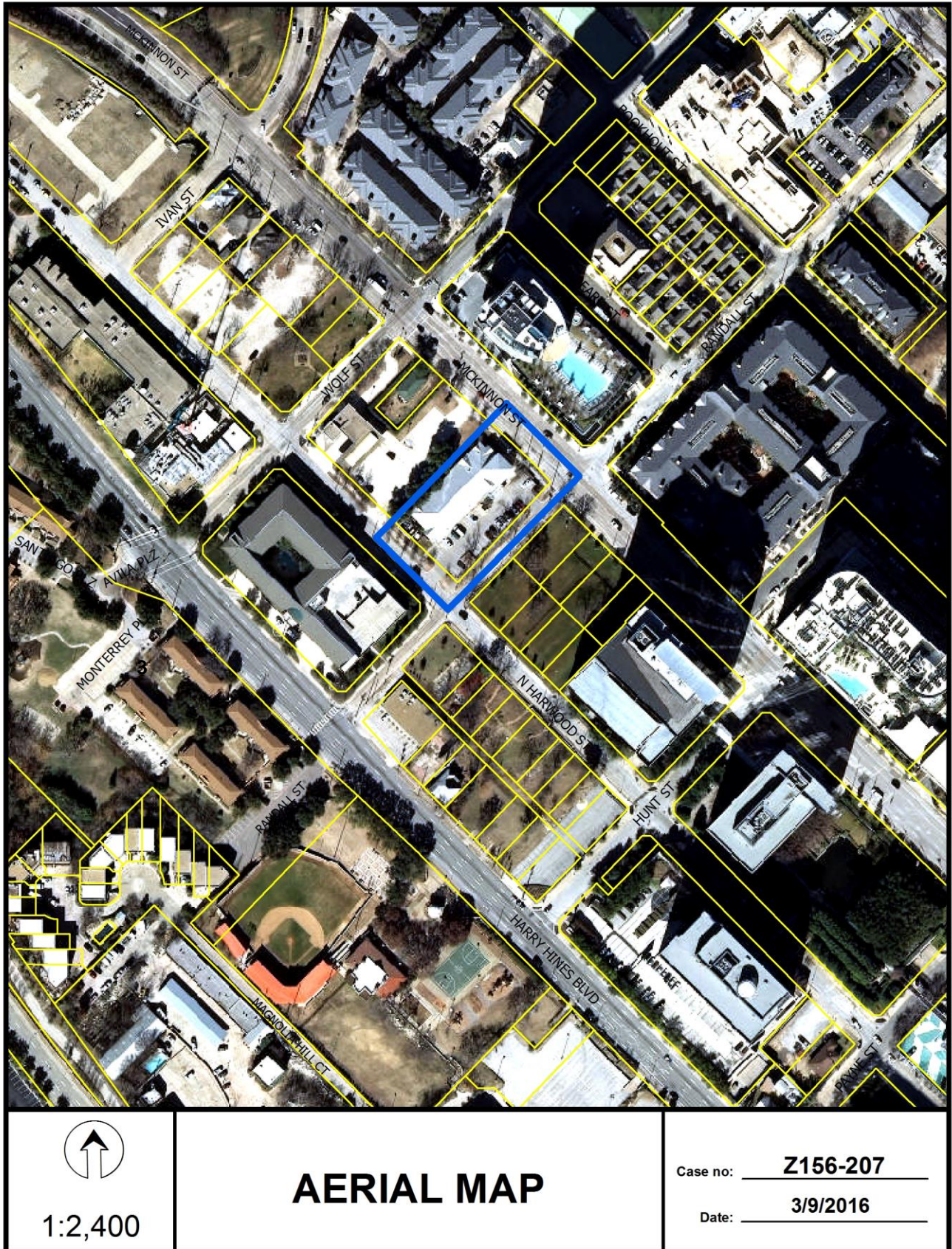


**VICINITY MAP**

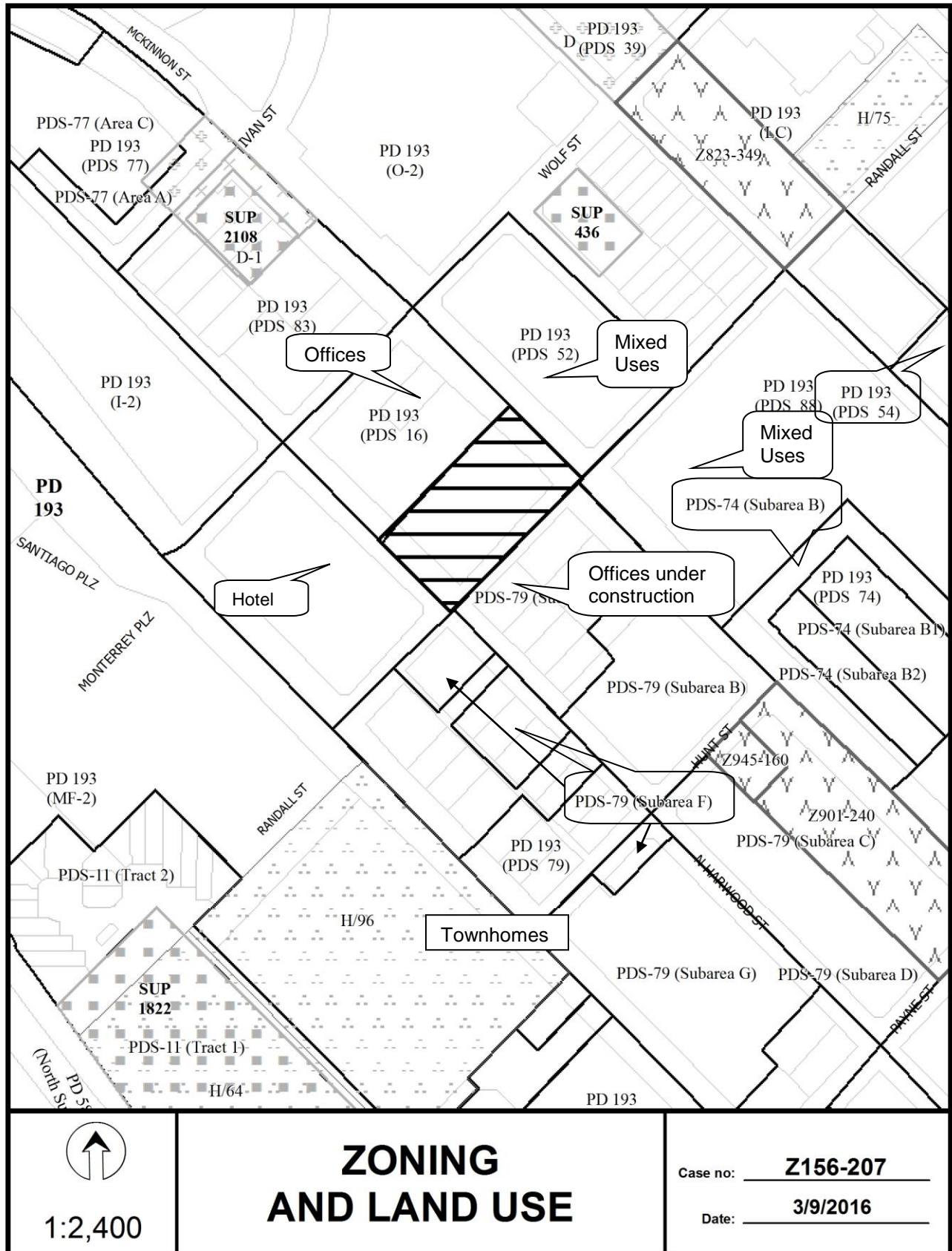
Case no: **Z156-207**

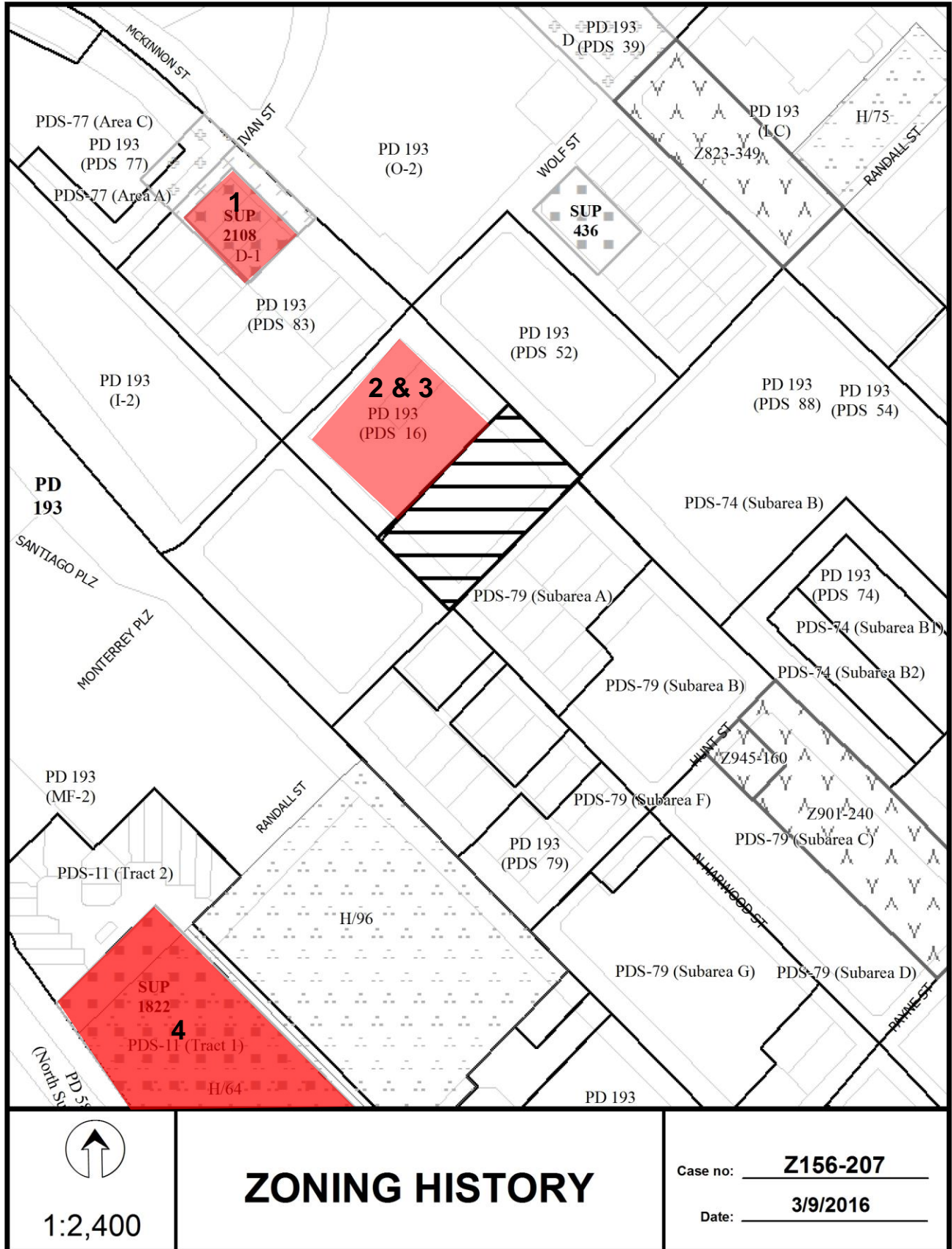
Date: **3/9/2016**



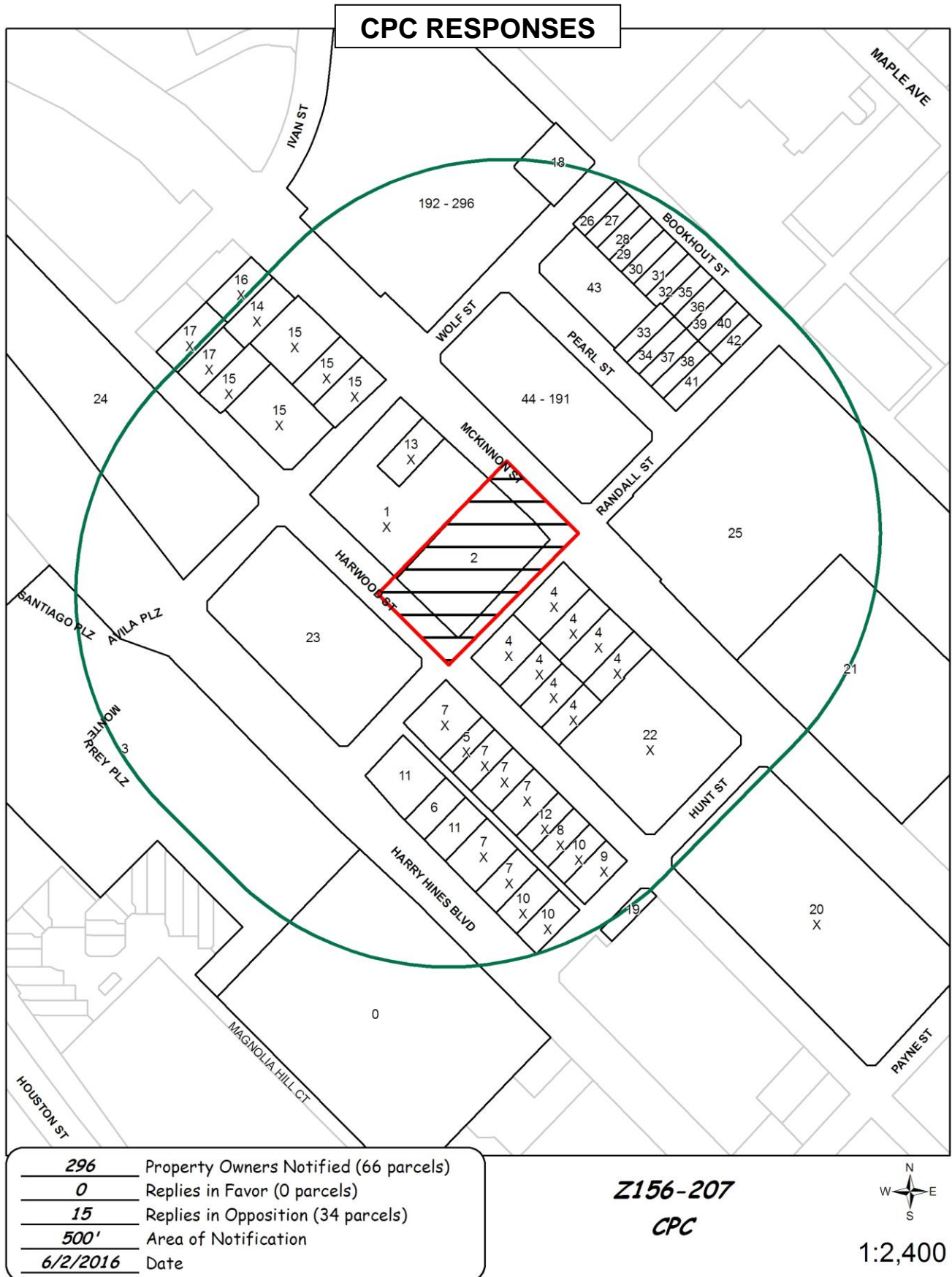












06/06/2016

***Reply List of Property Owners******Z156-207******296 Property Owners Notified    0 Property Owners in Favor    15 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
X	1	2950 N HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
	2	2007 RANDALL ST	MAC RANDALL OWNERS LLC
	3	2901 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
X	4	2819 MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
	6	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
X	7	2825 N HARWOOD ST	HPO INC
X	8	2807 N HARWOOD ST	HPO INC
X	9	2801 N HARWOOD ST	ROLEX TEXAS REALTY
X	10	2805 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER XIII LP
	11	2830 HARRY HINES BLVD	VILLASANA CHARLES
X	12	2809 N HARWOOD ST	GLAZER JUDY B
X	13	2921 MCKINNON ST	INTERNATIONAL CENTER DEVELOPMENT
X	14	3015 MCKINNON ST	ONE HARWOOD BLVD LTD
X	15	3009 MCKINNON ST	ONE HARWOOD BLVD LTD
X	16	3019 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
X	17	3016 N HARWOOD ST	ONE HARWOOD BOULEVARD LTD
	18	3001 BOOKHOUT ST	LANGFORD JAMES E
	19	2737 N HARWOOD ST	JAGANNATHAN SURAJ
X	20	2728 N HARWOOD ST	INTERNATIONAL CENTER II LLC
	21	2728 MCKINNON ST	ALTA UPTOWN LLC
X	22	2828 N HARWOOD ST	INTERNATIONAL CENTER
	23	2914 HARRY HINES BLVD	RLJ III SF DALLAS UT LP
	24	3000 HARRY HINES BLVD	NORTH TEXAS PUBLIC
	25	2820 MCKINNON ST	WINDSOR AT TRIANON LP
	26	2925 BOOKHOUT ST	MCCUTCHIN TRACY L

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2923	BOOKHOUT ST	GROGAN WILLIAM &
28	2921	BOOKHOUT ST	SANTINI NOEL O
29	2919	BOOKHOUT ST	CORRIGAN DEWITT BENTSEN
30	2917	BOOKHOUT ST	LEVIEUX JANE STUART
31	2915	BOOKHOUT ST	MORGAN T S
32	2911	BOOKHOUT ST	CLARK MARK C
33	2912	N PEARL ST	CLARK JON
34	2910	N PEARL ST	JOHNSON MARGARET
35	2909	BOOKHOUT ST	MCNULTY DIANE S
36	2907	BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
37	2908	N PEARL ST	SHERRY STEVEN D
38	2906	N PEARL ST	MILES BRANDON
39	2905	BOOKHOUT ST	SASO DAN &
40	2903	BOOKHOUT ST	BALDWIN LAURA C
41	2902	N PEARL ST	ONEAL J SCOTT & CAROL
42	2901	BOOKHOUT ST	HOANG DANE
43	2920	N PEARL ST	HARTNETT PROPERTIES CO
44	2900	MCKINNON ST	KARCHMER DON A
45	2900	MCKINNON ST	BOWDEN BILLY C
46	2900	MCKINNON ST	LACY DOMINIC N
47	2900	MCKINNON ST	DEPA MARYLINE
48	2900	MCKINNON ST	BURDORF BRIAN
49	2900	MCKINNON ST	FARREN SUZANN D
50	2900	MCKINNON ST	JOHNSON LONNIE
51	2900	MCKINNON ST	UNIT 308 MCKINNON LLC
52	2900	MCKINNON ST	KARCHMER DON A REVOCABLE TRUST THE
53	2900	MCKINNON ST	INTERNATIONAL CENTER DEV
54	2900	MCKINNON ST	AKINA RENEE A TR &
55	2900	MCKINNON ST	OXFORD ENTERPRISES INC
56	2900	MCKINNON ST	LEW MATTHEW J
57	2900	MCKINNON ST	TERRY SHAWN D

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2900	MCKINNON ST	FITZGERALD STEPHEN R & LOUISE A LIFE EST
59	2900	MCKINNON ST	POP LIFE LLC
60	2900	MCKINNON ST	LICHTENSTEIN DAVID G
61	2900	MCKINNON ST	SALINAS PAUL
62	2900	MCKINNON ST	HAYWARD GORDON H
63	2900	MCKINNON ST	RAOOFI PARHAM
64	2900	MCKINNON ST	MALLOY HELEN
65	2900	MCKINNON ST	UNIT 508 MCKINNON LLC
66	2900	MCKINNON ST	AM ESTATE LLC
67	2900	MCKINNON ST	FILIPOVIC JIRI
68	2900	MCKINNON ST	HARPER LEONA MARIE
69	2900	MCKINNON ST	CARVEN LARRY A
70	2900	MCKINNON ST	GOSS TIM K
71	2900	MCKINNON ST	WARREN MARK T
72	2900	MCKINNON ST	AZURE 608 TRUST
73	2900	MCKINNON ST	BORRELLI JOSEPH JR & CINDY ANNE
74	2900	MCKINNON ST	SHAH BIPIN C
75	2900	MCKINNON ST	FRANKEL JEFFREY S
76	2900	MCKINNON ST	MARTIN BRYAN R
77	2900	MCKINNON ST	FRANCOIS SERGE P
78	2900	MCKINNON ST	DEWAN MASHRUR M & AFREEN M
79	2900	MCKINNON ST	DENNIS DAVID & JANIE
80	2900	MCKINNON ST	KECK MARK C
81	2900	MCKINNON ST	NEELAKANTAN ARVIND
82	2900	MCKINNON ST	LE MENER FAMILY TR THE
83	2900	MCKINNON ST	SNB LIMITED PARTNERSHIP
84	2900	MCKINNON ST	CARBONNEAU KRISTINA A
85	2900	MCKINNON ST	LANDAVERDE CARMEN E
86	2900	MCKINNON ST	ABRAMOV BORIS &
87	2900	MCKINNON ST	HILL CHARLES W & JANA L
88	2900	MCKINNON ST	BORNO MOUNIR Y &



06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2900	MCKINNON ST	BLUME WENDY L
90	2900	MCKINNON ST	ALKEMY GROUP LTD THE
91	2900	MCKINNON ST	ABEL ELIZABETH
92	2900	MCKINNON ST	MEDAVARAPU BALAKRISHNA &
93	2900	MCKINNON ST	SHEEHAN DANIEL
94	2900	MCKINNON ST	CHAN MINSANG
95	2900	MCKINNON ST	WYNN RALPH T
96	2900	MCKINNON ST	MAULTSBY VANCE K JR & BETH M
97	2900	MCKINNON ST	MUHL BRANDEN BOWEN
98	2900	MCKINNON ST	GILBERT LOREEN TRUST THE
99	2900	MCKINNON ST	EVOL REAL ESTATE OF TEXAS LLC
100	2900	MCKINNON ST	SKINNER MICHAEL A &
101	2900	MCKINNON ST	VUILLEMOT WILLIAM G &
102	2900	MCKINNON ST	HOOPER ROBERT SCOTT
103	2900	MCKINNON ST	TIGGES GARY
104	2900	MCKINNON ST	SANDLIN MARK R
105	2900	MCKINNON ST	GUTIERREZ JAVIER
106	2900	MCKINNON ST	SPEER M L
107	2900	MCKINNON ST	STONE CHRISTOPHER & SUSAN
108	2900	MCKINNON ST	MECHANIC DONALD A
109	2900	MCKINNON ST	DUWAJI IYAD
110	2900	MCKINNON ST	MOLLOY HELEN
111	2900	MCKINNON ST	STANLEY CLIFFORD V & SHELBY OHAIR
112	2900	MCKINNON ST	POINDEXTER ALONZO J &
113	2900	MCKINNON ST	MCDONALD LAUREN A
114	2900	MCKINNON ST	GROSSBERG MARK P
115	2900	MCKINNON ST	TISEO LOUIE
116	2900	MCKINNON ST	KELLY JOSEPH J
117	2900	MCKINNON ST	LELAND JANET SWARTZ
118	2900	MCKINNON ST	ARMSTRONG CAPPY RAY &
119	2900	MCKINNON ST	CUTLER WILLIAM P

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2900	MCKINNON ST	GALLMANN WILLIAM H III & JOELLYN A
121	2900	MCKINNON ST	DREWS R ERIC & BARBARA B
122	2900	MCKINNON ST	SAVAGE ROBERT W & SUSAN L
123	2900	MCKINNON ST	NIR ADI & SHERYL
124	2900	MCKINNON ST	HAKERT JAMES DAMIAN &
125	2900	MCKINNON ST	MARTTER RICHARD P &
126	2900	MCKINNON ST	MAULDIN JOHN F
127	2900	MCKINNON ST	ELLEN MARTIN M &
128	2900	MCKINNON ST	NAZNAT LP
129	2900	MCKINNON ST	SHAH BIPIN & MRUNALINI
130	2900	MCKINNON ST	SCHUBERT JOEL S
131	2900	MCKINNON ST	NILTA PROPERTY HOLDINGS LP
132	2900	MCKINNON ST	BRAYMAN JONATHAN L
133	2900	MCKINNON ST	GLADDEN JEFFREY R
134	2900	MCKINNON ST	MJC VENTURES LP
135	2900	MCKINNON ST	ROEHM DAVID O
136	2900	MCKINNON ST	NATHANSON DAVID HARRY
137	2900	MCKINNON ST	SMATHERS CONSULTING LLC
138	2900	MCKINNON ST	LAM GUY KWOKHUNG &
139	2900	MCKINNON ST	CHOQUETTE ANGELA V
140	2900	MCKINNON ST	VICIOSO BELINDA &
141	2900	MCKINNON ST	DALLAS HIGHRISE LLC
142	2900	MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
143	2900	MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
144	2900	MCKINNON ST	DEVINE MARTIN J
145	2900	MCKINNON ST	BORICK STEVEN J REV TR THE
146	2900	MCKINNON ST	ANCHONDO ELSA ESTHER CARRILLO
147	2900	MCKINNON ST	UPTOWN DREAMS LLC
148	2900	MCKINNON ST	GAUTIER ELISE M

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	149	2900 MCKINNON ST	MACATEE WILLIAM F JR
	150	2900 MCKINNON ST	FARRANT MALCOLM A
	151	2900 MCKINNON ST	TICE DAVID W
	152	2900 MCKINNON ST	GROSCHUP STEPHANIE CHRISTIN
	153	2900 MCKINNON ST	KHOSHNOUDI FAMILY TRUST
	154	2900 MCKINNON ST	TWO PLUS FOUR ENTERPRISE LTD
	155	2900 MCKINNON ST	FLORIN COMPANY LTD
	156	2900 MCKINNON ST	MOOLJI ALY
	157	2900 MCKINNON ST	YU KUN WON & JAE EUN
	158	2900 MCKINNON ST	RICHARDSON MICHAEL D
	159	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	160	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	161	2900 MCKINNON ST	HARRIS CYNTHIA H &
	162	2900 MCKINNON ST	BROWN IRWIN J
	163	2900 MCKINNON ST	FUSCO EDWARD JR &
	164	2900 MCKINNON ST	UPTOWN DREAMS LLC
	165	2900 MCKINNON ST	MONSOUR FAMILY LP
	166	2900 MCKINNON ST	WESTPARK CAPITAL MGT LLC
	167	2900 MCKINNON ST	RIBELIN GLENDA A
	168	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
	169	2900 MCKINNON ST	LYNCH PETER H
	170	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
	171	2900 MCKINNON ST	DUWAJI IYAD &
	172	2900 MCKINNON ST	GLOBER DEIRDRE DENMAN
	173	2900 MCKINNON ST	MCMORRAN MICHAEL &
	174	2900 MCKINNON ST	VANDERPOOL NICK III
	175	2900 MCKINNON ST	DEWAN MAHBUB & AFREEN
	176	2900 MCKINNON ST	ISSA IMRAN A
	177	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
	178	2900 MCKINNON ST	SLUGOCKI MAREK &
	179	2900 MCKINNON ST	MCALLISTER STEVEN K
	180	2900 MCKINNON ST	LUTER JASON S

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
181	2900	MCKINNON ST	ALBERT MARK & SARA MELNICK
182	2900	MCKINNON ST	MUELLERBARBIER J GABRIEL
183	2900	MCKINNON ST	FIJOLEK RICHARD M
184	2900	MCKINNON ST	MDC LLC
185	2900	MCKINNON ST	GUTIERREZ JAVIER G
186	2900	MCKINNON ST	2802/2902 PARTNERS LP
187	2900	MCKINNON ST	HUNT LAURA
188	2900	MCKINNON ST	RANADE PRASHANT NARAYAN &
189	2900	MCKINNON ST	TROTTER JAMES F
190	2900	MCKINNON ST	BRADY GREGORY A
191	2900	MCKINNON ST	TWENTYONE LLC
192	2201	WOLF ST	BAUER SARAH J
193	2201	WOLF ST	BENAVIDES OSCAR JR
194	2201	WOLF ST	SOHN TED
195	2201	WOLF ST	MEADE KRISTYN L
196	2201	WOLF ST	KUBAN KATHERINE
197	2201	WOLF ST	HARPER HOLLY
198	2201	WOLF ST	FLEMING JEFFREY H
199	2201	WOLF ST	LUBBOCK NATIONAL BANK
200	2201	WOLF ST	LUBBOCK NATIONAL BANK
201	2201	WOLF ST	LUBBOCK NATIONAL BANK CF
			BENNY VALEK SELF DIRE IRA
202	2201	WOLF ST	FREEMAN JAMES M
203	2201	WOLF ST	CLARKE NICHOLAS S
204	2201	WOLF ST	ADKINS MICHELLE M
205	2201	WOLF ST	KEELER DOCTOR
206	2201	WOLF ST	MUNDO TILE LTD
207	2201	WOLF ST	SALAZAR MONICA
208	2201	WOLF ST	HOFKER BEATRIX
209	2201	WOLF ST	LUU MYDA
210	2201	WOLF ST	TRORB INC
211	2201	WOLF ST	NEWMAN PHILIP

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
212	2201	WOLF ST	SINGH PARDIP
213	2201	WOLF ST	LEEDS JESSICA BONNIE
214	2201	WOLF ST	MARTINEZ DEE
215	2201	WOLF ST	LE BETSY
216	2201	WOLF ST	BARANSI RAMZI
217	2201	WOLF ST	SOHN TED S
218	2201	WOLF ST	BIDA DAN F
219	2201	WOLF ST	SULLIVAN PATRICK E
220	2201	WOLF ST	NATIONAL PRIME COMMERCIAL LLC
221	2201	WOLF ST	BOND DANA
222	2201	WOLF ST	BUNN IAN
223	2201	WOLF ST	KIM JUNG O
224	2201	WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
225	2201	WOLF ST	MANCENIDO PATRICK
226	2201	WOLF ST	RAJAGOPALAN SRIDHARAN &
227	2201	WOLF ST	SMITH NATALIE
228	2201	WOLF ST	BREKKE CORTNEE E
229	2201	WOLF ST	SCHONERT BECKY
230	2201	WOLF ST	BAKER ALEXANDERA L
231	2201	WOLF ST	DIEBOLT DOUG J & KATIE L
232	2201	WOLF ST	DIXON DENNIE W & LOANN P
233	2201	WOLF ST	KARIMI AKHTAR
234	2201	WOLF ST	RILEY ASHLEY NICOLE
235	2201	WOLF ST	DIAZ SAMUEL
236	2201	WOLF ST	LOZOFF RONALD L
237	2201	WOLF ST	KALLIPALLI BHUPALA R & USHA R GANGA
238	2201	WOLF ST	PUPKO INVESTORS LLC
239	2201	WOLF ST	URIOSTE JOSE RAFAEL
240	2201	WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
241	2201	WOLF ST	MEYER NATALIE

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	242	2201 WOLF ST	GANT LESLIE
	243	2201 WOLF ST	STANDERFER JOSH T
	244	2201 WOLF ST	BROWN CHARLES H III
	245	2201 WOLF ST	WELCH CHRISTOPHER ANDREW
	246	2201 WOLF ST	VICK JEFFREY B
	247	2201 WOLF ST	WOODS NICOLE M &
	248	2201 WOLF ST	KELLERVILLE LLC
	249	2201 WOLF ST	TRORB INC
	250	2201 WOLF ST	BURNS REVOCABLE TRUST
	251	2201 WOLF ST	HOFFMANN DONNA
	252	2201 WOLF ST	WEAVER LUKE AVERY &
	253	2201 WOLF ST	HILL JEAN
	254	2201 WOLF ST	PINCKNEY JAMES S II
	255	2201 WOLF ST	ZEBA REALTY LLC
	256	2201 WOLF ST	MOORE KELLY ANNE
	257	2201 WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
	258	2201 WOLF ST	TAYLOR CHRISTOPHER
	259	2201 WOLF ST	RODRIGUEZ ELISA
	260	2201 WOLF ST	GANT GREG & HONOR
	261	2201 WOLF ST	SHAUL JOSH
	262	2201 WOLF ST	HENSLEY CHRISTOPHER T &
	263	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
	264	2201 WOLF ST	KJT GROUP
	265	2201 WOLF ST	HANKINS PAUL G &
	266	2201 WOLF ST	NEMATI MEHDI & SHAHIN
	267	2201 WOLF ST	LEE JAMES HENRY III &
	268	2201 WOLF ST	TOPAZ 6107 LAND TRUST
	269	2201 WOLF ST	SMITH MELODY
	270	2201 WOLF ST	WULKE NICHOLAS
	271	2201 WOLF ST	LITTLE BRADLEY C & LAURA L
	272	2201 WOLF ST	NOWICKI MILOSZ
	273	2201 WOLF ST	WARSHAUER JEREMY TAKASHI

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	274	2201 WOLF ST	WILSON SKYE
	275	2201 WOLF ST	PENSCO TRUST CO
	276	2201 WOLF ST	LUBBOCK NATIONAL BANK
	277	2201 WOLF ST	SAM JANAY M
	278	2201 WOLF ST	WURTELE JOSEPH H JR &
	279	2201 WOLF ST	AKINTOLA OMOLOLA E &
	280	2201 WOLF ST	ADDO TAYO A
	281	2201 WOLF ST	FOURMENT CHRISTOPHER L
	282	2201 WOLF ST	KORB RONALD DEAN & NICKI
	283	2201 WOLF ST	BEADLING PETER JOHN &
	284	2201 WOLF ST	RAMEY ISABEL ZAINA
	285	2201 WOLF ST	MA YOU J
	286	2201 WOLF ST	REEVES GEORGE WP
	287	2201 WOLF ST	RUIZGARCIA ERIKA PATRICIA
	288	2201 WOLF ST	KOH PATRICK & SHANNON
	289	2201 WOLF ST	MEHTA SATISH & HEMLATA
	290	2201 WOLF ST	KEITH KRISTY
	291	2201 WOLF ST	SRINIVASAN JAYANTH
	292	2201 WOLF ST	CULLUM PAMELA G
	293	2201 WOLF ST	ROY DAVE A
	294	2201 WOLF ST	OSBURN KEVIN A
	295	2201 WOLF ST	KOUZBARI MAHMOOD
	296	2201 WOLF ST	OUZTS SUSAN &
X	A1	2821 N HARWOOD ST	SANCHEZ TRINIDAD ESTATE

**AGENDA ITEM # 68**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 44 D

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue

Recommendation of Staff and CPC: Approval, subject to a tower exhibit and conditions Z156-228(SM)



**FILE NUMBER:** Z156-228(SM)

**DATE FILED:** March 10, 2016

**LOCATION:** Northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 D

**SIZE OF REQUEST:** Approx. 3.77 Acres

**CENSUS TRACT:** 100.00

**APPLICANT:** FF Realty III, LLC

**REPRESENTATIVES:** Barry Knight and Laura Hoffman, Winstead PC

**OWNER:** Feizy Properties, Ltd.

**REQUEST:** An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

**SUMMARY:** The applicant is proposing a new subdistrict for consideration of the following for a residential development: 1) increase in floor area ratio from 4.0:1 to 5.0:1; 2) increase in structure height; and 3) a relaxed tower design (building footprint above 85 feet).

**CPC RECOMMENDATION:** Approval, subject to a tower exhibit and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a tower exhibit and conditions.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The request site is uniquely situated at the terminus of a street and nestled within a bend of the Trinity Strand Trail on the opposite edge of the Design District SPD from downtown. The proposed height bonuses and increases in floor area ratio will not obscure or obstruct view corridors from sensitive areas and will complement its unique location and the surrounding properties in both land use and traffic patterns.
2. *Traffic impact* – Due to the site's accessibility to adjacent interstate roadways and the city's thoroughfare system along with its close proximity to mass transit, trip generations are expected to be adequately managed within the immediate area.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the goals and policies of *Forward Dallas!*.

### **Zoning History\*:**

### **Request, Disposition, and Date**

- |             |   |
|-------------|---|
| 1. Z012-134 | On August 8, 2002, the City Council approved PDD No. 621, providing for two subdistricts. ( <i>see entire PDD boundary</i> )  |
| 2. Z034-103 | On June 23, 2004, the City Council approved an amendment to PDD No. 621 to revise definitions, delete minimum floor area for residential, revise: parking, screening, design standards, signage, and sidewalk regulations. ( <i>see entire PDD boundary</i> ) |
| 3. Z067-229 | On October 24, 2007, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1A).  |
| 4. Z067-296 | On November 12, 2007, the City Council approved an expansion (5.13 acres) of PDD No. 621 on property zoned an IR District.  |
| 5. Z078-240 | On August 13, 2008, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1B).   |
| 6. Z101-214 | On June 8, 2011, the City Council approved an amendment to PDD No. 621 to create a new  |

subdistrict (Subdistrict 1C) providing for a new use (beer/wine manufacturing) and parking requirement for a specific retail use (gmfs greater than 3,500 square feet).

7. Z112-254 On August 22, 2012, the City Council approved an expansion of Tract 1C (2.29 acres) of PDD No. 621 on property within the Tract 2 portion of PDD No. 621.
8. Z112-283 On October 10, 2012, the City Council approved an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1D) from a parcel (22,500 square feet) within Subdistrict 1A.
9. Z123-204 On September 11, 2013, the City Council approved an expansion (5.9 acres) of PDD No. 621 on property zoned an IR District.
10. Z156-131 On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1E).
11. Z156-140 On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1F).
12. Z156-141 On March 23, 2016, the City Council approved an application for an amendment to PDD No. 621 to create a new subdistrict (Subdistrict 1G).

\*PDD No. 621 boundary only

**Thoroughfares:**

**Designation; Existing & Proposed ROW**

Hi Line Drive

Collector; 80' & 80' ROW

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and traffic impact analysis and determined it will not negatively impact the surrounding street system.

## **STAFF ANALYSIS:**

**Comprehensive Plan:** The Vision Illustration depicts the request site as within an *Urban Mixed Use* Building Block. This building block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The request complies with land use goals and policies of the Comprehensive Plan.

## **LAND USE ELEMENT**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

### **GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

Policy 1.3.1 Create housing opportunities throughout Dallas

## **ECONOMIC ELEMENT**

### **GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

### **GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

## **URBAN DESIGN ELEMENT**

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

#### **Land Use Compatibility:**

The site is located at the terminus of Hi Line Drive which contains a landscaped median with pedestrian facilities and is wrapped by the Trinity Strand Trail from the west to the northeast. The adjoining property to the southeast is a recently constructed four-story multifamily building. To the south, across Hi Line Drive, is a one-story office/showroom/warehouse strip that was recently approved to be Subdistrict 1E and is proposed to contain a mixed use building consisting of lodging, multifamily, and retail uses and is also on the corner of Turtle Creek Boulevard. To the southwest of the request site is a surface parking lot. The proposed conditions do not modify the permitted land uses for the site and are compatible with surrounding land uses.

#### **Proposed amendments:**

PDD No. 621 was adopted by the City Council on August 28, 2002. Over the past 13 years, various parcels have been incorporated into the district as well as amendments to existing subdistricts (See Zoning History, Map for detail). Prior to the creation of the district, the approximate 422 acres was home to various commercial and industrial uses. The area has experienced a redevelopment of various parcels that are more mixed use in application, with a commitment of the design package to accepting residents, tenants, and patrons by providing enhanced open space, a variety of retail and personal service uses, all within close proximity to mass transit and components of the trail system. This request is anticipated to continue this redevelopment vision and provides for the requested increase in floor area and height, subject to required design criteria to ensure a vibrancy at street level exists.

The vicinity is developed, or has obtained zoning approval to develop, with a mix of uses that represent the transition from an industrial area to a residentially influenced mixed use environment. One of the trailheads to the Trinity Strand Trail is situated adjacent to the site, with the DART Victory Station approximately one mile from the site.

In context with the built environment, staff has requested the applicant provide for a vibrant pedestrian realm, inclusive of a providing matching sidewalks to the adjacent property, limitations on blank walls, building frontage requirements to ensure the buildings are brought to the street and contain direct access for ground story uses to the sidewalk, visible and vibrant ground story residential lobby areas, and publically accessible open space.

The majority of the proposal requests to be granted similar height bonuses and additional floor area as the three cases that were approved by Council in March 23, 2016 (Subdistricts 1E, 1F, and 1G). The previous three subdistricts proposed different mixed use models and were granted the additional floor area and height in order to secure a vibrant street-level mix of uses and design criteria. The proposed site differs from the previously approved subdistricts primarily because it is proposed to be purely residential and not a mixed use development. Staff recommends approval of the request because the unique placement of the request as described below and because it offers alternative but appropriate design standards for a residential development that meets the vision and purpose of the district.

First, the location of the request site is nestled in a bend of the Trinity Strand Trail at the terminus of Hi Line Drive. Because it only has one street frontage along a dead end street it will be unable to achieve the amount of drive by traffic that attracts and supports retail and restaurant tenants. It is also tucked away within a bend of the Trinity Strand Trail where it is desired to keep noise levels low and trip counts down for the safety of the trail users. These two location factors make it difficult for retail and restaurant business but is highly desirable for residential uses. Additionally, the residential tenants will complement the recently approved mixed use subdistricts by providing nearby tenants that can walk or bike to nearby attractions without competition and provides different peak travel times than the recently approved subdistricts.

Second, in order to achieve additional height and floor area bonuses, the request requires that design criteria be achieved. The four criteria proposed in lieu of a minimum size retail or restaurant use requirement of the previously approved subdistricts are criteria used for apartment development types in form districts and provide assurance that the street frontage along Hi Line Drive will be attractive and beneficial for pedestrians without the use of a development plan.

The first of the four criteria is a limitation on blank wall area. Form districts require that the ground level of an apartment development type have no more than 30 feet of blank wall area<sup>1</sup>. The second criteria prescribes a consistent street wall is constructed that requires that a minimum of 70 percent of the lot width along High Line Drive contains a building facade within 15 feet of the property line. Third, of the structure that is constructed facing Hi Line Drive, a minimum of 70 percent of the structure must contain one or more of the following: residential units with direct street level access to the sidewalk, the lobby portion of the facade must provide a minimum 50 percent transparency that provides views inside, or a publically accessible open space that complies with previously approved criteria with one exception on obstructions is

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<sup>1</sup> BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

provided. The one exception for the open space is that it may have coverings as long as it provides a minimum 14-foot clearance. Finally, the sidewalk width along Hi Line Drive must provide a minimum sidewalk width of eight feet. Eight foot sidewalks are constructed at the adjacent multifamily building and are considered ample since the landscaped median that leads to the Trinity Strand Trail also has a wide paved sidewalk that alleviates some pedestrian traffic.

Due to the prescriptive criteria proposed for this request that will provide an engaged and attractive street level and the previously approved criteria for height bonuses, staff recommends approval of the modifications proposed.

**CPC ACTION – JUNE 16, 2016:**

**Motion:** It was moved to recommend **approval** of a new Subdistrict, subject to a tower exhibit and conditions on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue.

Maker: Anantasomboon  
Second: Anglin  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

**Notices:** Area: 500 Mailed: 26  
**Replies:** For: 2 Against: 1

**Speakers:** For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201  
Against: None

<b>Provision</b>	<b>Existing Subdistrict 1</b>	<b>Proposed New Subdistrict</b>
<b>USES</b>	MIXED USES	NO REVISIONS
<b>F/S/R YARD SETBACKS</b>	0'/0'/0'	NO REVISIONS
<b>DENSITY</b>	NO MAXIMUM	NO REVISIONS-
<b>FLOOR AREA RATIO</b>	4.0:1	NO REVISION IN GENERAL, 5.0:1 FOR RESIDENTIAL THAT MEETS LISTED CRITERIA
<b>STRUCTURE HEIGHT/STORIES</b>	130' (150' WITH 0.5 FAR RESIDENTIAL COMPONENT)  UP TO 270' PER CERTAIN DESIGN CRITERIA/AMENITY LEVEL; SPECIFIC TOWER ORIENTATION AND FLOOR PLATE REDUCTION AT 75'	300' (SUBJECT TO EXISTING ORD. BONUSES) PLUS ADDL. TEN FEET FOR MECHANICALS; ADDL BONUS OPTION FOR ELECTRIC CHARGING STATIONS AND EXPANDED ART/WATER FEATURE
<b>LOT COVERAGE</b>	100%/60% AT 75' WITH MAX FLOORPLATE OF ≤12.5K SF, WHICHEVER IS LESS	100%/60% AT 85' WITH MAX FLOORPLATE OF ≤25K SF, WHICHEVER IS LESS
<b>LANDSCAPING</b>	SPECIFIC LANDSCAPE REGULATIONS	NO REVISIONS
<b>OFF-STREET PARKING</b>	DALLAS DEVELOPEMNT CODE PLUS SPECIFIC USE PARKING RATIOS	NO REVISIONS
<b>DESIGN CRITERIA</b>	SPECIFIC REGULATIONS	BUILDING FRONTAGE MINIMUMS, RESIDENTIAL STREET LEVEL UNIT ACCESS, BLANK WALL MAXIMUM, TRANSPARANCY FOR LOBBY, MINIMUM OPEN SPACE FOR BONUSES
<b>SIGNS</b>	BUSINESS ZONING DISTRICTS PLUS SPECIFIC RETAIL AND PERSONAL SERVICE ATTACHED SIGNAGE	NO REVISIONS

\*See ordinance for mixed use thresholds



**FF Realty III LLC  
Officers List**

<b><u>Name</u></b>	<b><u>Office(s)</u></b>
Christopher E. Hashioka	President and Chief Executive Officer
Gregory R. Pinkalla	Chief Operating Officer and Senior Vice President
James A. Hribar	Chief Financial Officer and Secretary
Jon A. MacDonald	General Counsel and Senior Vice President
Brent A. Ball	Senior Vice President
Pericles Raptis	Senior Vice President
<b><u>East</u></b>	
Bryan Condie	Vice President
Doug Ness	Vice President
Frank Poli	Vice President
John Hinkle	Vice President
Kevin Maley	Vice President
Larry Lee	Vice President
Sandra Hill Flood	Vice President and Assistant Secretary
Thomas Brunson	Vice President
Thomas McDaniel	Vice President
Zachary Johnston	Vice President
William Revers	Vice President
<b><u>West</u></b>	
Brendan Hayes	Vice President
Edward F. McCoy	Vice President
Jason Martin	Vice President
Krista Miclat	Vice President and Assistant Secretary
Lawrence Scott	Vice President
Matthew F. Clark	Vice President
Michelle H. Lord	Vice President
Paulius Kudirka	Vice President
Richard D. Swanson	Vice President and Assistant Secretary
Richard L. Boynton	Vice President
Tracy Stottlemeyer	Vice President and Assistant Secretary
Wayne C. Laliberte	Vice President

**OFFICERS AND DIRECTORS**

**Owner:**        **FEIZY PROPERTIES, LTD.**

General Partner:     Feizy Management, LLC – John Feizy, sole member  
Limited Partner:     John Feizy

**Proposed Amending Conditions**

**ARTICLE 621.**

**PD 621.**

**Old Trinity and Design District Special Purpose District**

**SEC. 51P-621.101. LEGISLATIVE HISTORY.**

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

**SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.**

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 421.0323 acres. (Ord. Nos. 25013; 25560; 27006; 29127)

**SEC. 51P-621.103. CREATION OF SUBDISTRICTS.**

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into **10 [nine]** subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, **[and] 1G, and 1H** are transit-oriented, mixed-use zoning district for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, **[and] 1G, and 1H** retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819)

**SEC. 51P-621.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

(1) **ANTIQUE SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(3.1) **BEER OR WINE MANUFACTURING** means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(4) **BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY** means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(5) **CANOPY TREE** means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(6) **DUMPSTER** means a movable container holding two cubic yards or more of garbage.

(7) **FACADE** means any separate face of a building that is visible from a street, alley, or railbed.

(8) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(9) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a

licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(10) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labelled Exhibit 621C.

(11) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(12) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(14) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(15) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(16) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(17) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(18) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(19) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This special purpose district is considered to be a mixed use zoning district.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”) (Ord. Nos. 25013; 25560; 28231)

#### **SEC. 51P-621.104.1 EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.
- (4) Exhibit 621D: Existing Railbeds.
- (5) Exhibit 621E: List of Native Plants.
- (6) Exhibit 621F: The Old Trinity and Design District “Woonerf-Living Streets” Conceptual Plan.
- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation. (Ord. 28231)
- (9) Exhibit 621I: Tower Diagram for Subdistrict 1E.
- (10) Exhibit 621J: Tower Diagram for Subdistrict 1F.
- (11) Exhibit 621K: Tower Diagram for Subdistrict 1G.
- (12) Exhibit 621L: Tower Diagram for Subdistrict 1H.

**SEC. 51P-621.105. CONCEPTUAL PLAN.**

There is no conceptual plan for this special purpose district. (Ord. 25013)

**SEC. 51P-621.106. DEVELOPMENT PLAN.**

(a) Except as otherwise provided in this article, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required. (Ord. Nos. 25013; 25560)

**SEC. 51P-621.107. MAIN USES PERMITTED.**

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, ~~and~~ 1G, and 1H.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. *[Limited to Subdistricts 1C and ID.]*
- Industrial (inside) for light manufacturing.
- Industrial (inside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convent or monastery.
- Halfway house. *[SUP]*
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school other than open-enrollment charter school. *[SUP]*
- Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[RAR]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard.]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[SUP]*
- Duplex.
- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Handicapped group dwelling unit *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*



- Multifamily.
- Retirement housing. *[SUP]*
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP. See Section 51A-4.210(b)(4).]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Antique shop.
- Art gallery.
- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
- Auto service center. *[SUP]*
- Billiard hall. *[SUP]*
- Bingo parlor. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.

- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses.
- Piercing salon. *[SUP]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Tattoo studio. *[SUP]*
- Temporary retail use.
- Theater. *[Limited to 1,000 seats or fewer.]*
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Mini-warehouse. *[SUP, except with RAR only if all on-site circulation is internal to the structure.]*
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*

- Trade center.
- Warehouse.

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

(2) The following use is permitted in this subdistrict subject to residential adjacency review:

- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*

(3) The following use is permitted in this subdistrict by specific use permit only:

- Commercial bus station and terminal. *[SUP]*

(Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

**SEC. 51P-621.108. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, and 1G, and 1H:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

- Amateur communications tower.
- Day home.
- General waste incinerator.
- Private stable.

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

- Accessory outside storage. *[SUP]*
- Pedestrian skybridges. *[SUP]*

(Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

#### **SEC. 51P-621.109. CREATION OF A BUILDING SITE.**

(a) The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, “Creation of a Building Site”; or

(2) the yard, lot, and space requirements of a lot or parcel can be determined from property lines described in deed records. (Ord. 25013)

#### **SEC. 51P-621.110. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, and 1G, and 1H.

- (1) Front yard. No minimum front yard.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C, and 1D, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(C) Except as provided in this subparagraph, for Subdistrict 1E, maximum floor area is 186,437 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a hotel or motel use with a minimum of 150 guest rooms and a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must be provided and must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a multifamily use with a minimum of 135 dwelling units has a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.

(E) Except as provided in this subparagraph, for Subdistrict 1G, maximum floor area is 245,678 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a:

(aa) hotel or motel use with a minimum of 100 guest rooms;

(bb) a multifamily use with a minimum of 120 dwelling units; and

(cc) a minimum of 4,000 square feet of floor area for retail and personal service uses at ground level.

(11) If a restaurant without drive-in or drive through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(22) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a multifamily use with a minimum of 200 dwelling units and a minimum of 4,000 square feet of floor area for retail and personal service uses located at ground level.

(aa) If a restaurant without drive-in or drive through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(bb) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(F) Except as provided in this subparagraph, in Subdistrict 1H, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.0 for a residential use if it complies with the following requirements:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201, along Hi Line Drive may not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive must contain a building facade within 20 feet of the property line.

(iii) A minimum 75 percent of a structure at street level along Hi Line Drive must have one or more of the following:

(aa) residential units with direct street level access to the sidewalk;

(bb) for the portion of the structure that contains a lobby, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(cc) a publically accessible open space area that complies with the criteria of subparagraph (a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive must have a minimum unobstructed width of eight feet.

(5) Height.

(A) Except as provided in this subsection, maximum height is:

(i) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(ii) 130 feet for all other buildings and structures.

(B) In Subdistricts 1E, 1F, ~~and~~ 1G, and 1H mechanical equipment, elevator overrides, penthouses, parapet walls and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, ~~and~~ 1G, and 1H. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, and 1D, and a maximum building height of 300 feet for Subdistricts 1E, 1F, ~~and~~ 1G, and 1H. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) or (ii) to receive a height bonus. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus.

(C) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H):

(i) in Subdistricts 1A and 1D:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistricts 1B:



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(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H for Subdistrict 1B; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) In Subdistrict 1E and 1G:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621I (for Subdistrict 1E) or Exhibit 621K (for Subdistrict 1G);

and

(cc) the longer tower dimension is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) In Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621J;

and

(cc) the longer tower dimension is at least one-and-a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) In Subdistrict 1H:

(aa) for the portion of the building above 85 feet, each tower has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L;

and

(cc) for any tower, the longer tower dimension is at least one-and-a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(D) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) The building is located in Subdistricts 1A, 1B, and 1G,  
and 1H and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances); and

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the main building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iv) the building is located in Subdistrict 1G and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade on the south side of the parking structure;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(E) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation.

(F) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.114(c)(3).

(G) Public art or water feature. In Subdistricts 1E, 1F, [and] 1G, and 1H building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E and 1F, the building achieves 15 points under Section 51-621. 114[113](c)(4);

(ii) the public art or water feature is located in exterior open space, has a minimum of 600 square feet of land area, and includes a minimum of two or more of the following:

(aa) benches or seat wall;

(bb) trash receptacles;

(cc) shade structure, awning, or trees; and

(iii) in Subdistrict 1E, the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(H) Electric charging stations. In Subdistricts 1E, 1F, [and] 1G, and 1H building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(I) Publicly accessible open space. In Subdistricts 1F and 1H, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.

(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade of the sidewalk and the grade of the open space:

#### **Publicly Accessible Open Space Elevation**

<b>Open Space Land Area</b>	<b>Maximum elevation above sidewalk grade</b>
500 square feet or less	6 inches or less
501-1,000 square feet	12 inches or less
1,001-2,000 square feet	2 feet or less
2,001-3,000 square feet	3 feet or less
3,001 square feet and greater	4 feet or less

(iii) The open space may not be designed to allow vehicular access.

(iv) In Subdistrict 1F, obstructions ~~[Obstructions]~~ are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability.

(v) In Subdistrict 1H, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publically accessible open space .

(vi) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vii)~~(vi)~~ A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.

(viii)~~(vii)~~ Lighting must be provided to maintain a minimum of 0.2 footcandles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(ix)~~(viii)~~ All light sources that illuminate the open space area must be shielded from direct view.

(x)~~(ix)~~ The open space must provide a minimum of three of the following:

- (aa) seating areas.
- (bb) children's play area.
- (cc) water feature.
- (dd) public art.
- (ee) historical monument.
- (ff) trash and recycling receptacles.
- (gg) windows and doors from an abutting building facing the public art.
- (hh) drinking fountains.

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A, 1B, and 1F, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621J for Subdistrict 1F.).

(C) For Subdistricts 1E, and 1G, and 1H, any portion of a building that is above 85 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621I for Subdistrict 1E. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No minimum side or rear yard.

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

## **SEC. 51P-621.111. OFF-STREET PARKING AND LOADING.**

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and Loading Regulations." In the event of a conflict between this section and Division 51 A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, ~~and~~ 1G, and 1H.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(L) Office. One space per 358 square feet of floor area.

(M) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(N) Personal service uses. One space per 275 square feet of floor area.

(O) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(P) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if



the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

**Table 1: Shared Parking Table**  
(For calculating the parking requirement for shared parking)

<u>Use Category</u>	<u>% Morning</u>	<u>% Noon</u>	<u>% Afternoon</u>	<u>% Late Afternoon</u>	<u>% Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/ Showroom	100	75	100	65	35
All other	100	100	100	100	100

(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

**National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required**

where “national median cost per square foot” is the national median cost per square foot of a parking space in a parking garage. Both the “national median cost per square foot” and the “Dallas cost index” must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or

construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, ~~and~~ 1G, and 1H. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, and 1G, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, "Use Regulations," for the specific off-street parking/loading requirements for each use. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

## **SEC. 51P-621.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25013)

## **SEC. 51P-621.113. LANDSCAPING.**

(a) General requirements applicable to all subdistricts.

(1) Required tree species. All required trees must be from the following list of Texas native species:

<u>Scientific name</u>	<u>Common name</u>
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoensis	Pecan
Carya texana	Black hickory
Cercis canadensis v. Canadensis	Eastern redbud
Diospyros virginiana	Common persimmon
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juglans nigra	Black walnut
Juniperus virginiana	Eastern red cedar
Morus rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard oak
Quercus stellata	Post oak
Quercus virginiana	Live oak

Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Viburnum rufidulum	Rusty blackhaw viburnum
Zanthoxylum clavaherculis	Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

<u>Scientific name</u>	<u>Common name</u>
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (pyrus calleryana) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, **[and] 1G, and 1H** one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb" means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), "Visual Obstruction Regulations."

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(E) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(F) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), "Visual Obstruction Regulations," of Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

- (b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, and 1G, and 1H.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

- (2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), “Parking Lot Trees,” do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three-inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, “open space” means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F, and 1H cannot plant all of the required trees on the building site, or the property owner in Subdistrict 1G cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within

this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown on Exhibit 621C.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building facade across to the other building facade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the facade of the first building.

(B) Second, a parking area between six feet from the first building facade to 16 feet from the first building facade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building facade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building facade to six feet from the second building facade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the facade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

**SEC. 51P-621.114.**

**ARCHITECTURAL DESIGN GUIDELINES.**



(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, and 1G, and 1H. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, and 1G, and 1H.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, and 1G, and 1H. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

- (A) Benches or exterior seating areas (maximum of one every 50 feet).
- (B) Trash receptacles (maximum of five points).
- (C) Awnings/canopies along the front facade.
- (D) One five-bicycle stand per 100 feet of street frontage.
- (E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, “water features” means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points =15) Five points are awarded per one-third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, “decorative pavement” means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, “Landscaping.”

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, ~~and~~ 1G, and 1H. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819)

## **SEC. 51P-621.115. SITE DESIGN REQUIREMENTS.**

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistricts 1E, 1F, and 1G, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although

a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560; 26102)

## **SEC. 51P-621.116. SCREENING REGULATIONS.**

### **(a) Parking lot screening.**

(1) Except as otherwise provided in this section, Section 51A-4.301(f), “Screening Provisions for Off-Street Parking,” applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one

or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2. (Ord. Nos. 25013; 25560)

**SEC. 51P-621.117. SIGNS.**

(a) Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a

state of good repair and neat appearance at all times. See Section 51A-7.210, “General Maintenance.”

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building facade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a “projecting attached premise sign” means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the facade. (Ord. Nos. 25013; 25560)

**SEC. 51P-621.118. ADDITIONAL PROVISIONS.**

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

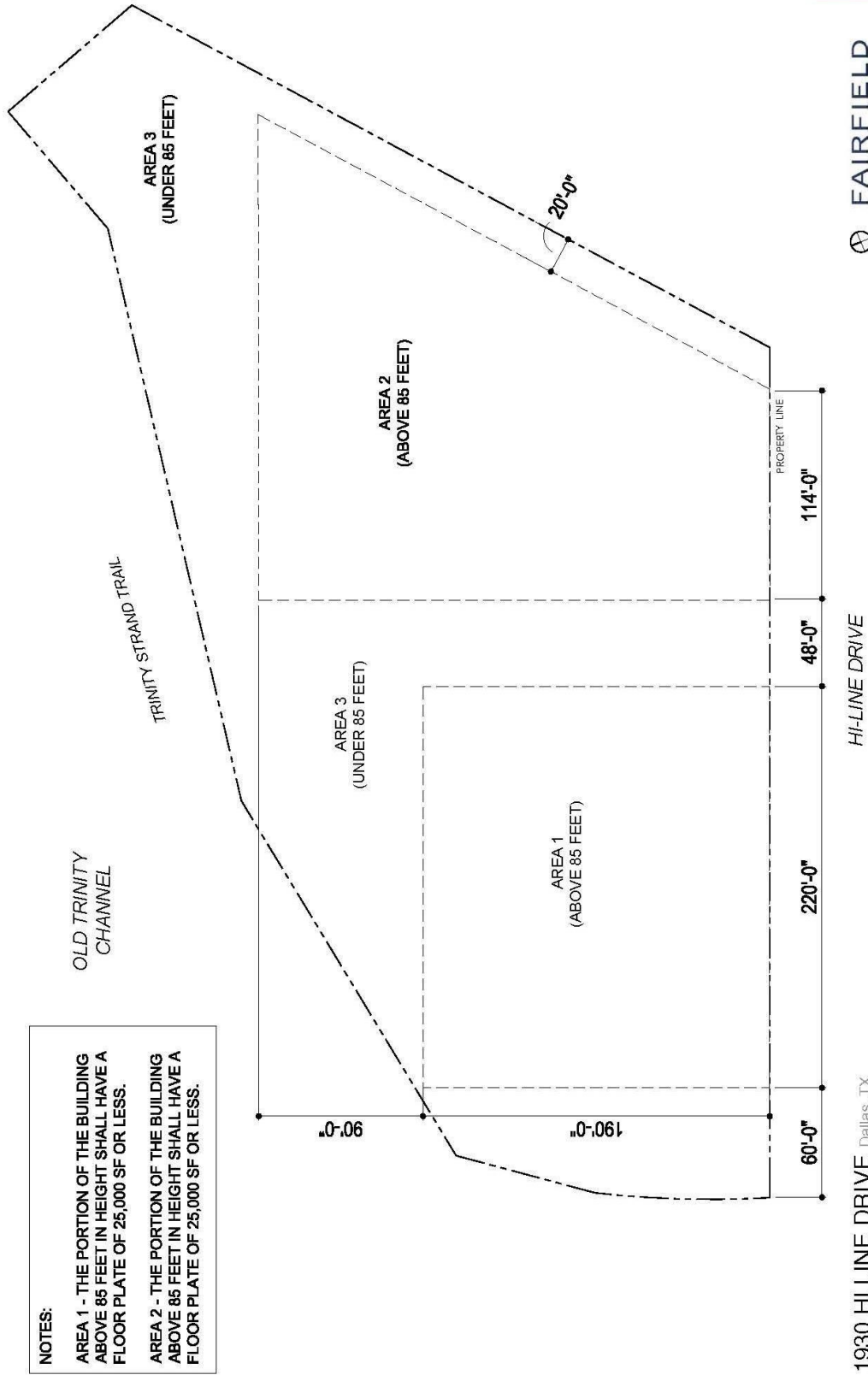
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 25560; 26102)

**SEC. 51P-621.119. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

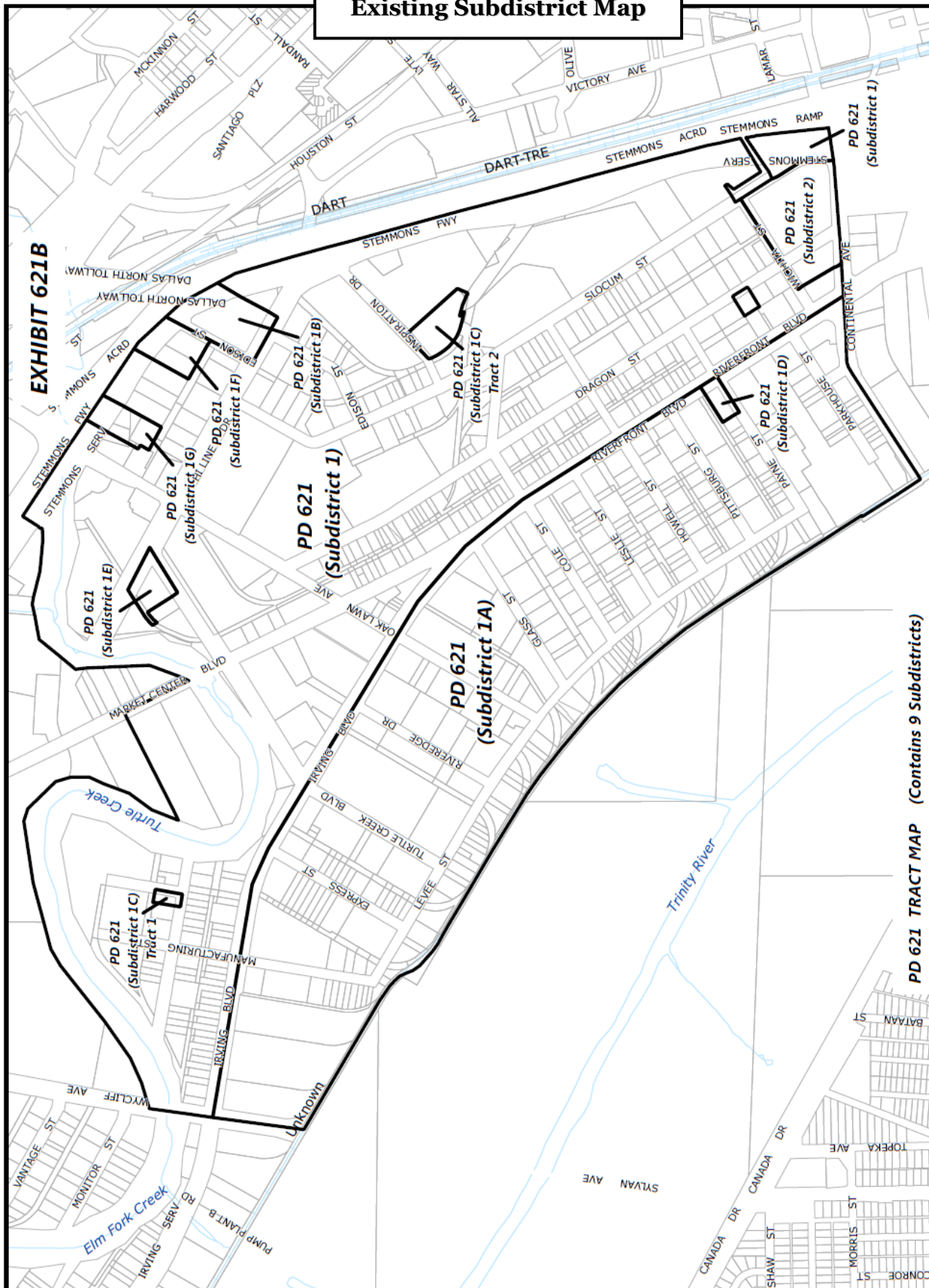
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)

# Proposed Tower Exhibit





# Existing Subdistrict Map



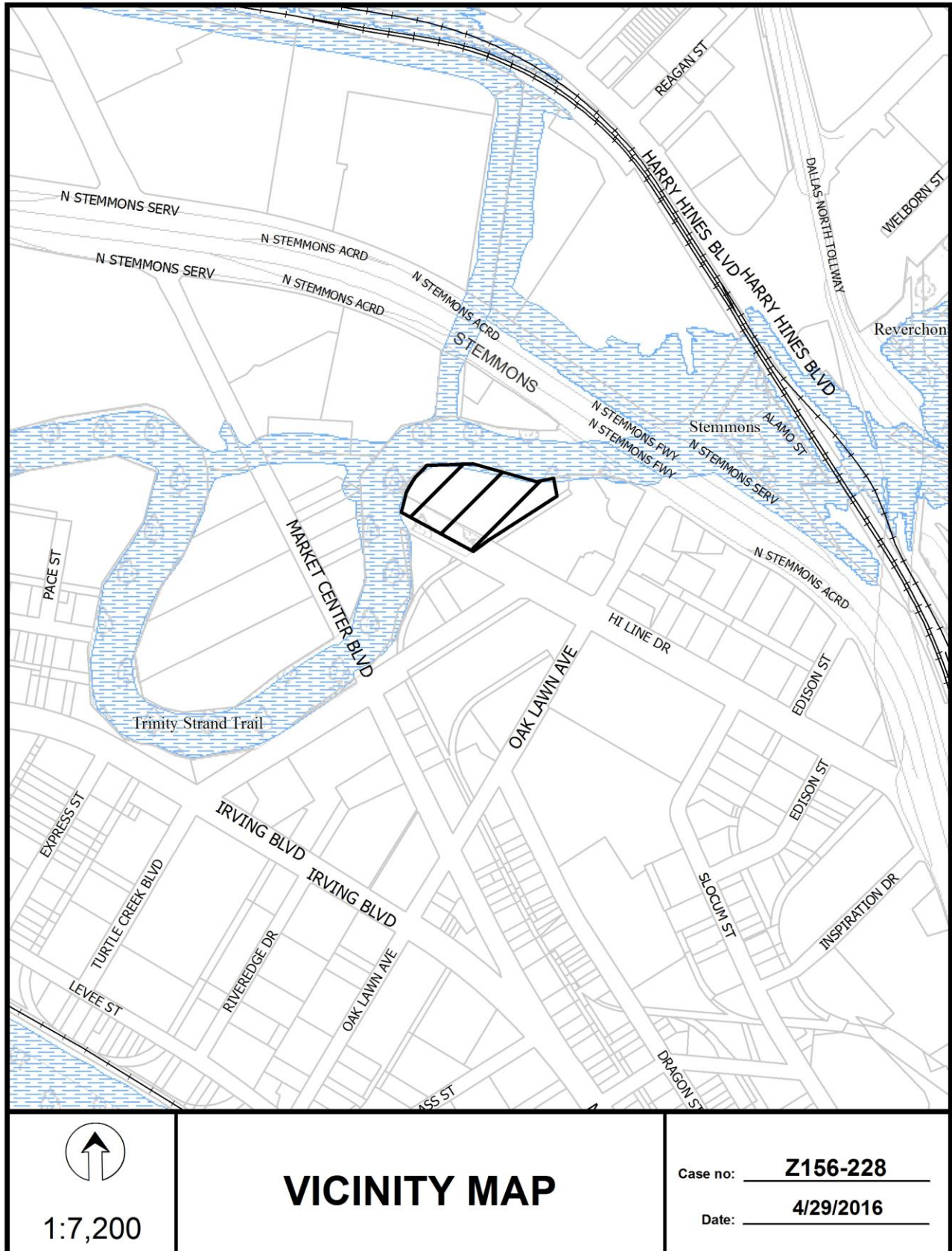
Z156-141\_new Subdistrict 1G

**PD 621 TRACT MAP (Contains 9 Subdistricts)**  
 Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 2  
 Subdistrict 1 contains 2 individual areas  
 Subdistrict 1C contains Tract 1 and Tract 2

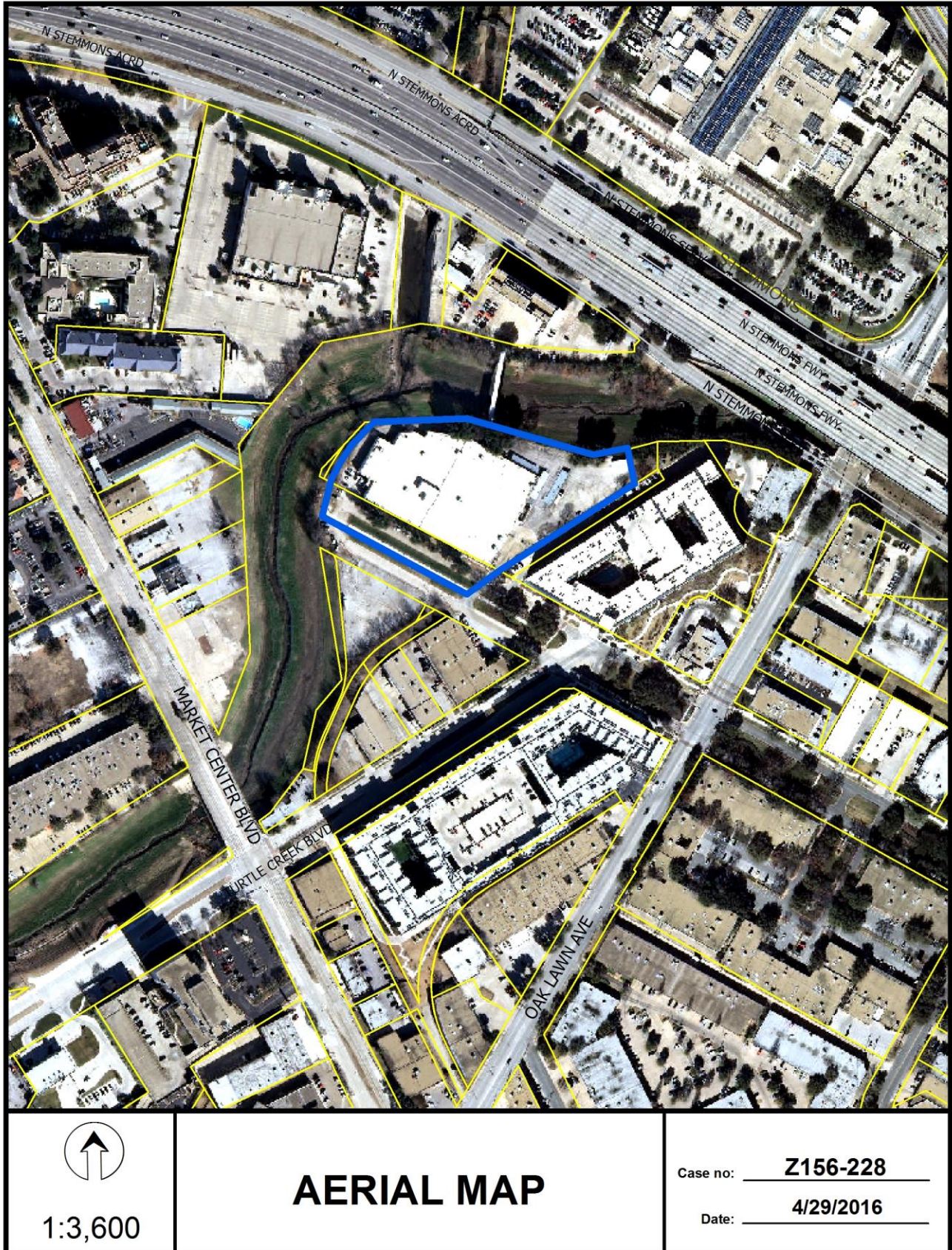
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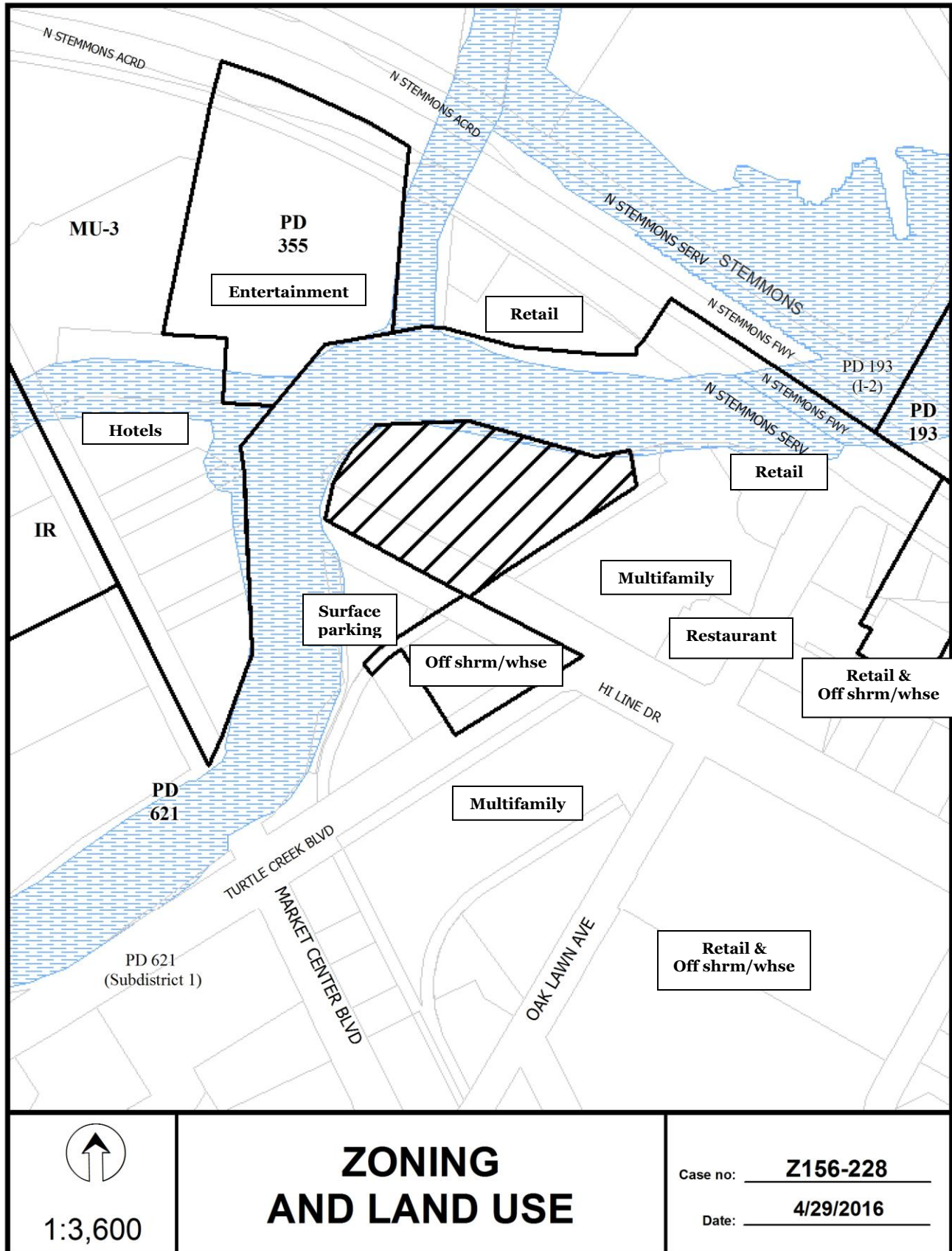
Printed Date: 1/29/2016

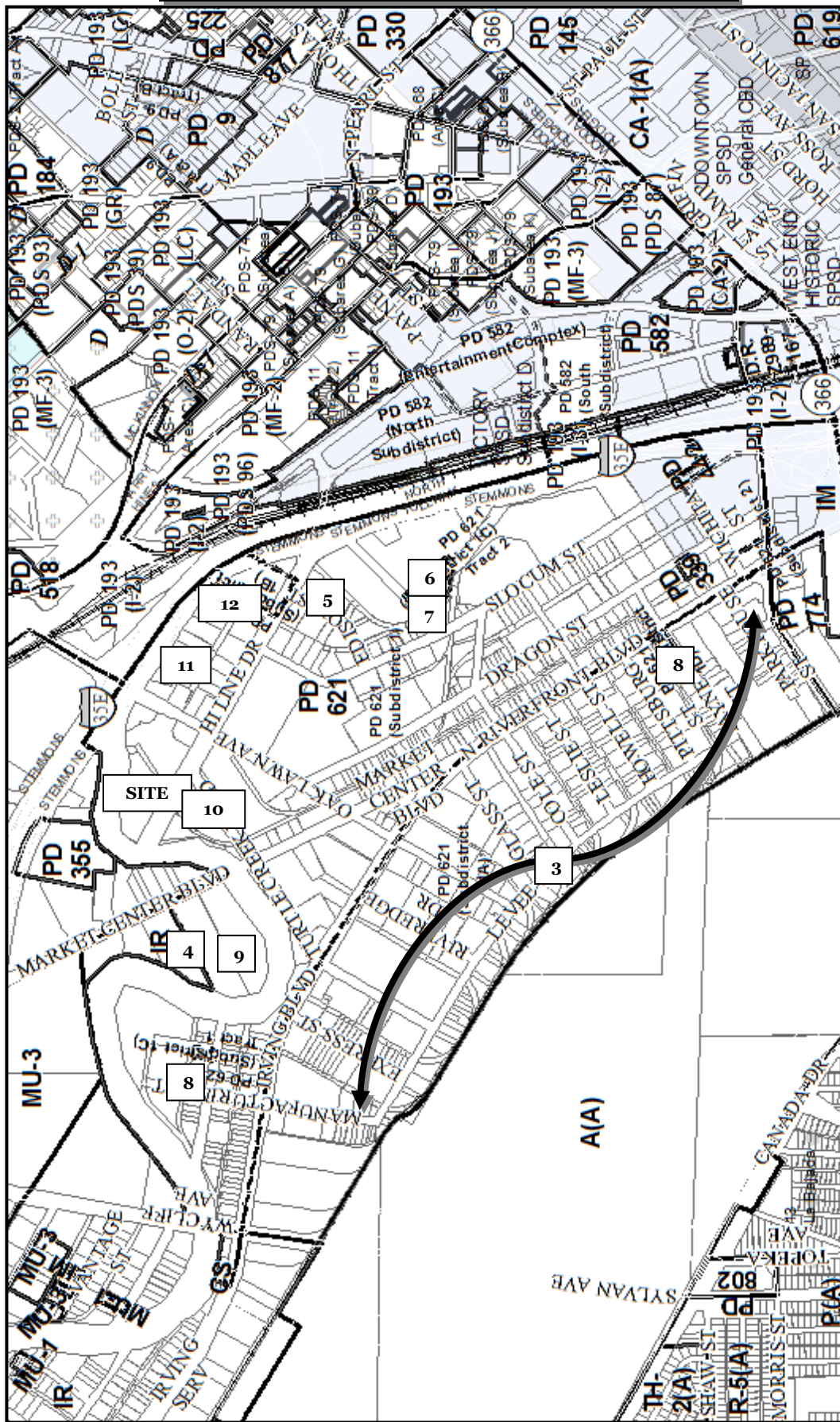














**CPC Responses**



<u>26</u>	Property Owners Notified (31 parcels)
<u>2</u>	Replies in Favor (3 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>500'</u>	Area of Notification
<u>6/16/2016</u>	Date

**Z156-228**  
**CPC**



1:3,600

06/15/2016

***Reply List of Property Owners******Z156-228******26 Property Owners Notified******2 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	1935 HI LINE DR	FEIZY PROPERTIES LTD
O	2	1949 N STEMMONS FWY	FEIZY PROPERTIES LTD
	3	1959 N STEMMONS FWY	QUIK WAY RETAIL AS II LTD
	4	1628 OAK LAWN AVE	LUI2 DALLAS OAK LAWN VI
	5	1700 OAK LAWN AVE	DD DUNHILL LLC
	6	1401 TURTLE CREEK BLVD	AZOFF IRVING CO TR
	7	1405 TURTLE CREEK BLVD	BAYSWATER 1405 LLC
	8	1909 HI LINE DR	DD DUNHILL LAND LLC
	9	1923 HI LINE DR	SOUTHWESTERN BELL
	10	1922 HI LINE DR	BELL FUND IV 1900 HI LINE APARTMENTS LLC
	11	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
	12	1944 MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
	13	1950 MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
X	14	2026 MARKET CENTER BLVD	KALAN INC
	15	2006 MARKET CENTER BLVD	SHENDELMAN CHUNG
	16	1926 MARKET CENTER BLVD	MARKET CENTER BLVD LLC
	17	2014 MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
	18	2010 MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
	19	1300 TURTLE CREEK BLVD	AZOFF IRVING CO TR
	20	1621 OAK LAWN AVE	TOWER LAND & INV CO
	21	1900 HI LINE DR	BELL FUND IV 1900 HI LINE APARTMENTS LLC
	22	1900 HI LINE DR	DD DUNHILL LLC
	23	1707 OAK LAWN AVE	RECO PROPERTIES LLC
	24	2110 MARKET CENTER BLVD	ARC HOSPITALITY PORTFOLIO I NTC OWNER LP
	25	2021 N STEMMONS FWY	MEDIEVAL CASTLE INC
	26	2021 N STEMMONS FWY	MEDIEVAL CASTLE INC

**AGENDA ITEM # 69**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 5

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 58 L

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Z156-239(OTH)





**FILE NUMBER:** Z156-239(OTH)

**DATE FILED:** November 16, 2015

**LOCATION:** On the northeast corner of South Buckner Boulevard and Lake June Road.

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 - L

**SIZE OF REQUEST:** Approx. 0.5 acres

**CENSUS TRACT:** 92.01

**APPLICANT/OWNER:** Circle K Stores Inc.

**REPRESENTATIVE:** Audra Buckley, Permitted Development.

**REQUEST:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant is proposing to sell beer and wine in conjunction with the existing convenience store [Circle K Store].

**CPC ACTION:** **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

**STAFF RECOMMENDATION:** **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not expected to be a detriment to the public health, safety or general welfare of the public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas.

**Zoning History:** There has been one zoning change in the area within the last five years.

1. **Z134-148** On March 28, 2012, City Council approved the renewal of Specific Use Permit No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 2 of Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on property on the South Buckner Boulevard and Lake June Road, southwest corner.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet
S. Buckner Blvd.	Principal Arterial	100 feet

**Traffic:**

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being along a Transit or Multi-Modal Corridor

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	PD No. 366-D-1, Subarea 2	Retail
North	PD No. 366-D-1, Subarea 2	Retail, vehicle service center, personal service uses, and office
East	PD No. 366-D-1, Subarea 2	Retail uses
South	PD No. 366-D-1, Subarea 2	Retail uses
Southwest	PD No. 366-D-1, Subarea 2, SUP No. 1946	Retail uses, SUP to sell alcohol
West	PD No. 366-D-1, Subarea 2	Retail uses

**Land Use Compatibility:**

The request site is approximately .5 acres of land and is currently developed with a convenience store and a motor vehicle fueling station. The property is surrounded by retail, vehicle service center, personal service uses and office to the west; retail uses to the east, south and north. The applicant is proposing to sell beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or

both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The applicant is in the process of acquiring a convenience store license. The Police Department started processing the license the week of June 27, 2016. Staff is awaiting confirmation of the license.

### **Development Standards:**

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 366	No Min.	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 FAR for any combination of lodging, office, and retail and personal service uses	45' or 3 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

### **Parking:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The existing structure is 1,150 square feet. The required parking is six parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the site plan.

### **Landscaping:**

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

### **Police Records:**

Staff is including police records for the years 2011-2016

2011

UCR Offense	Count
Assault	1
Forge & Counterfeit	1
Vandalism & Criminal Mischief	2
<b>Total</b>	<b>4</b>

Z156-239(OTH)

2011

UCR Offense	Count
Theft/Shoplift	1
<b>Total</b>	<b>1</b>

2012

UCR Offense	Count
Fraud	1
Vandalism & Criminal Mischief	1
<b>Total</b>	<b>2</b>

UCR Offense	Count
Other Thefts	1
Theft/Shoplift	1
<b>Total</b>	<b>2</b>

2013

UCR Offense	Count
Robbery-Individual	1
Theft/BMV	2
<b>Total</b>	<b>3</b>

2014

UCR Offense	Count
Assault	2
<b>Total</b>	<b>2</b>

2015

UCR Offense	Count
Embezzlement	1
Vandalism & Crim Mischief	1
<b>Total</b>	<b>2</b>

UCR Offense	Count
Robbery-Individual	1
<b>Total</b>	<b>1</b>

Z156-239(OTH)

2016

UCR Offense	Count
Robbery-Individual	1
<b>Total</b>	<b>1</b>



**CPC ACTION:**  
**June 16, 2016**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Subdistrict 3 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road.

Maker: Anglin  
Second: Houston  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0  
Conflict: 1 - Shidid

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 2  
**Speakers:** None

**PARTNERS AND PRINCIPLES**

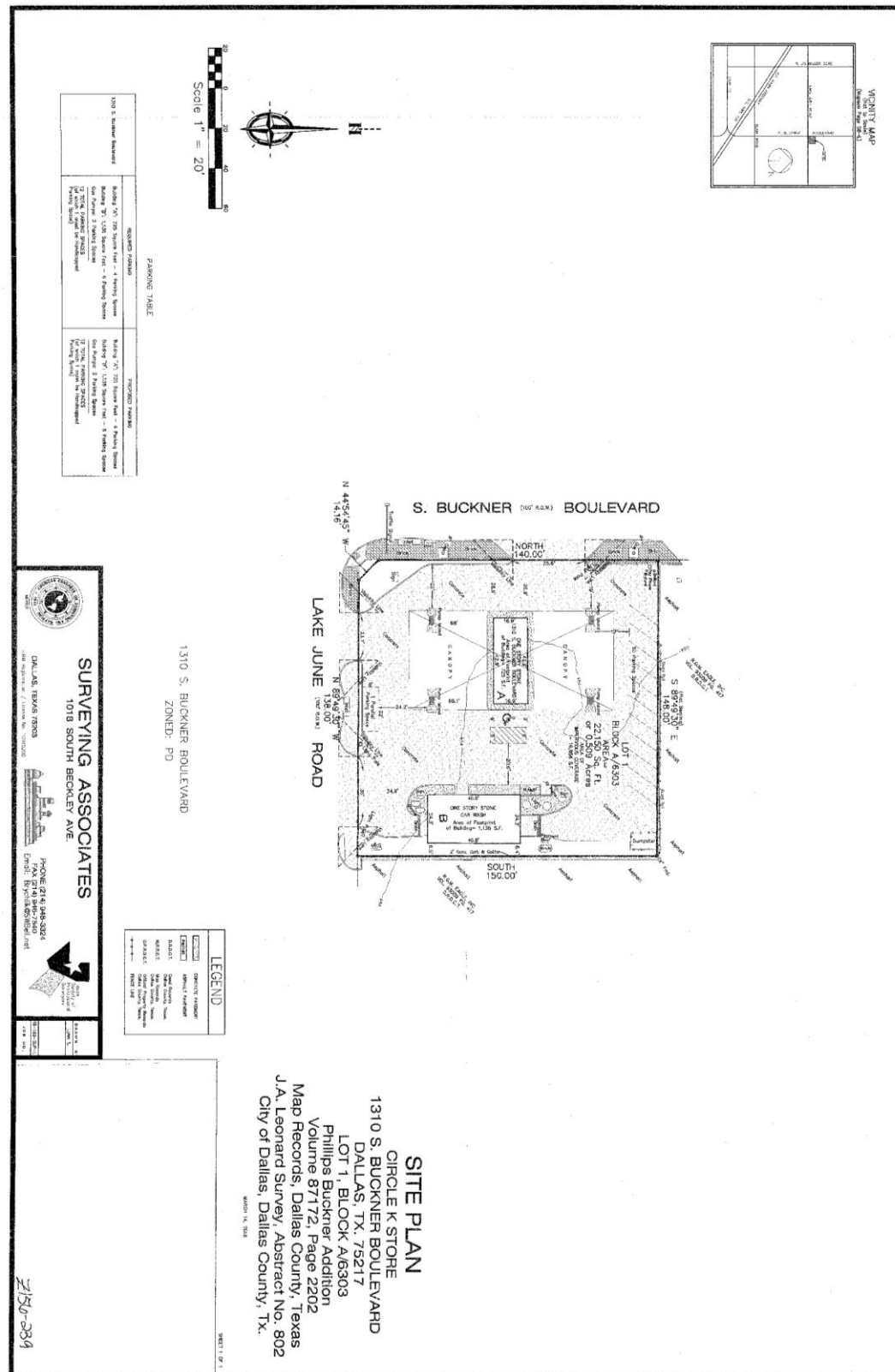
Circle K Stores, Inc.

President and Secretary	Geoffrey C. Haxel
Treasurer and Vice President	Kathy Cunnington
Sr. Vice President	Dennis Tewell
Vice President	Kelly McGuire
Assistant Secretary	Tim Peters

**CPC PROPOSED CONDITIONS  
Z156-239**

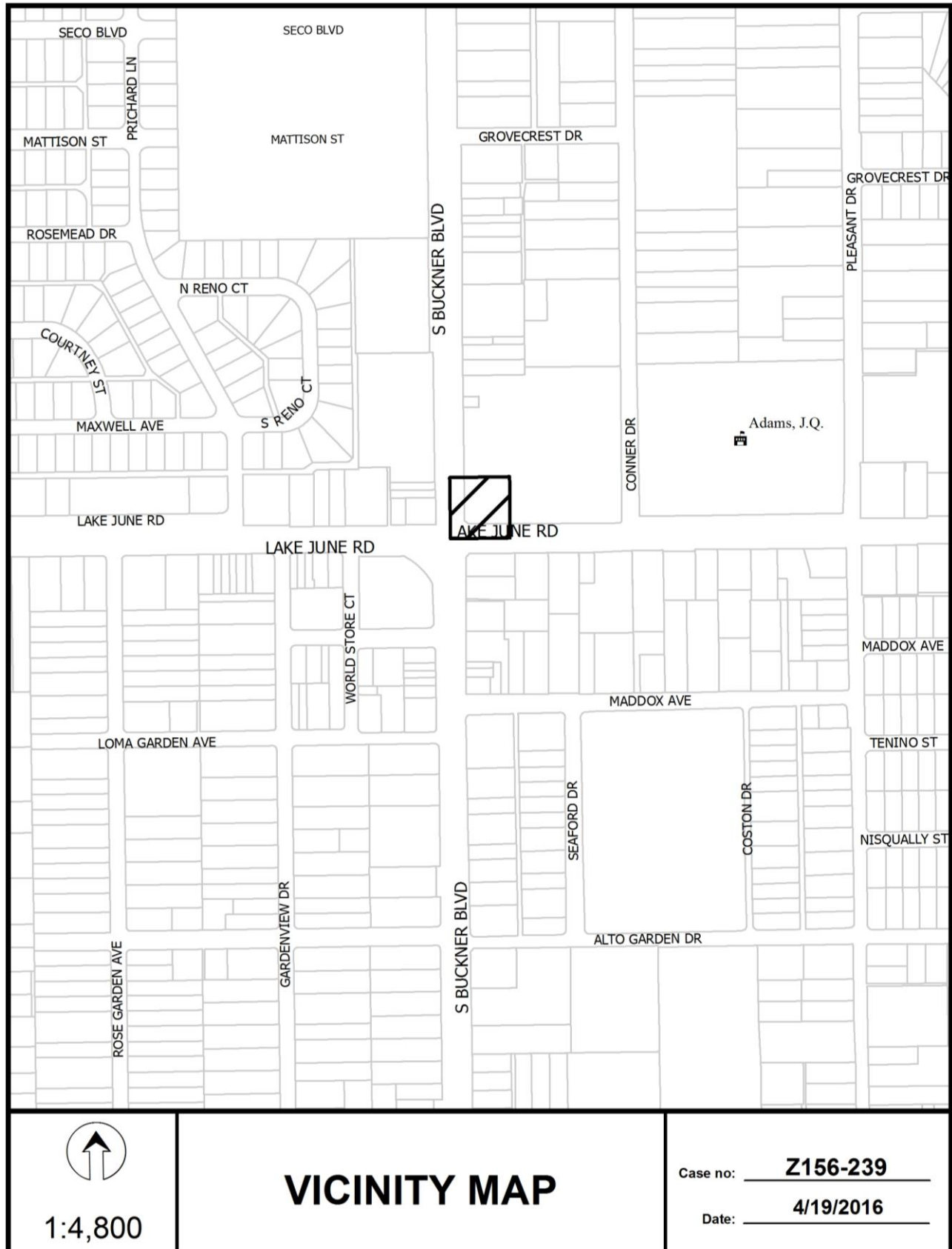
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years] but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## PROPOSED SITE PLAN





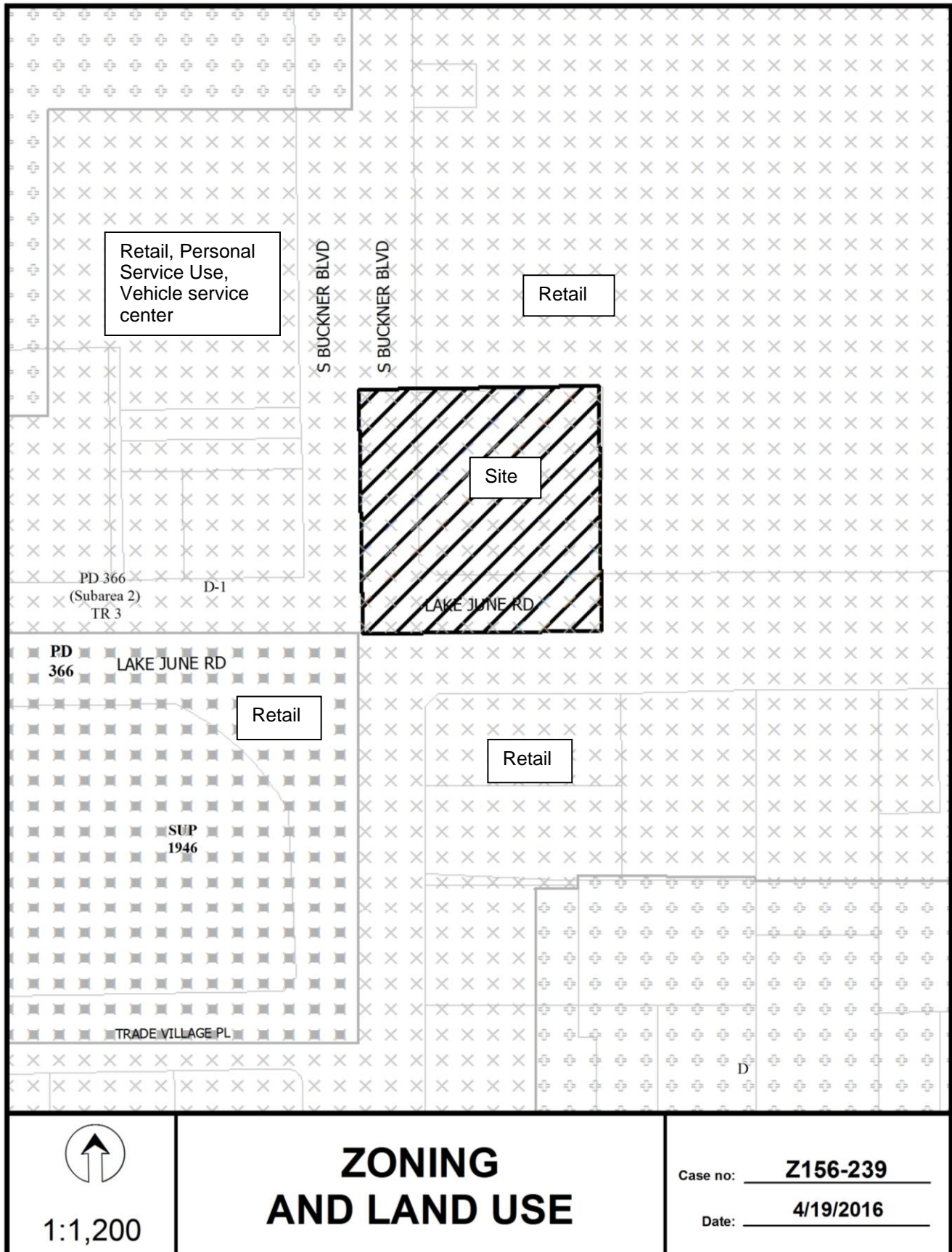
Z156-239(OTH)



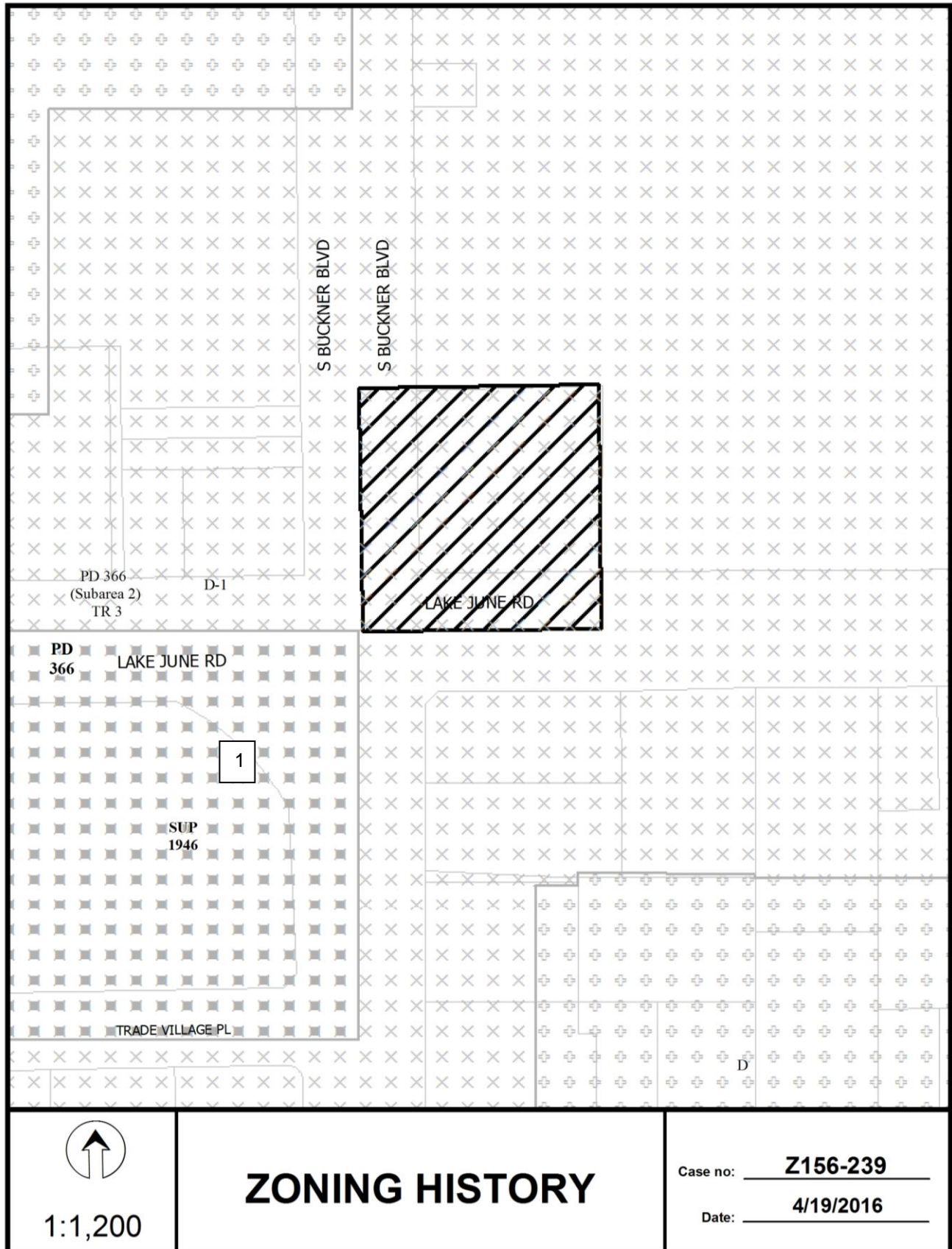










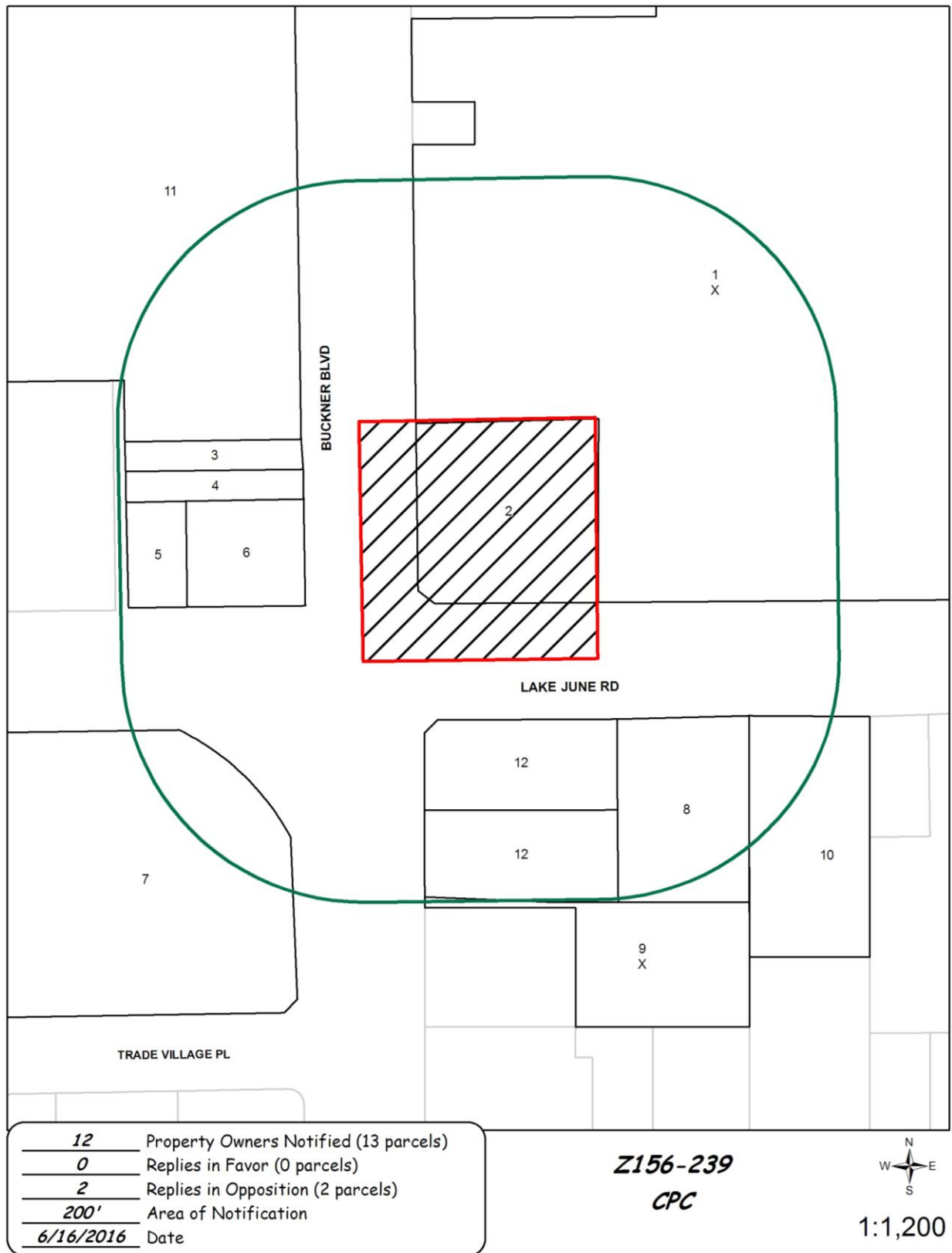


## ZONING HISTORY

Case no: **Z156-239**

Date: **4/19/2016**

# CPC RESPONSES



06/15/2016

***Reply List of Property Owners***  
***Z156-239***

***12 Property Owners Notified******0 Property Owners in Favor******2 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
X	1	1310 S BUCKNER BLVD	R G M EAGLE INC
	2	1310 S BUCKNER BLVD	CIRCLE K STORES INC
	3	1309 S BUCKNER BLVD	HINDI AMGAD HAMED &
	4	1311 S BUCKNER BLVD	SANTOS GUADALUPE &
	5	8027 LAKE JUNE RD	SHIDID SOLOMON TR &
	6	1301 S BUCKNER BLVD	YOUSEF ABDALLA ETAL
	7	1227 S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
	8	8124 LAKE JUNE RD	REALEINS PROPERTIES LTD
X	9	1214 S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
	10	8126 LAKE JUNE RD	NEKAN ACCOUNTING
	11	1343 S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
	12	1250 S BUCKNER BLVD	REALEINS PROPERTIES LTD

**AGENDA ITEM # 70**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 54 E

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Z156-240(OTH)

**FILE NUMBER:** Z156-240(OTH)

**DATE FILED:** March 3, 2016

**LOCATION:** Northwest corner of West Jefferson Boulevard and North Brighton Avenue

**COUNCIL DISTRICT:** 1

**MAPSCO:** 54 - E

**SIZE OF REQUEST:** Approx. 0.27 acres

**CENSUS TRACT:** 46.00

**APPLICANT:** Moe Barakat

**OWNER:** Patrick Henson

**REPRESENTATIVE:** Parvez Malik, Business Zoom

**REQUEST:** An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant is proposing to continue selling beer and wine in conjunction with the existing convenience store [U Stop Mart].

**CPC RECOMMENDATION:** Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

**STAFF RECOMMENDATION:** Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

# **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses. The area’s existing land uses is comprised of small shops and businesses that serve the adjacent residential neighborhoods.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not expected to be a detriment to the public health, safety or general welfare of the public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas.

**Zoning History:** There has been one zoning change in the area within the last five years.

1. **Z123-328** On January 18, 2014 the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on property located on the northwest corner of West Jefferson Boulevard and North Brighton Avenue. (subject site)

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
West Jefferson Boulevard	Minor arterial	100 feet
North Brighton Avenue	Local	60 feet

**Traffic:**

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR D-1	Retail
<b>North</b>	D(A)	Single family
<b>East</b>	R-7.5(A)	Single family
<b>South</b>	CR	Retail and personal services
<b>West</b>	CR-D	Auto related use

**Land Use Compatibility:**

The request site is approximately .27 acres of land and is currently developed with a 697 square feet convenience store and a motor vehicle fueling station. The property is surrounded by residential uses to the north and east, retail and personal service uses to the south and vehicle related use to the west. The applicant is proposing to continue the sale of beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store and the motor vehicle fueling station.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety,



and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The business is currently in compliance with this requirement.

### **Development Standards:**

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

### **Parking:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The existing structure is 697 square feet. The required parking is three parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the existing site plan.

### **Landscaping:**

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

### **Screening:**

The conditions require that the applicant provide an eight-foot solid screening fence along the property line abutting the single family residential district. The applicant is complying with this request.

### **Site Plan:**

The existing site plan shows a proposed gate for fuel delivery, the driveway to be closed and a minimum of two planters where the ingress point once existed. The gate for fuel delivery is installed; the driveway is closed, a flower bed was built and the plantings are in good condition and maintained.

**Police Records:**

The police department provided the following police records from 2011 to 2016:

<b>1909 W Jefferson Boulevard Police Records 2011-2016</b>	
<b>DATE1</b>	<b>UCR_OFFDES</b>
2011	
8/14/2011	Not Coded MULTIPLE ROBBERY INCIDENT
3/11/2011	Not Coded MULTIPLE ROBBERY INCIDENT
2012	
5/15/2012	Not Coded MULTIPLE ROBBERY INCIDENT
2013	
3/8/2013	BURGLARY-BUSINESS
9/3/2013	Not Coded MULTIPLE ROBBERY INCIDENT
2014	
1/31/2014	ROBBERY-BUSINESS
5/12/2014	Not Coded MULTIPLE ROBBERY INCIDENT
2015	
3/4/2015	ROBBERY-BUSINESS
2016	
1/17/2016	BURGLARY-BUSINESS

**CPC ACTION:  
JUNE 16, 2016**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue

Maker: Anglin  
Second: Davis  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid\*,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 32
<b>Replies:</b>	For: 0	Against: 4

**Speakers:** None

## **PARTNERS AND PRINCIPLES**

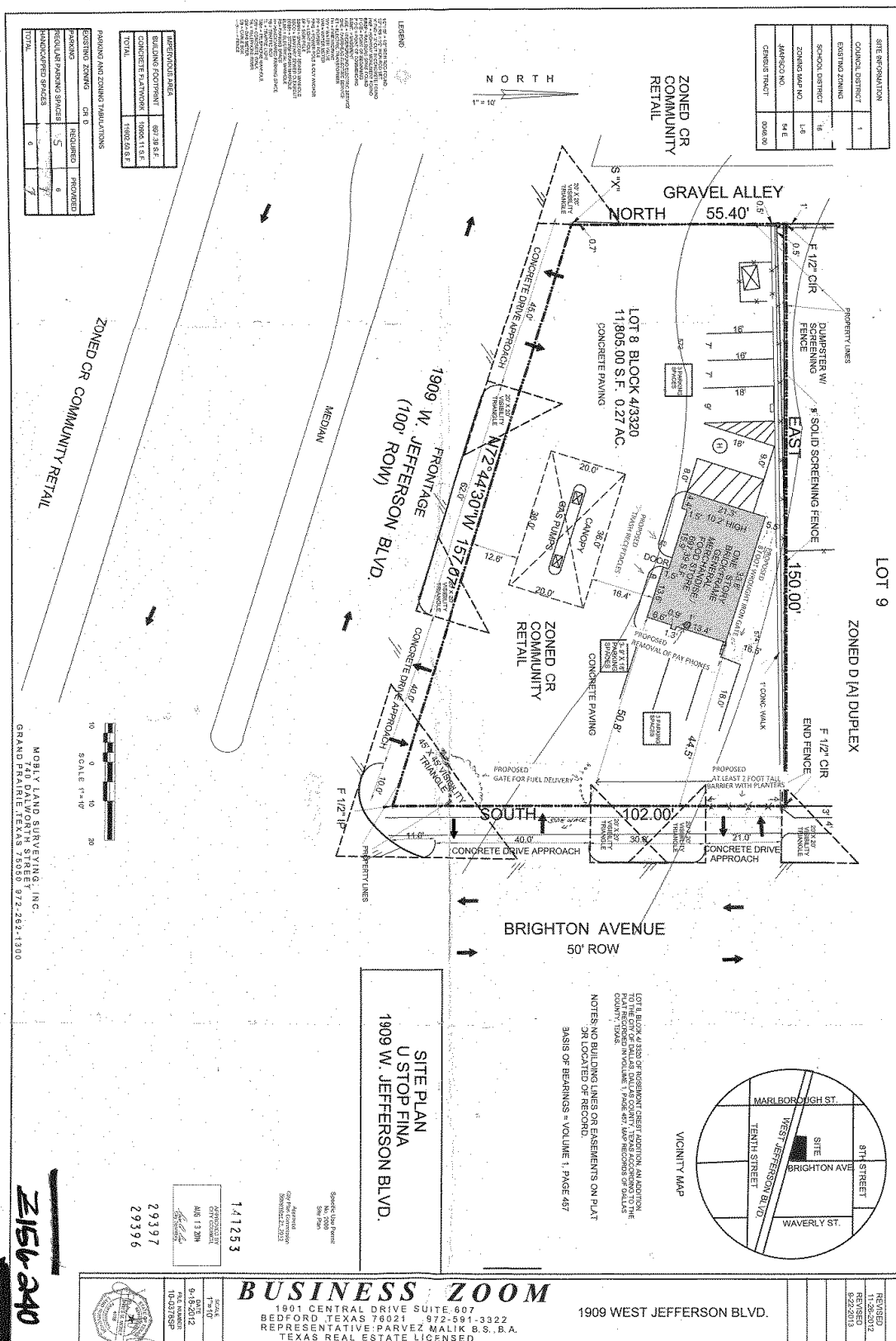
Applicant/Tenant

Patrick Henson – President/Secretary  
Vanna Tang – V. President/Treasurer

**PROPOSED CONDITIONS**  
**SUP No. 2066**  
**Z156-240**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years) ~~August 13, 2016~~, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. SCREENING: An eight-foot solid screening fence must be provided in the location shown on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## EXISTING SITE PLAN



Z156-240(OTH)

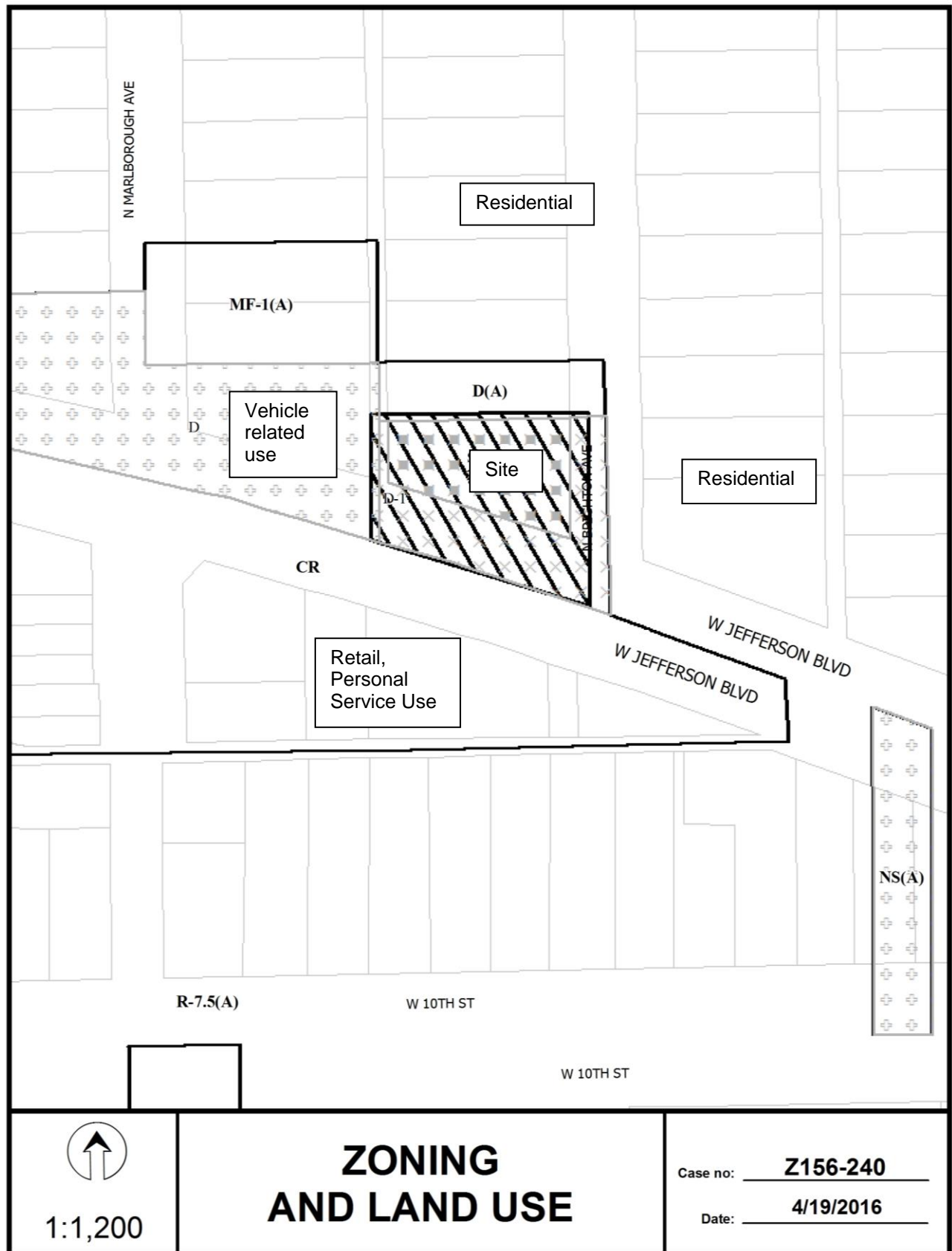


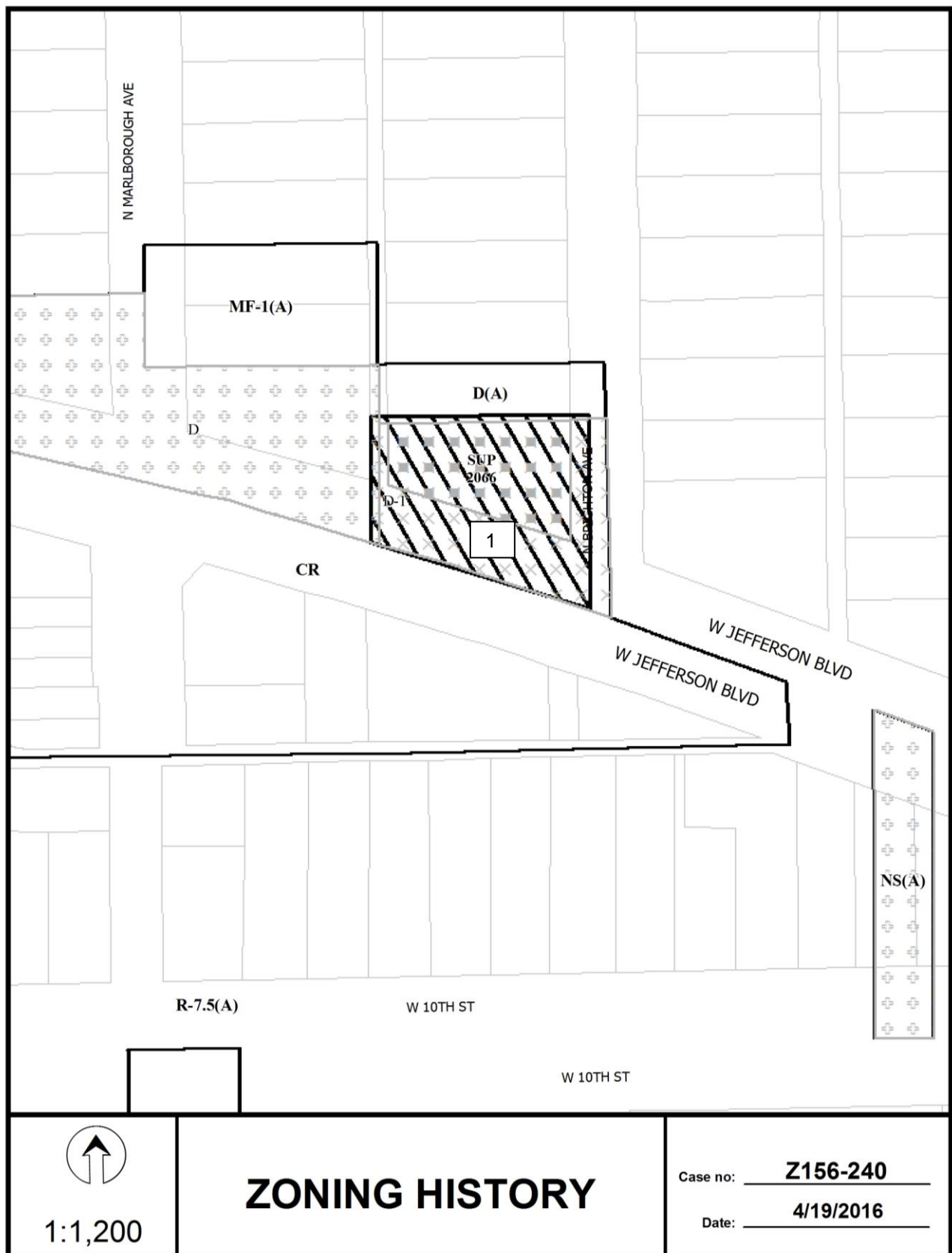


Z156-240(OTH)









## CPC RESPONSES



06/15/2016

***Reply List of Property Owners******Z156-240******32 Property Owners Notified******0 Property Owners in Favor******4 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	1909 W JEFFERSON BLVD	BARAKAT MOE
	2	211 N BRIGHTON AVE	AVILA JAIME &
	3	228 N BRIGHTON AVE	MCCOY SARA & KALLEN
	4	224 N BRIGHTON AVE	COUNCIL JOHN C
X	5	220 N BRIGHTON AVE	ANGEL ANGELA J
	6	216 N BRIGHTON AVE	BRADY ROSEANN
X	7	212 N BRIGHTON AVE	DOWPROCACCINI ANNA M &
	8	208 N BRIGHTON AVE	TAYLOR STEPHANIE S
	9	204 N BRIGHTON AVE	ALLEN DONALD LEE
	10	218 N MARLBOROUGH AVE	OLGUIN JULIAN
	11	216 N MARLBOROUGH AVE	LOZADA GERARDO
	12	210 N MARLBOROUGH AVE	MOSITOS LLC
	13	206 N MARLBOROUGH AVE	VALPARAISO HOLDINGS LLC
	14	1919 W JEFFERSON BLVD	SAMUEL PETER
	15	1919 W JEFFERSON BLVD	SAMUEL PETER & SUSHEILA
	16	217 N BRIGHTON AVE	EQUABLE INV CORP
	17	221 N BRIGHTON AVE	EDWARDS J B & MARSHA H
	18	225 N BRIGHTON AVE	FERNANDEZ MAUREEN F & ANTHONY
	19	229 N BRIGHTON AVE	HOUGHTON JAMIN & HILARIE
	20	108 N MARLBOROUGH AVE	BALLAS VICTOR
	21	1916 W JEFFERSON BLVD	BALLAS VICTOR &
	22	1910 W JEFFERSON BLVD	DIAZ OCTAVIO
	23	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
	24	1836 W JEFFERSON BLVD	VA CAPITAL LLC
	25	1917 W 10TH ST	GALLEGOS JESUS C ET AL
	26	1913 W 10TH ST	MACIAS JOSE A JR &

Z156-240(OTH)

06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1909 W 10TH ST	JIMENEZ ARNULFO JR &
X	28	1903 W 10TH ST	NILES KERRY W
	29	1827 W 10TH ST	BETANCOURT EVA L
	30	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
	31	1821 W 10TH ST	CARR BRYAN
X	32	1817 W 10TH ST	MELGOZA JOSE JJ &

**AGENDA ITEM # 71**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 12

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 3 D

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Services District and a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Road and west of Marsh Lane

Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant; and approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z156-248(SM)



**FILE NUMBER:** Z156-248(SM)

**DATE FILED:** April 18, 2016

**LOCATION:** North line of Timberglen Road and west of Marsh Lane

**COUNCIL DISTRICT:** 12

**MAPSCO:** 3D

**SIZE OF REQUEST:** Approx. 0.8129 acres

**CENSUS TRACT:** 216.16

**OWNER:** HCH Real Estate

**REPRESENTATIVE/APPLICANT:** Ben Sae

**REQUEST:** An application for a CS Commercial Services District with deed restrictions volunteered by the applicant and a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District.

**SUMMARY:** The applicant proposes to add overnight boarding and an outside play area services to an existing business [Petz Mania]

**CPC RECOMMENDATION:** **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

**STAFF RECOMMENDATION:** **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.



## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The property currently operates a doggy day care facility where pet grooming, play, and retail are offered to its clients. Building Inspection has determined this use to be a personal service use as evident by the recently issued certificate of occupancy which also included a land use statement that verified that overnight stays were not allowed as part of the prescribed use. Upon further inspection of the property with a site visit and comparing the approved site plan, it was also discovered that the proposed site included “outside runs” or an outside play area for dogs in this case. Therefore, in order to allow animals overnight boarding and an outdoor play area, a CS District and specific use permit are required. Since the site is limited in size and adjacent to other properties that are normally not compatible with a CS District, the applicant has volunteered deed restrictions to mitigate potential conflicts between possible uses allowed by the zoning change and what was needed by the applicant. Staff recommends acceptance of the zoning change with the deed restrictions volunteered by the applicant as they will assist in preventing performance impacts on surrounding property.
2. *Traffic impact* – The request is not foreseen to cause additional impacts upon traffic with the deed restrictions offered as only a few additional uses are allowed with the request.
3. *Comprehensive Plan or Area Plan Conformance* – The request is consistent with the Commercial Center Corridor Building Block.

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The site was a former child-care facility. The child-care facility included indoor and outdoor play areas for minors. The conversion to a facility that cares for pets indoor and outdoor during the day time and boards animals inside overnight does not significantly impact surrounding properties beyond what existed when a child-care facility existed.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The request provides a much needed service to nearby residents who wish to have a safe and hospitable place for their pets while the owners are not able to care for them overnight.
3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate this request to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards –*  
No variances or modifications to other zoning requirements are necessary to approve this request.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to this request in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Dimension
Timberglen Drive	Minor Arterial	Special four lane, undivided, 60' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a Commercial Center or Corridor.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development. The request is consistent with this building block.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	NS(A)	Personal Service
North	NS(A)	Undeveloped
South	CR	Motor vehicle fueling station with general merchandise or food store
West	MF-2(A)	Multifamily
East	NS(A), SUP No. 915	Vacant motor vehicle fueling station with general merchandise or food store and retail and personal service uses

**Land Use Compatibility:**

The 0.8129 acre site is currently developed with a surface parking lot in the southern portion, one story building in the middle, and an outdoor play area on the northern side. The property to the north is an undeveloped parcel. The properties to the east are a single-story shopping center and a vacant motor vehicle fueling station. The property to the south is a large and newly constructed motor vehicle fueling station with an associated general merchandise or food store and finally, the property to the west is a multifamily development that buffers the site to the units with surface parking.

A CS District is not typically recommended in the request site's location. However, the applicant has volunteered deed restrictions that eliminate the majority of the uses that would be allowed that were not allowed in the NS(A) District and has restricted height to two stories. The uses that are proposed to be not prohibited by the deed restrictions that are allowed in the CS District but prohibited in the NS(A) District are dry cleaning or laundry store; furniture store; general merchandise or food store greater than 3,500 square feet; nursery, garden shop, or plant sales. The applicant has also volunteered to prohibit some uses that are allowed by SUP in the NS(A) District but are allowed by right in the CS District. Those additionally prohibited uses are college dormitory, fraternity, or sorority house; Motor vehicle fueling station; electrical substation; police or fire station; post office; and radio, television or microwave tower. One use, private recreation center, club or area, was remains as permitted by right in the CS District, whereas it is only allowed by SUP in the NS(A) District.

Due to the restrictions imposed on the site by utilization of a site plan, hours of operation and other related aspects to the outdoor play area, staff recommends approval of the request.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character

of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

### **Development Standards:**

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
Proposed CS with Deed Restrictions							
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

### **Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

### **Landscaping:**

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

**CPC ACTION – June 16, 2016:**

**Motion:** It was moved to recommend **approval** of a CS Commercial Services District, subject to deed restrictions volunteered by the applicant; and **approval** of a Specific Use Permit for an animal shelter or clinic with outside runs for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Drive and west of Marsh Lane.

Maker: Anglin  
Second: Houston  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid\*,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 8
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** None

List of partners/principals/officers

Applicant:

Petz Mania LLC

Principal: Tze Sae

Owner:

HCH Real Estate LLC:

Principal: S. Lewis Hill

Officers: B. Clyde Hensley

Matthew C. Cole

**PROPOSED VOLUNTEERED DEED RESTRICTIONS**

DEED RESTRICTIONS

THE STATE OF TEXAS    )  
  )     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DENTON    )

I.

The undersigned, HCH Real Estate LLC , a Limited Liability Corporation ("the Owner"), is the owner of the following described property ("the Property"), being all of Lot 2 in City Block S/8751, City of Dallas ("City"), Denton County, Texas, and being that same tract of land conveyed to the Owner by Sunset Oaks Partnership, by deed dated 3/10/2006 , and recorded in Instrument No. 2006-28269 , in the Deed Records of Denton County, Texas, and being more particularly described as follows:

Lot 2, in Block S/8751 of Timberglen Village, an addition to the City of Dallas, Texas. More particularly described in Instrument # 2006-28269 in the Deed Records of Denton County, Texas.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) The following uses are prohibited:

(A) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Commercial bus station and terminal.
- Commercial cleaning or laundry plant.
- Custom business services.
- Custom woodworking, furniture construction, or repair.

-- Electronics service center.  
-- Job or lithographic printing.  
-- Labor hall.  
-- Machine or welding shop.  
-- Machinery, heavy equipment, or truck sales and  
services.

- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(B) Industrial uses.

- Industrial (inside) for light manufacturing.

(C) Institutional and community service uses.

- Halfway house.
- Hospital.

(D) Lodging uses.

- Overnight general purpose shelter.

(E) Office uses.

- Financial institution with drive-in window.

(F) Residential uses.

- College dormitory, fraternity, or sorority house.

(G) Retail and personal service uses.

- Alcoholic beverage establishments.
- Ambulance service.
- Auto service center.



- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial motor vehicle parking.
- Commercial parking lot or garage.
- Convenience store with drive-through.
- Drive-in theater.
- General merchandise or food store 100,000 square feet or  
more.
- Home improvement center, lumber, brick or building  
materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Outside sales.
- Pawn shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop.
- Vehicle display, sales, and service.

(H) Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.

(I) Utility and public service uses.

- Electrical substation.
- Police or fire station.
- Post office.
- Radio, television or microwave tower.

(J) Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard.
- Contractor's maintenance yard.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening).
- Petroleum product storage and wholesale.
- Recycling buy-back center.
- Recycling collection center.
- Sand, gravel, or earth sales and storage.
- Trade center.

- Vehicle storage lot.
- Warehouse.

(2) The following accessory uses are prohibited:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.

(3) Maximum number of stories above grade is two.

### III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

### IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

### V.

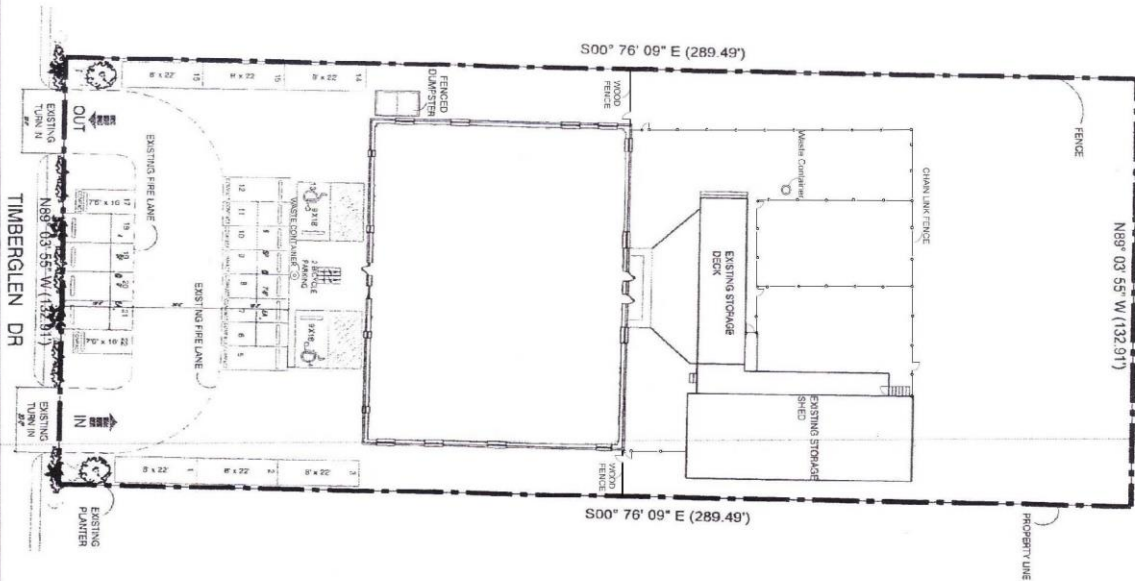
These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

### VI.

**Proposed CPC SUP Conditions (Z156-248)**

1. USE: The only use authorized by this specific use permit is an animal shelter or clinic with outside runs, limited to boarding, indoor and outdoor training, and associated outdoor activities. Animal adoption, diagnosis, treatment, hospitalization, or outside boarding is prohibited.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_ (two years), but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. ANIMAL WASTE CONTAINERS & DUMPSTERS:
  - A. Animal waste containers and dumpsters must be provided in the locations shown on the attached site plan.
  - B. Animal waste containers and dumpsters must be removed and monitored daily for noxious odors and treated to eliminate odors if noxious odors are present.
5. OUTSIDE RUNS:
  - A. Outside runs may only be used between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. Saturday and Sunday.
  - B. The maximum number of animals allowed in the outside runs area per attendant is eight. Animals must be attended at all times in the outside runs.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# Proposed Site Plan



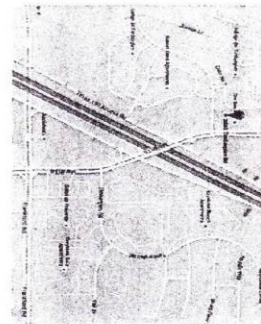
## SITE PLAN

scale : 1"=30'



ANALYSIS PARKING				
SUITE	TENANT	SQ. FT.	APPL. RATION	PARKING REQUIRED
A	PETZ MANUFACTURING	7,500	1 CAR PER 500	15
PARKING REQUIRED				15
PARKING PROVIDED				22

VICINITY MAP  
for reference only



Project: SITE  
Date: 11/17/2015  
Scale: 1"=30'  
Drawn By: ROPE  
Sheet: 1

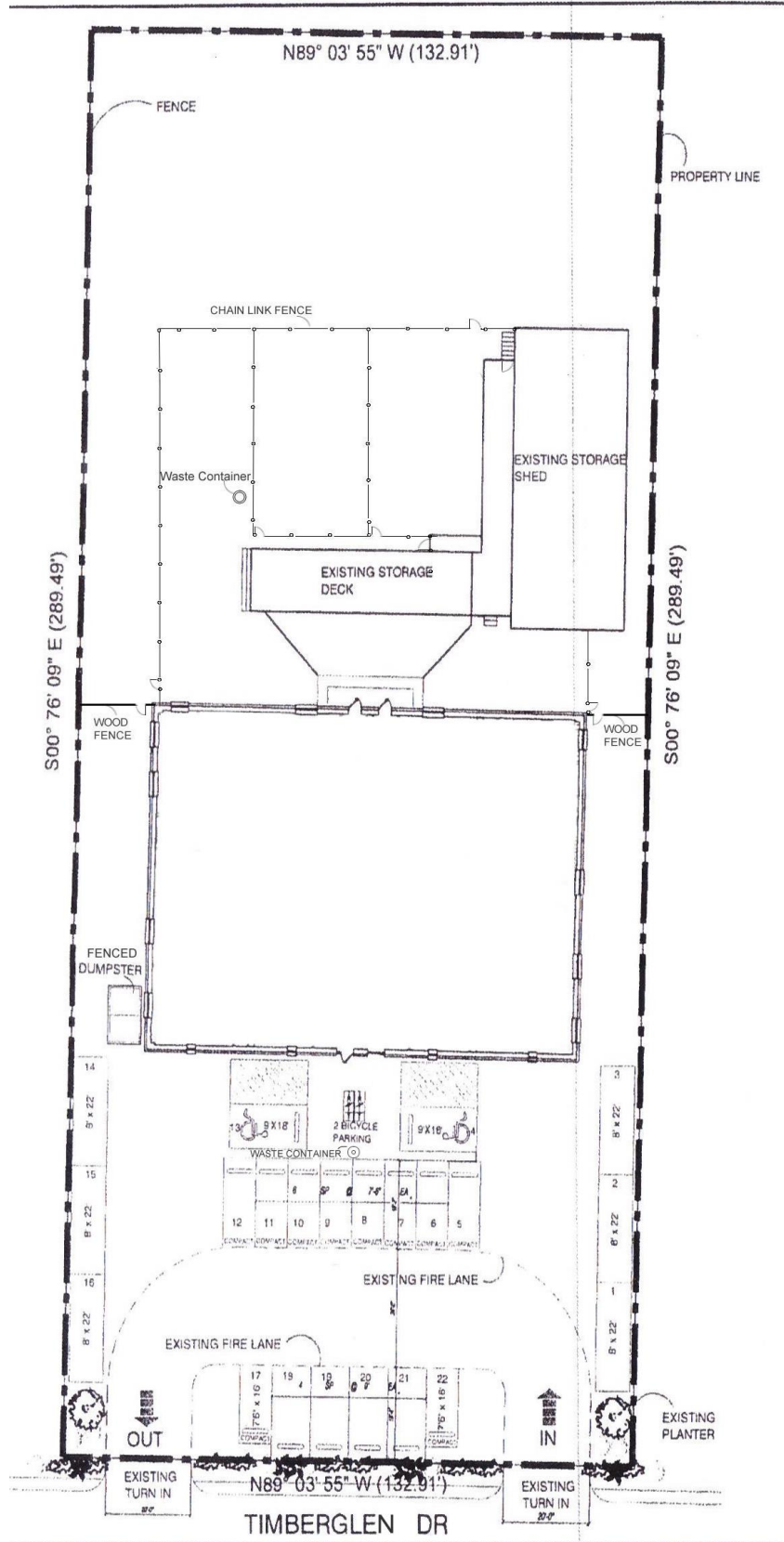
Project Name & Address  
1565 Timbercien DR  
DALLAS, TX  
75287

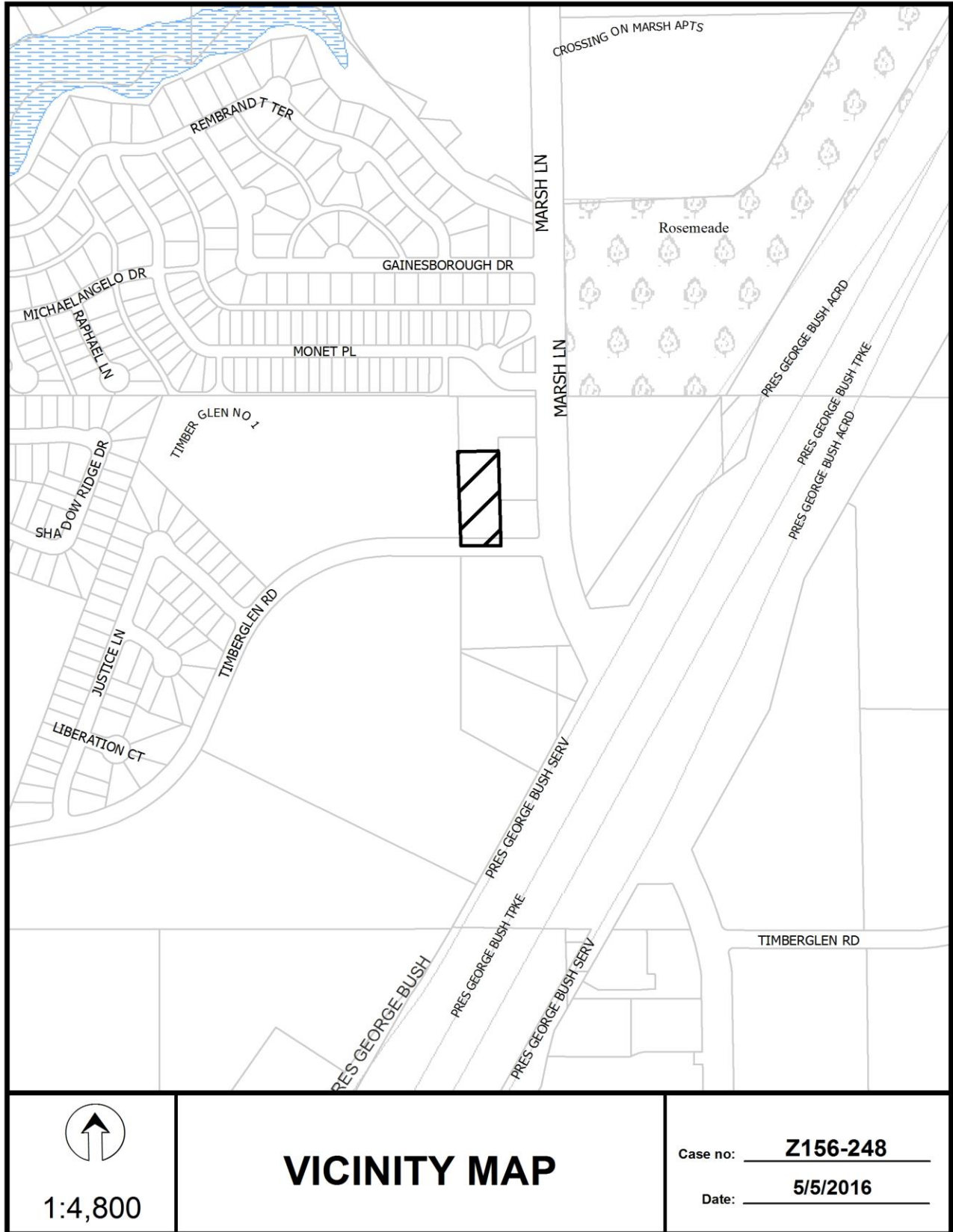
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THE JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICE, HVAC AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE COME INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

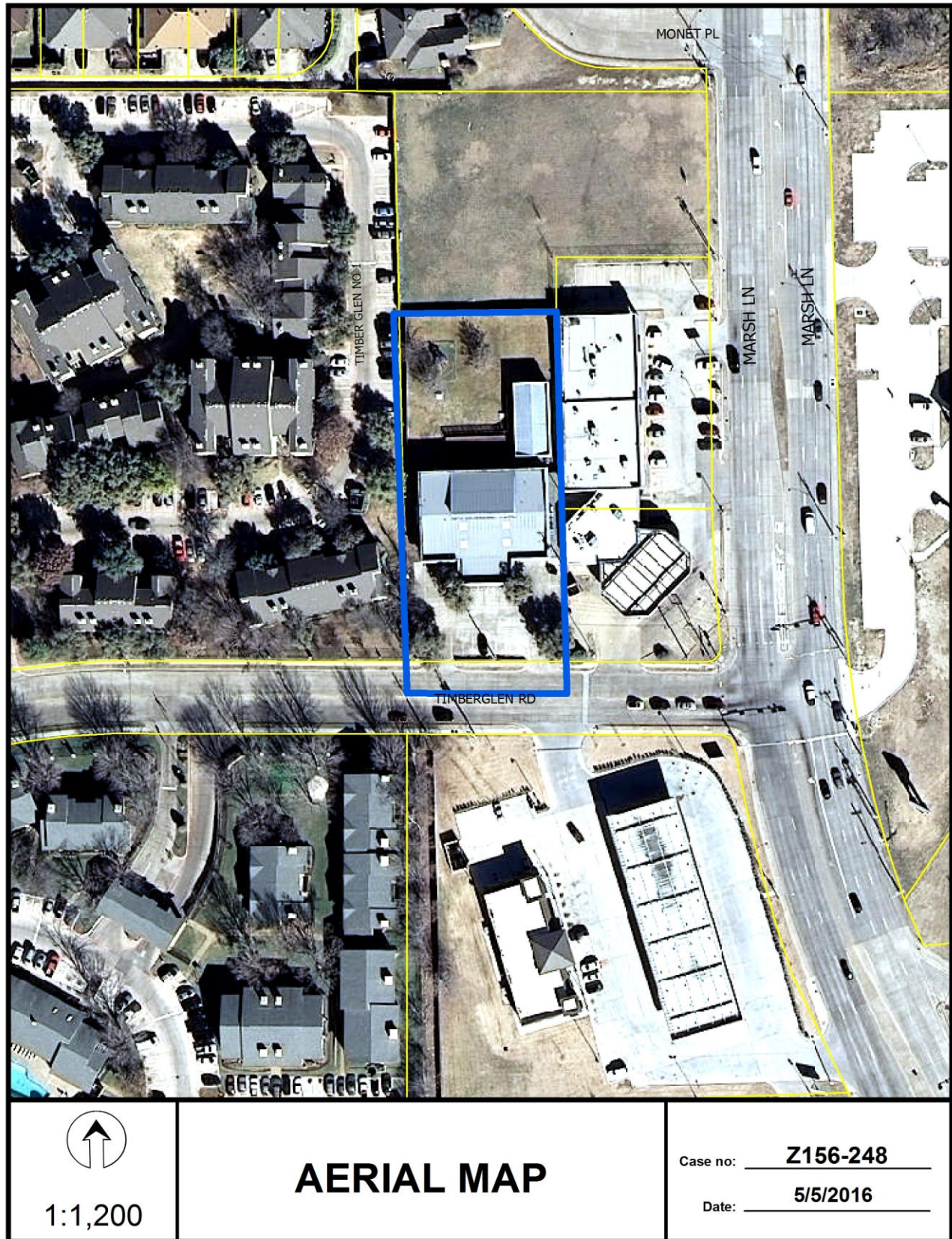
CONSTRUCTION CONCEPTS INC.  
"Planning and Designing a Better Tomorrow"  
317 E. JEFFERSON BLVD.  
DALLAS, TX. 75203  
TEL. (214) 946-4300  
FAX. (214) 946-9544

# Proposed Enlarged Site Plan

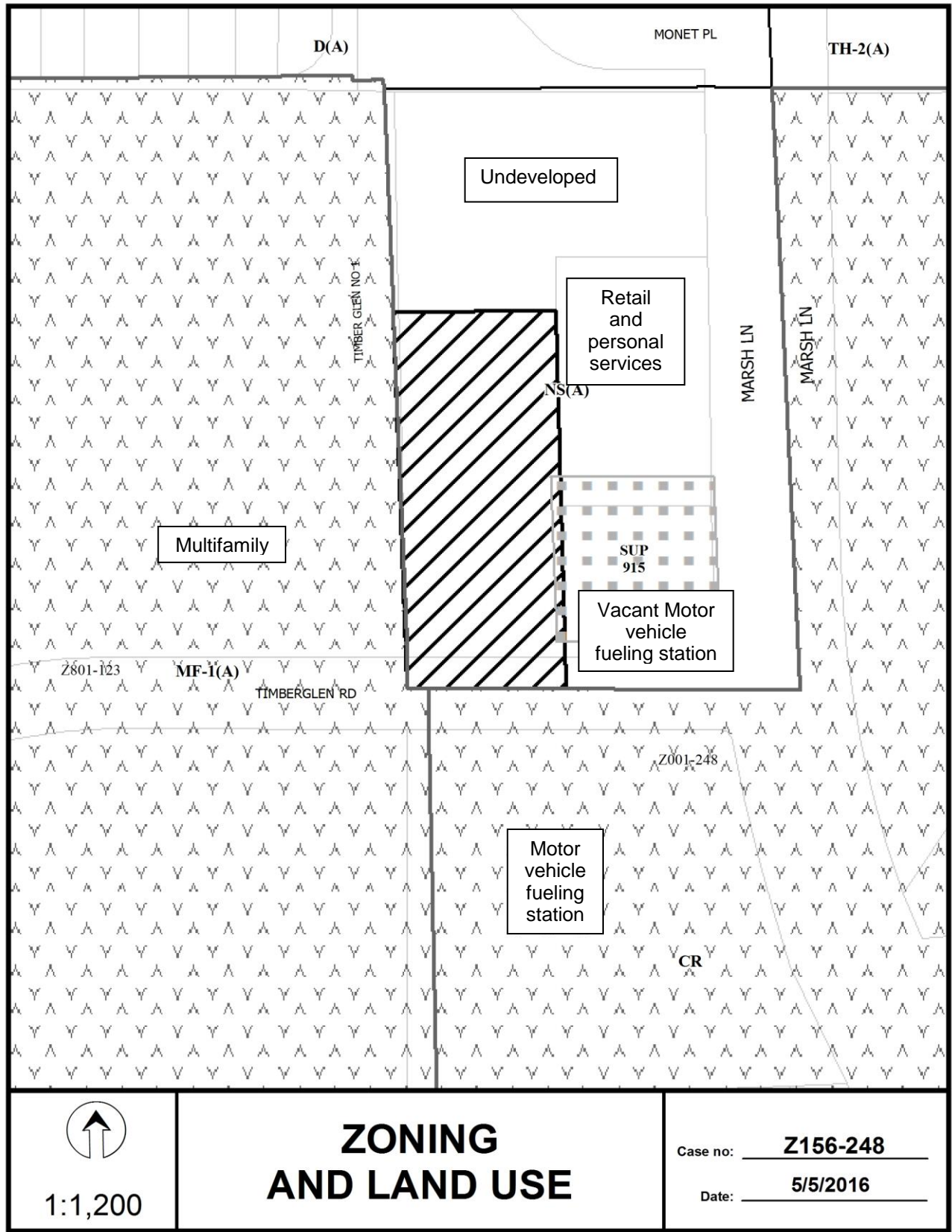


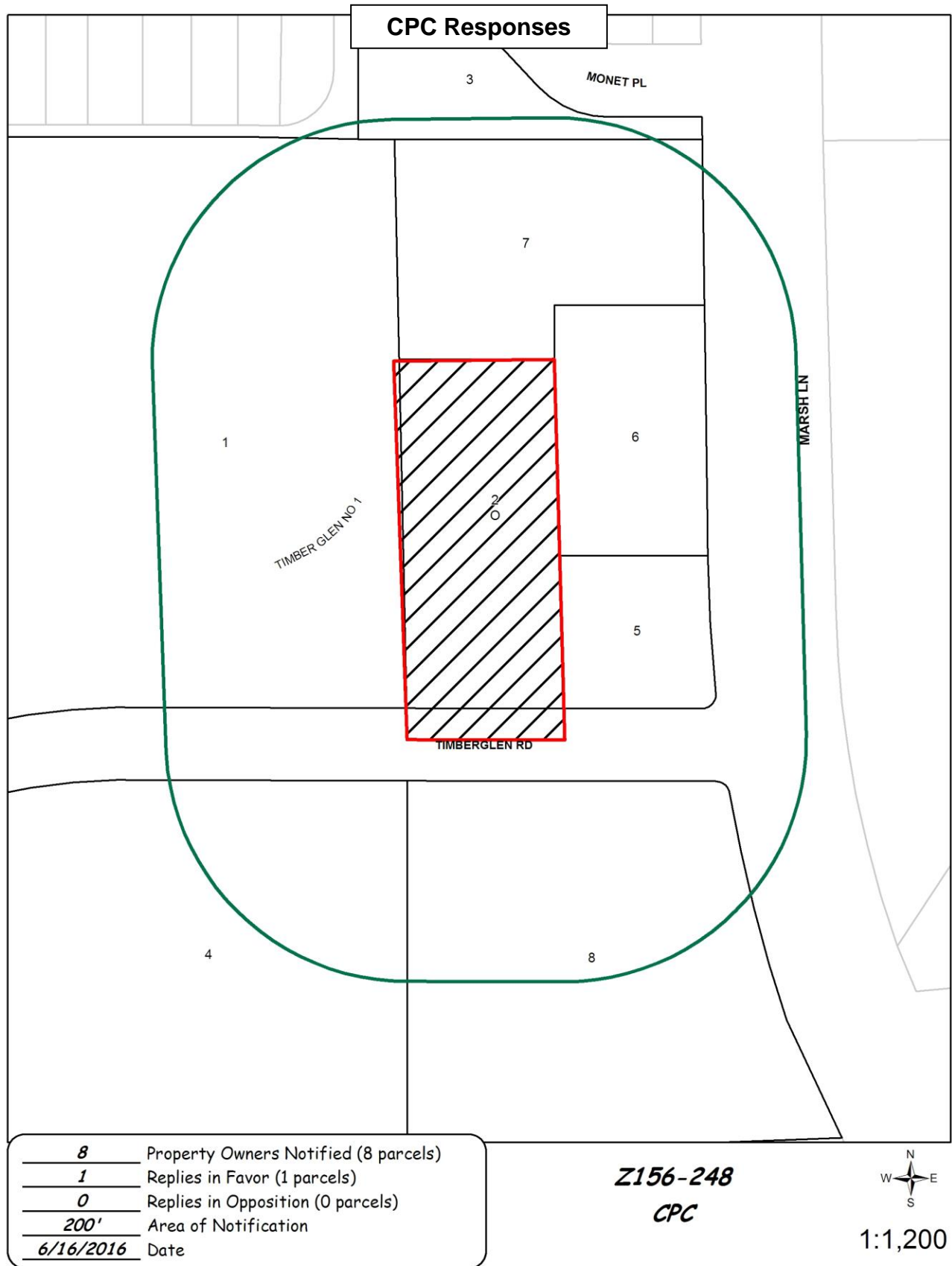












06/15/2016

***Reply List of Property Owners***

***Z156-248***

***8 Property Owners Notified***

***1 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3565 TIMBERGLEN RD	TIMBERGLEN PARTNERS LP
O	2	3585 TIMBERGLEN RD	HCH REAL ESTATE LLC
	3	2904-2906 MONET PL	FARMER, RICHARD A JR & WOOD, NANCY C
	4	3550 TIMBERGLEN RD	SUNSET OAKS GARDENS ASSOCIATES LLC
	5	18611 MARSH LN	ASHITA LLC
	6	18613 MARSH LN	RIDGELEA COMPLEX MANAGEMENT INC
	7	MARSH LN	ROSEMEADE PROP INC
	8	18599 MARSH LN	RACETRAC PETROLEUM INC

**AGENDA ITEM # 72**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 54 K

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the north line of Nolte Drive, east of South Edgefield Avenue  
Recommendation of Staff and CPC: Approval  
Z156-257(OTH)

**FILE NUMBER:** Z156-257(OTH)

**DATE FILED:** April 28, 2016

**LOCATION:** North line of Nolte Drive, east of South Edgefield Avenue.

**COUNCIL DISTRICT:** 1

**MAPSCO:** 54 - K

**SIZE OF REQUEST:** Approx. 6,800 sq. ft.

**CENSUS TRACT:** 51.00

**OWNER/APPLICANT:** Salvador Perez

**REQUEST:** An application for an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District

**SUMMARY:** The applicant is proposing to develop the property with a single family dwelling unit on a 6,800 square foot lot which is less than the minimum lot size required in the current zoning district. An R-7.5(A) Single Family District requires a minimum 7,500 square feet lot size.

**CPC RECOMMENDATION:** Approval

**STAFF RECOMMENDATION:** Approval

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing zoning and development in the area. The property is currently undeveloped. The applicant is requesting the zoning change in order to be able to plat the property to build a dwelling unit on the property. The current zoning district requires a 7,500 square feet minimum size lot. The lot size is 6,800 square feet. The proposed zoning district will not affect the surrounding properties or development of the property.
2. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street system. The road capacity is adequate for the traffic generated by a single family dwelling unit.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan identifies the area as an Urban Neighborhood Building Block. The proposed development is consistent with the Urban Neighborhood Building Block.

**Zoning History:** There have been no recent zoning changes in the area within the last five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Nolte Drive	Local	50 feet
S. Edgefield Avenue	Local	50 feet

### **Traffic:**

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning will not have a negative impact on the existing street system.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

### **Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family & undeveloped
West	R-7.5(A), PD No. 645	Duplex, Single family & school

### **Land Use Compatibility:**

The request site is approximately 6,800 square feet of land and is currently undeveloped. The existing zoning is R-7.5(A) Single Family District. The property is adjacent to a duplex to the west, and surrounded by single family residential, undeveloped and a school. The proposed zoning district and use of the property will be compatible with the surrounding zoning and development in the area.

The reason the applicant is requesting a zoning change to an R-5(A) Single Family District is because the lot size in an R-7.5(A) Single Family District is 7,500 square feet. Thus the property cannot be platted because it does not meet the lot size requirement. The applicant needs to change the zoning of the property in order to plat the property in to build a dwelling unit.

**Development Standards:**

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

**CPC ACTION:****June 30, 2016**

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District, on the north line of Nolte Drive, east of South Edgefield Avenue.

Maker: Murphy  
 Second: Anglin  
 Result: Carried: 13 to 0

For: 13 - Anglin, Houston\*, Shidid, Anantasomboon,  
 Abtahi, Haney, Jung, Housewright, Schultz,  
 Peadon, Murphy, Ridley, Tarpley

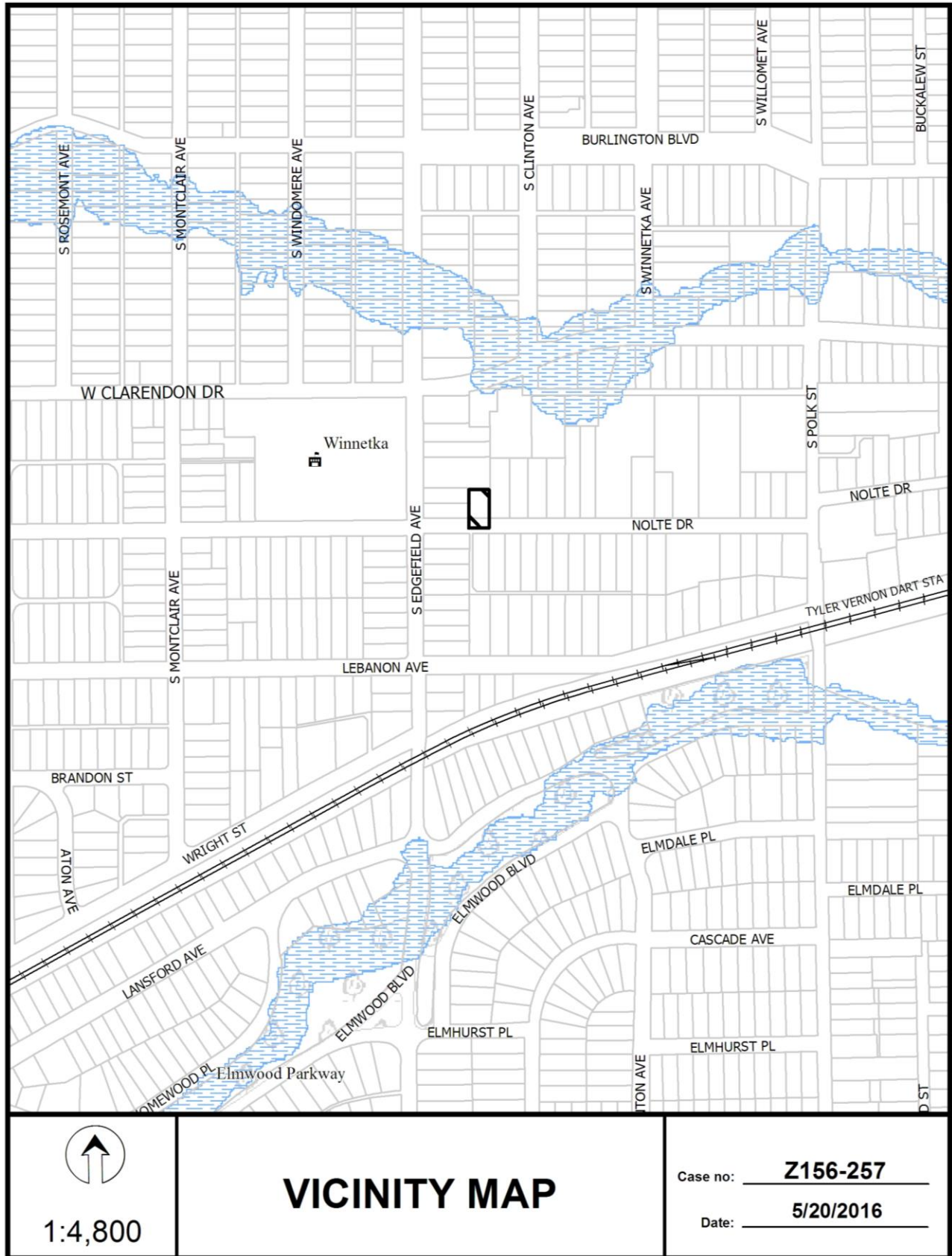
Against: 0  
 Absent: 2 - Rieves, Davis  
 Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 200 Mailed: 18  
**Replies:** For: 0 Against: 0

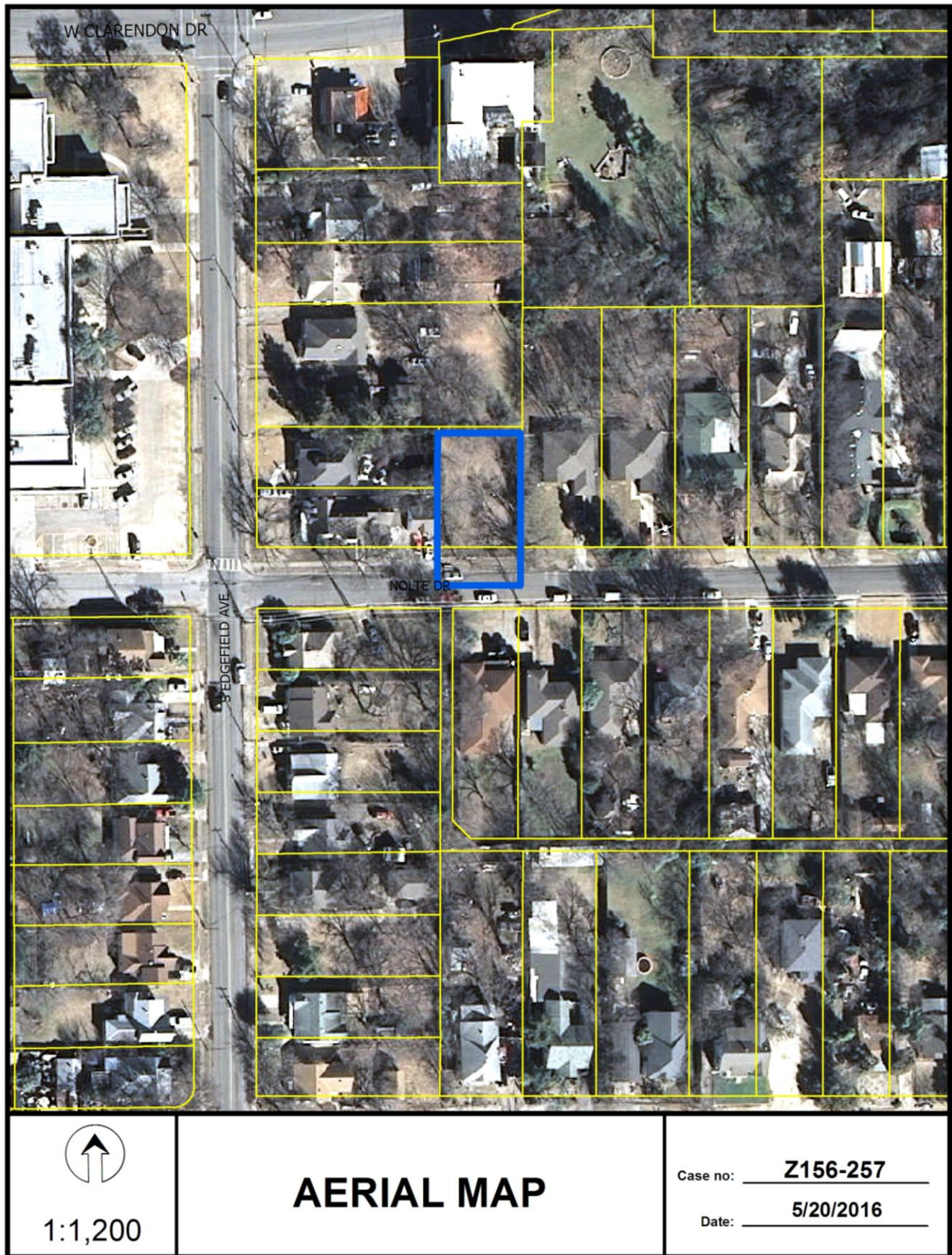
**Speakers:** None

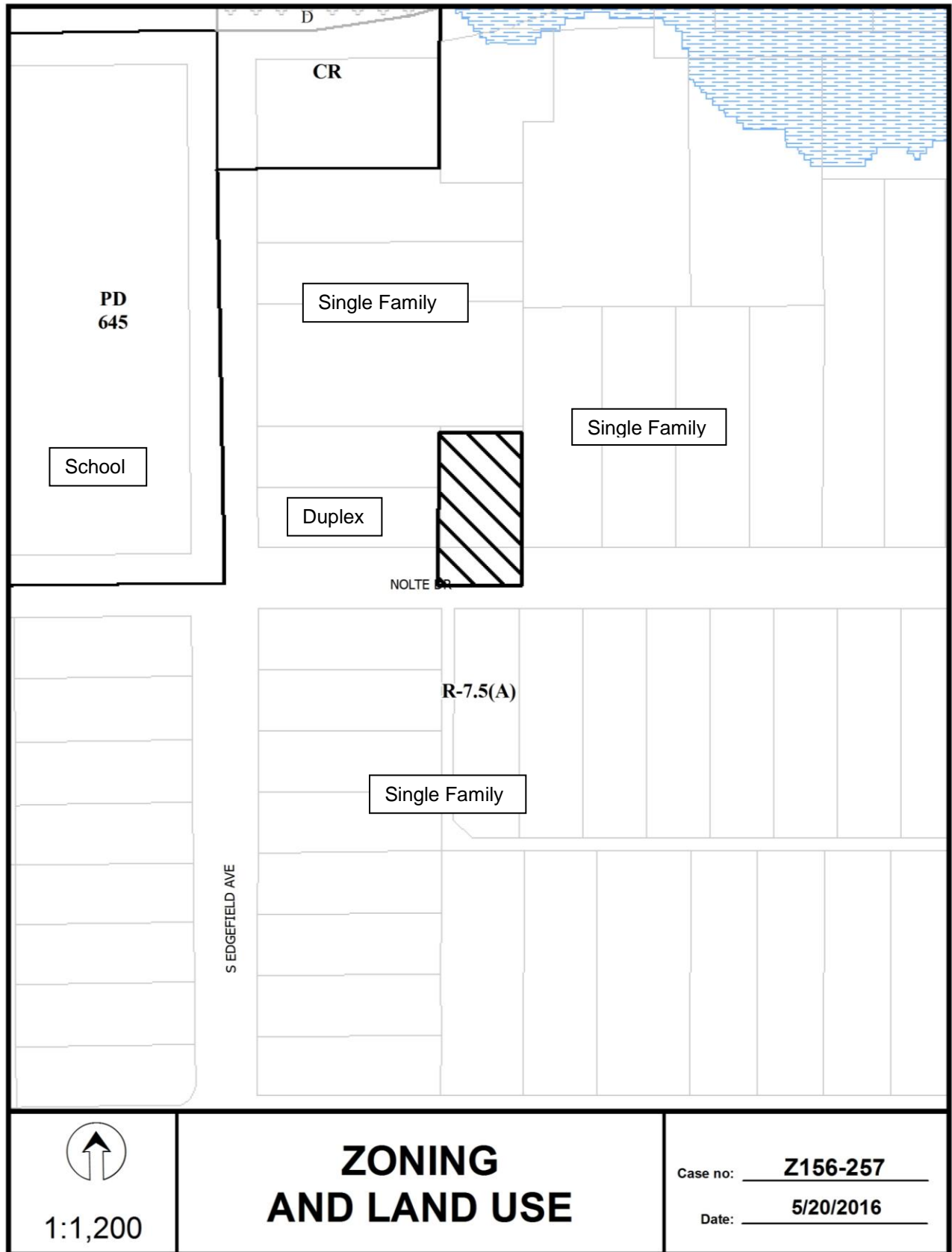




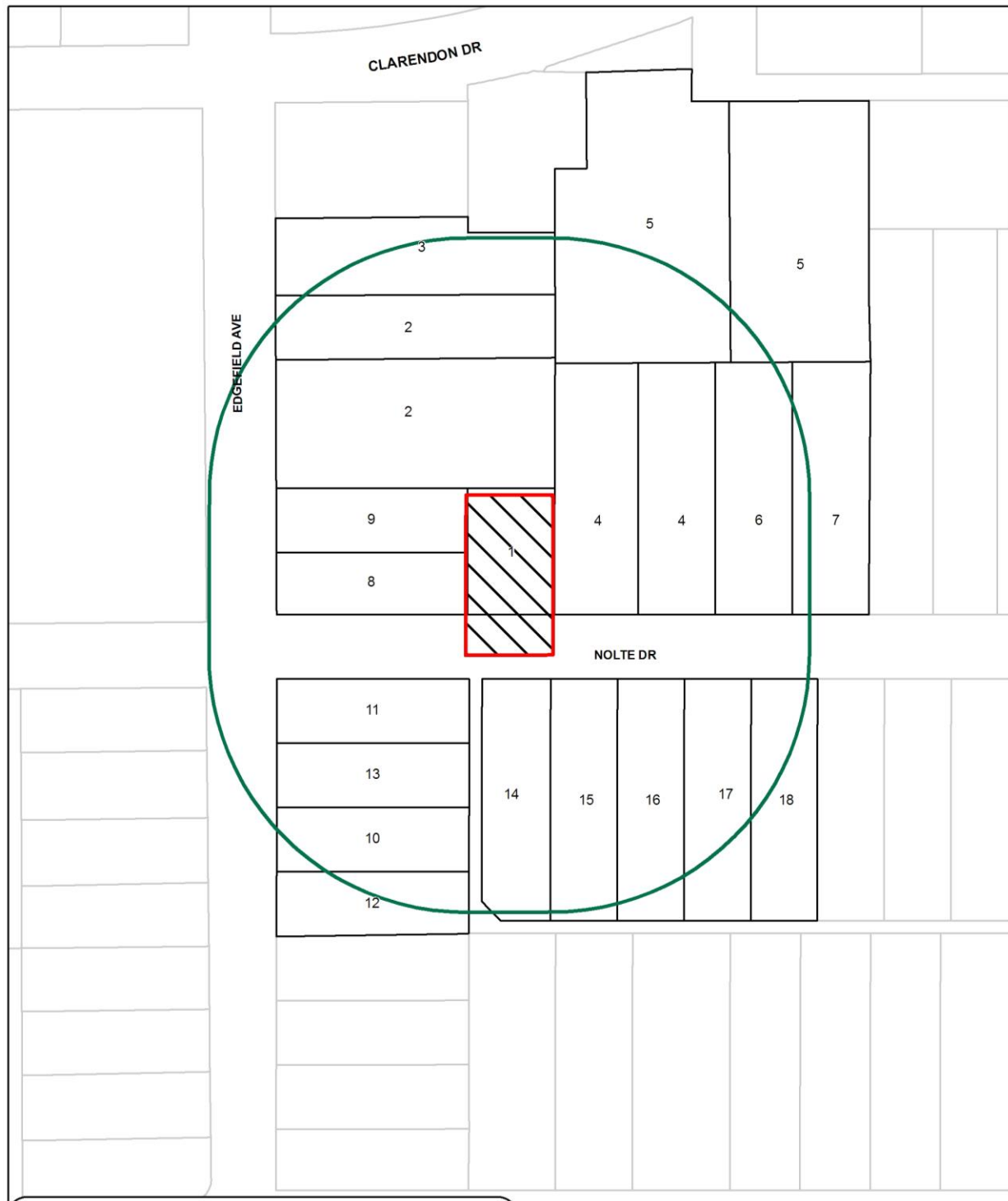


Z156-257(OTH)





## CPC RESPONSES



<u>18</u>	Property Owners Notified (21 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>6/30/2016</u>	Date

**Z156-257**  
**CPC**



1:1,200

06/29/2016

***Reply List of Property Owners***  
***Z156-257***

***18 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1313	NOLTE DR	SIMMONS PATRICK
2	1108	S EDGEFIELD AVE	RIOS NOELIA I
3	1104	S EDGEFIELD AVE	CHAVEZ TERESA
4	1311	NOLTE DR	CORDOVA GEORGE
5	1222	CHESTER ST	FELBER SUZANNE S
6	1225	NOLTE DR	HERRERA RICARDO & ROSA
7	1219	NOLTE DR	FLORES ALBINA
8	1130	S EDGEFIELD AVE	ORTIZ ANITA
9	1126	S EDGEFIELD AVE	RUBIO FLORENCIA
10	1210	S EDGEFIELD AVE	HINGUANZO EMILIA R
11	1202	S EDGEFIELD AVE	COUCH PROPERTIES LLP
12	1214	S EDGEFIELD AVE	COUCH TAWANA
13	1206	S EDGEFIELD AVE	JIMENEZ ESTELA
14	1314	NOLTE DR	LOPEZ EVELIA
15	1310	NOLTE DR	MATA SUNILDA M
16	1306	NOLTE DR	DELEON ERNESTO O &
17	1302	NOLTE DR	GOODWIN JAN
18	1222	NOLTE DR	GUERRERO MIGUEL A &



**AGENDA ITEM # 73**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 34 Z

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street

Recommendation of Staff: Approval, subject to a development plan, landscape plan, and staff's conditions

Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions

Z156-164(OTH)



**FILE NUMBER:** Z156-164(OTH)

**DATE FILED:** December 14, 2016

**LOCATION:** Area bounded by the Dallas North Tollway, Fairmount Street and Knight Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34 - Z

**SIZE OF REQUEST:** Approx. 0.95 acres

**CENSUS TRACT:** 5.00

**APPLICANT / OWNER:** Fair-Knight Partners Ltd.

**REPRESENTATIVE:** Rob Baldwin

**REQUEST:** An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The applicant is proposing to develop the property with an office building with a coffee shop on the ground level.

**CPC RECOMMENDATION:** Approval, subject to a development plan, landscape plan and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a development plan, landscape plan, and staff's conditions.



## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district and use of the property will be consistent with the existing development in the surrounding area and with the current development and redevelopment trends in the area. The property is surrounded by multiple family uses to the east; retail, undeveloped, multiple-family, restaurant, and a personal service use for a dance school to the south; and the North Dallas Tollway to the west.
2. *Traffic impact* – The proposed development is located on a local street. The existing street system can accommodate the traffic generated by the proposed use.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Urban Mixed-Use Building Block. The requested zoning district is consistent with the Urban Neighborhood Building Block.
4. *PDS request vs. straight zoning request.* The applicant is requesting a PDS in order to accommodate the development in an oddly shaped property. The applicant is proposing setbacks and height that a straight zoning change will not allow.

**Zoning History:** There have been six zoning changes in the vicinity within the last five years.

1. **Z156-229** An application to expand Planned Development Subdistrict No. 78 for MF-2 Multiple-Family on property zoned an MF-2 Multiple Family District within Planned Development District No. 193 the Oak Lawn Special Purpose District on an area generally bounded by Fairmount Street to the southwest, Throckmorton Street on the northwest side, Brown Street on the northeast side (on a portion) and Reagan Street on the southeast side. CPC recommended approval of this application on July 21, 2016. The case will be scheduled for Council action in August.
2. **Z145-107** On February 25, 2015, the City Council approved a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses and repealed Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District located on the north corner of Knight Street and Brown Street.

3. **Z134-325** On September 9, 2015, City Council approved the renewal of and an amendment to Specific Use Permit No. 1376 for a community service center on property zoned an MF-2 Multiple-Family Subdistrict and Planned Development Subdistrict No. 30, both within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north Corner of Reagan Street and Brown Street.
4. **BDA 134-109** On October 21, 2014, the Board of Adjustment approved a special exception to the landscape regulations at 4343 (AKA 4321) Congress Avenue.
5. **Z123-199** On June 12, 2013, the City Council approved rezoning into Subdistrict No. 78 for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District on area bounded by Brown Street, Knight Street, Fairmount Street and Douglas Street.
6. **Z112-144** On March 28, 2012, the City Council approved an amendment to Planned Development Subdistrict No. 78 within Planned Development District No 193, the Oak Lawn Special Purpose District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Fairmount Street	Local	50 feet
Knight Street	Local	50 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should

include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed use of the property is in conformance with the Urban Neighborhood Building Block of the Comprehensive Plan.

### **Surrounding Land Uses:**

	<b>Zoning within PD No. 193</b>	<b>Land Use</b>
Site	MF-2	Undeveloped
Northeast	PDS No. 78 , MF-2	Multiple-family, single family
Southeast	NS	Multiple-family, retail, undeveloped
Southwest	GR	Retail, personal service use
Northwest	GR	Dallas North Tollway

### **Land Use Compatibility:**

The request site is approximately 0.95 acres and is currently undeveloped. The proposed use is for a 43,500 square feet office building and a 1,500 square feet coffee shop on the first floor opened to the public. The property is surrounded by single family and multiple-family to the northeast; multiple family, retail, undeveloped uses to the southeast; retail and a personal service use for a dance school to the southwest; and the North Dallas Tollway to the northwest. The proposed use will be compatible with the surrounding development.

The applicant is requesting an increase in height to 85 feet. The existing zoning limits the height to a maximum of 36 feet. Due to the odd shape of the property and its adjacency to the Tollway, staff supports the increase in height and proposed uses of the property.

**Development Standards:**

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 193, MF-2	20 20 15	5 10 10 **	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%	Proximity Slope Visual Intrusion	Multiple-family, duplex, single family
Proposed							
PDS MF-2	10 on Fairmount & Knight *	10'	N/A	85'	60%	Proximity Slope	Multifamily, duplex, single family, office, retail

\* For the purpose of this PDS, Dallas North Tollway is not considered a front yard.

\*\* See Section 51P.193.120

**Parking:**

Pursuant to the Dallas Development Code, off-street and loading required parking spaces must be provided in accordance with Division 51P-193-113 for the specific off-street parking and loading requirements for each use.

The applicant is proposing to include the proposed 10 on-street parking spaces as part of the required parking. The Sustainable Development and Construction Department has a policy of not allowing on-street parking to count toward required parking on properties within Planned Development District No. 193 unless an entire block is being developed. The City Plan Commission recommended the proposed on-street parking as part of the required parking for the proposed development.

**Landscaping:**

Landscaping of the property must be provided in accordance with proposed landscape plan. The applicant is proposing a landscape plan to be able to reduce the number of streets on Knight Street. Due to the shape of the property, the applicant will be able to provide all the required trees but one.

**CPC ACTION:**  
**June 2, 2016**

**Motion:** It was moved to recommend **approval** a Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses, subject to a development plan, landscape plan, and staff's conditions with the following modifications: 1) Follow applicant's request on On-street parking, 2) Limited to a restaurant without drive-in window, 3) Limited to maximum 1500 sq. ft., 4) Hours of operation cease between 10:00 p.m. to 5:00 a.m., and 5) Remote Parking – no off-street parking may be used for another property outside of the subdistrict pursuant to a remote parking agreement on property zoned MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Toll way, Fairmount Street, and Knight Street.

Maker: Rieves  
Second: Houston  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Abtahi,  
Haney, Jung, Schultz, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Housewright  
Vacancy: 0

**Notices:** Area: 500 Mailed: 125  
**Replies:** For: 0 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

Z156-164(OTH)

## **Partners & Principles**

**Fair-Knight Venture, LLC, General Partner**

John P. Thompson, Jr. Manager

## **PROPOSED CONDITIONS**

Division S-\_\_\_\_. PD Subdistrict \_\_\_\_.

### **SEC. S-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_\_ was established by Ordinance No. \_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

### **SEC. S-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_\_ is established on property located at the west corner of Fairmount Street and Knight Street. The size of PD Subdistrict \_\_\_\_ is 0.95 acres.

### **SEC. S-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(d) The frontage along Dallas North Tollway is considered a side yard.

(d) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(e) This subdistrict is considered to be a nonresidential zoning district.

### **SEC. S-\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this division:

(a) Exhibit S-\_\_\_\_A: development plan.

(b) Exhibit S-\_\_\_\_A: landscape plan.

### **SEC. S-\_\_\_\_.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. S-\_\_\_\_.106. MAIN USES PERMITTED.**

(a) Except as provided, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) Office uses are allowed by right.

(c) Restaurant without drive-in window is allowed by right, limited to a maximum of 1,500 square feet. The restaurant must cease operations between 10:00 p.m. to 5:00 a.m. Sunday thru Saturday.

**SEC. S-\_\_\_\_.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are not permitted:

- Amateur communication tower.
- Open storage.
- Private stable.

**SEC. S-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Nonresidential structures.

(1) Front yard.

(A) A minimum front yard of 10 feet on Fairmount Street and Knight Street must be provided, as shown in the conceptual plan.

(B) Dallas North Tollway is not considered a front yard.



CPC Recommendation:

~~(C) Benches, stairs, railings and raised landscaping planters may encroach a maximum of 3 feet into the front yard in the general amount and configuration shown on the landscaping plan.~~

Applicant's Request:

(C) Benches, stairs, railings and raised landscaping planters may encroach a maximum of three feet into the front yard in the general amount and configuration shown on the landscaping plan.

(D) Cantilevered roof eaves, balconies, and canopies may encroach up to five feet into the front yard.

(2) Side and rear yard.

(A) Except as provided, minimum side and rear yard is 10 feet.

(B) Cantilevered roof eaves, balconies, and canopies may encroach up to five feet into the side yard.

(3) Height. Maximum height is 85 feet.

(4) Floor area. Maximum floor area is 45,000 square feet for non-residential uses.

(5) Lot coverage. Maximum lot coverage is 45 percent.

**SEC. S-\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

(a) Except as provided, consult Part I of this article for the specific off-street parking and loading requirements for each use.

**CPC Recommendation:**

(b) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

**Staff Recommendation:**

~~\_\_\_\_\_ (b) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.~~

~~\_\_\_\_\_ (1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.~~

(c) Screening of off-street parking must be provided as shown on the landscape plan.

(d) Remote Parking: no off-street parking may be used for another property outside of the subdistrict pursuant to a remote parking agreement.

**SEC. S-\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-\_\_\_\_.111. LANDSCAPING.**

(a) Landscaping must comply with the attached landscape plan.

(b) Plant materials must be maintained in a healthy, growing condition.

**SEC. S-\_\_\_\_.112. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII.

**SEC. S-\_\_\_\_.113. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

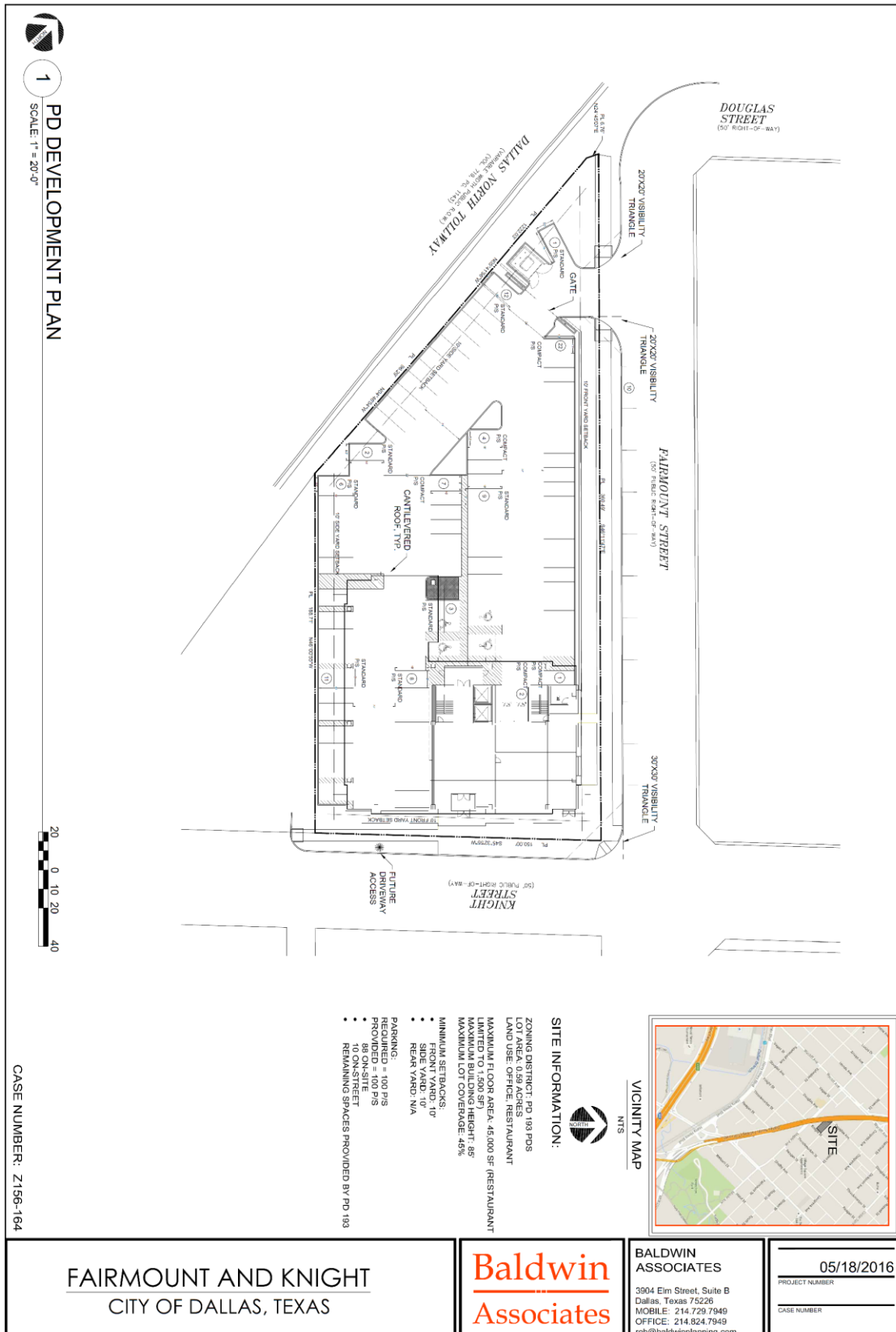
(d) Overhead utility lines must be buried underground.

**SEC. S-\_\_\_\_.114. COMPLIANCE WITH CONDITIONS.**

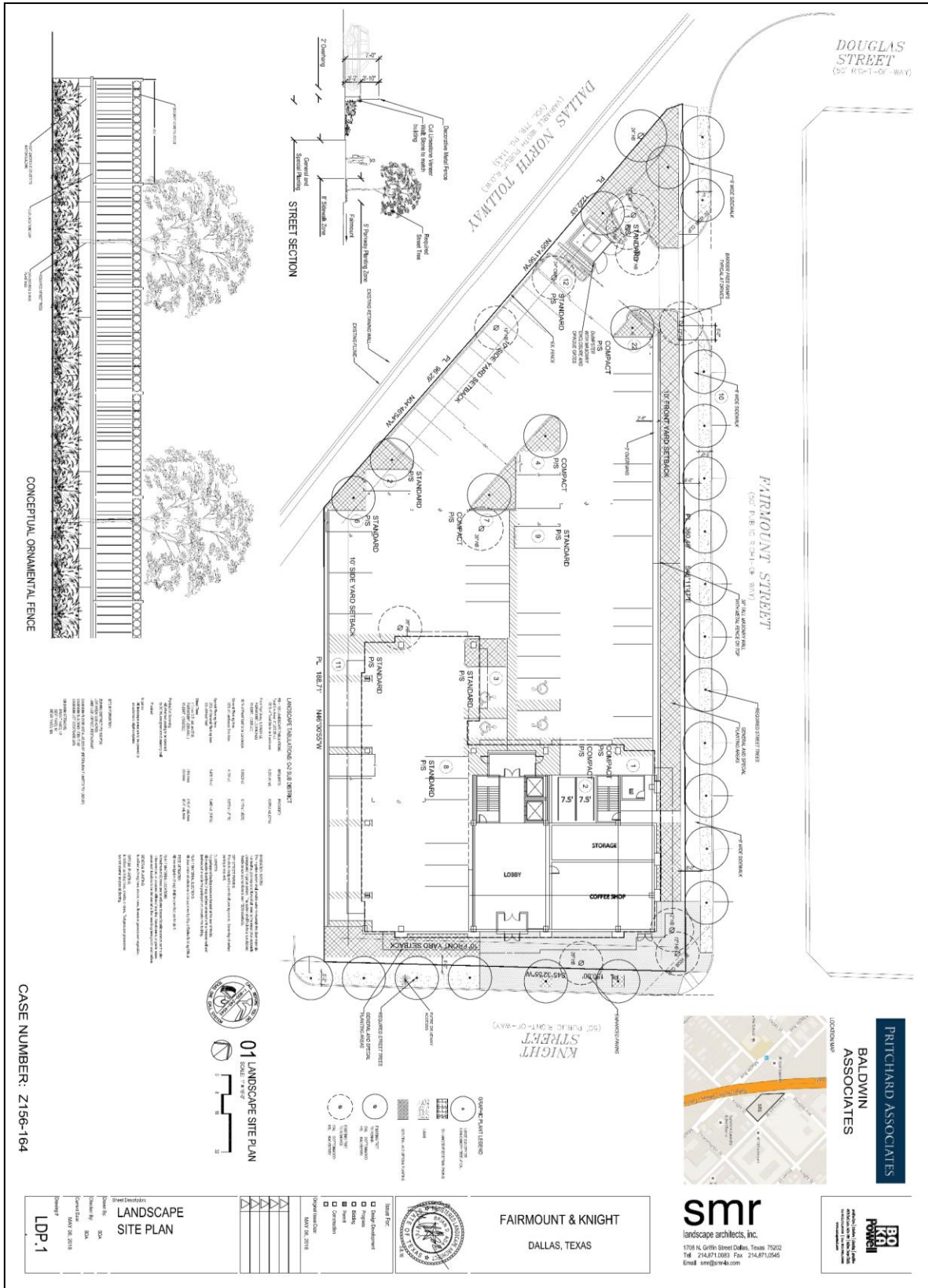
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

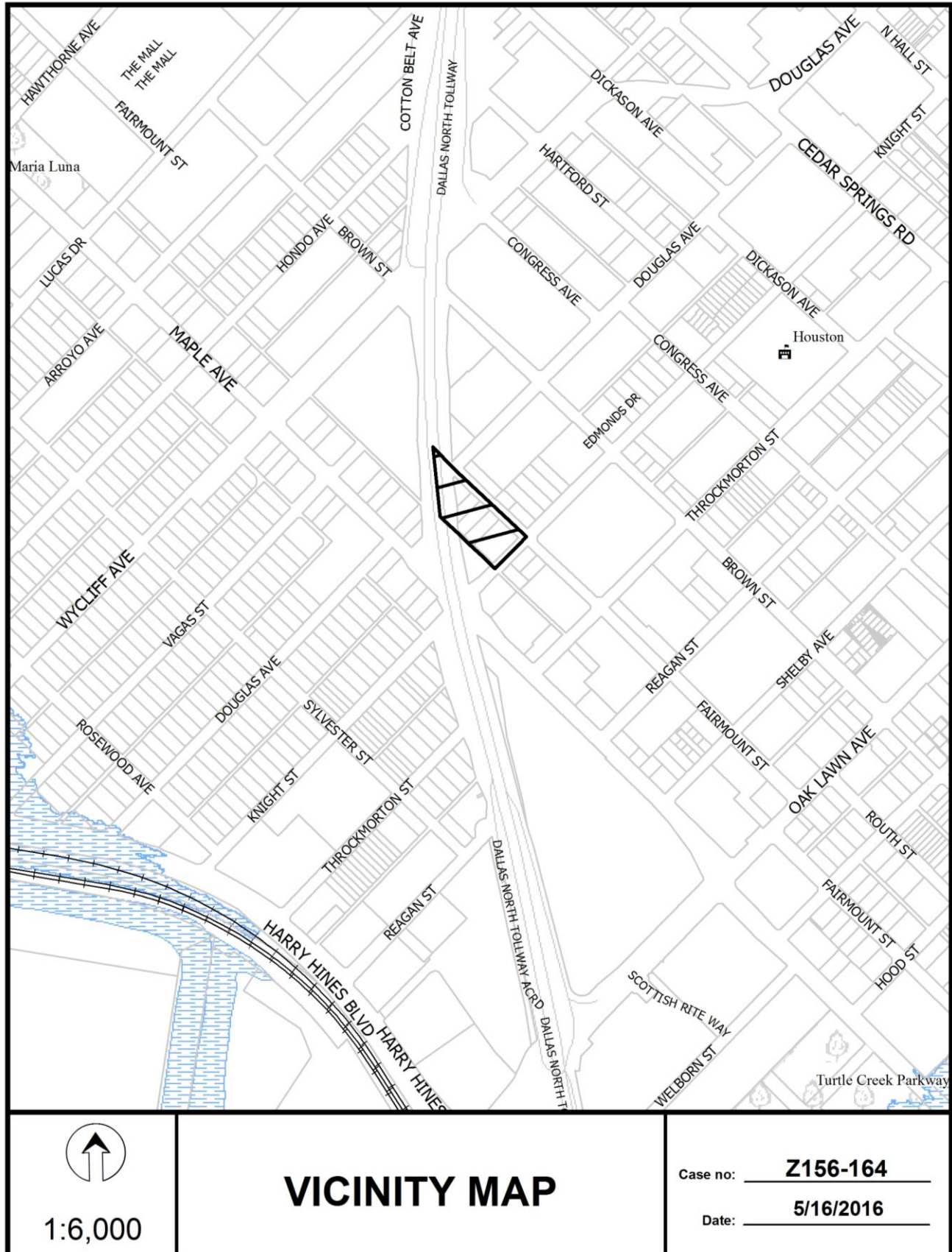
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

## PROPOSED DEVELOPMENT PLAN



# PROPOSED LANDSCAPE PLAN

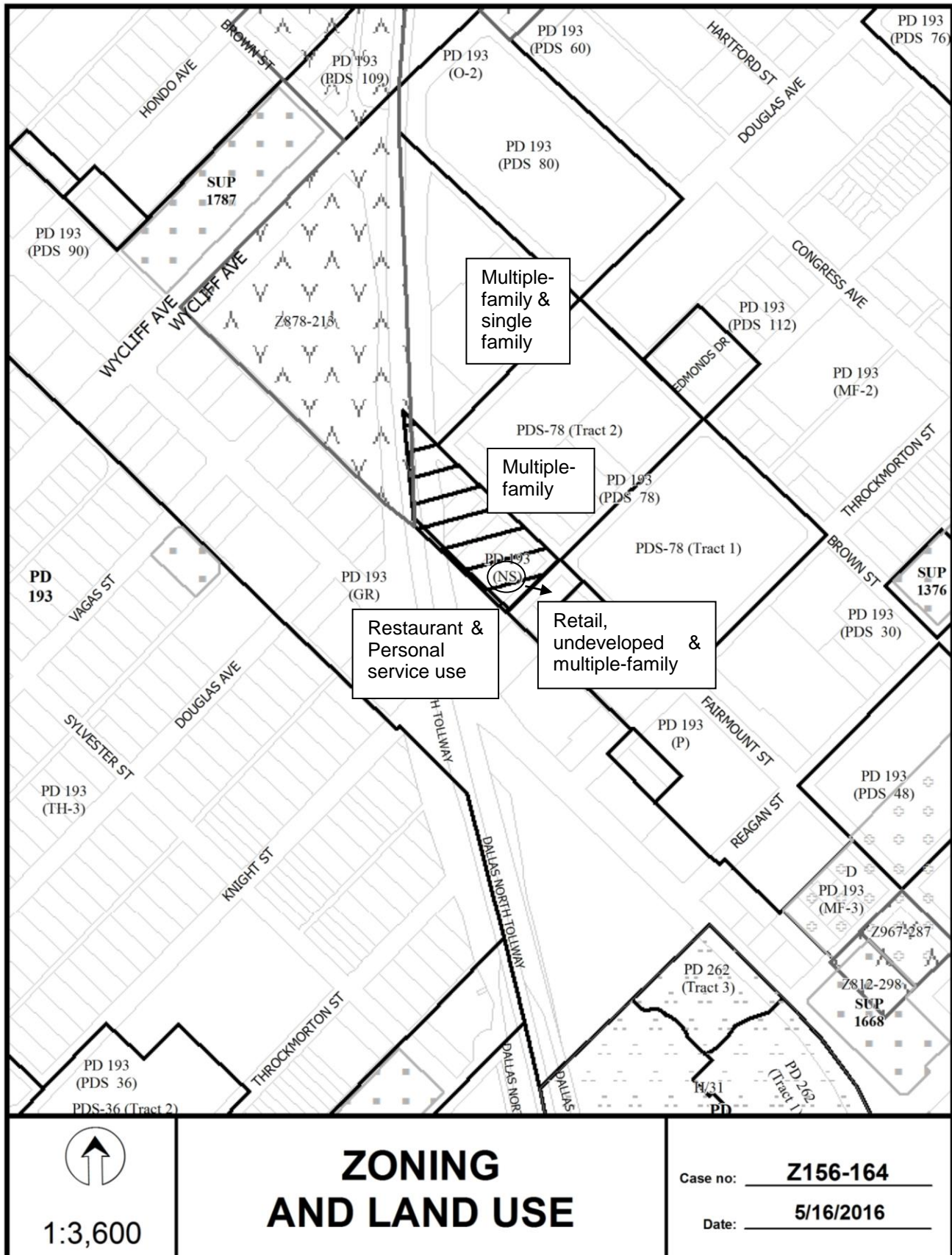




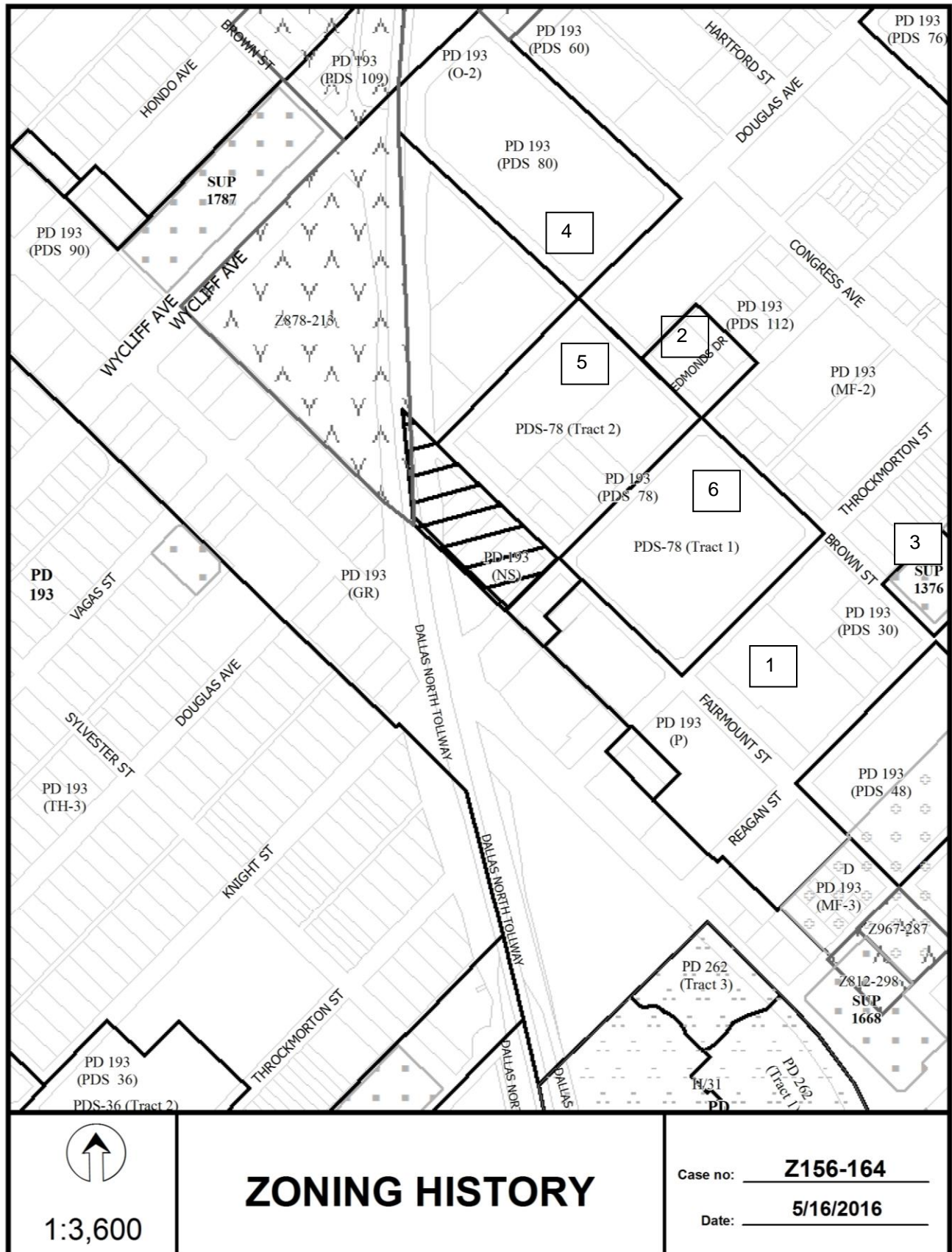












## CPC RESPONSES



06/06/2016

***Reply List of Property Owners***  
***Z156-164***

***125 Property Owners Notified******0 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2507	KNIGHT ST	CHERTKOEV GOCHA
2	4201	FAIRMOUNT ST	AHF OP ACQUISITIONS LLC
3	4215	FAIRMOUNT ST	AHF OP ACQUISITION LLC
4	2612	THROCKMORTON ST	VILLAGE SQUARE APARTMENTS LLC
5	4014	FAIRMOUNT ST	VILLAGE SQUARE APARTMENTS LLC
6	4024	MAPLE AVE	SOUTH TOLLWAY 3920 LP
7	4122	MAPLE AVE	TECHNICALLY SCOTTISH I LTD
8	4125	FAIRMOUNT ST	WALIZADA MOHAMMAD S &
9	4121	FAIRMOUNT ST	PENFOLD CRAIG PPTIES INC
10	2624	DOUGLAS AVE	AFA APARTMENTS LP
11	2619	KNIGHT ST	AFA APARTMENTS LP
12	2611	KNIGHT ST	AFA APARTMENTS LIMITED PS
13	4210	FAIRMOUNT ST	AFA APARTMENTS LP
14	2609	DOUGLAS AVE	MCCLAIN CAROLYN
15	2516	WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
16	4316	MAPLE AVE	MIA FINANCIAL CORPORATION
17	4310	MAPLE AVE	HARVEY JOHNNY P
18	4244	MAPLE AVE	BELL WARREN H TRUSTEE
19	4242	MAPLE AVE	ANDOR PROPERTIES LLC
20	4226	MAPLE AVE	GRTP LTD
21	4222	MAPLE AVE	PRESCOTT INTERESTS LTD
22	4251	MAPLE AVE	JUREK PROPERTIES LTD
23	4231	MAPLE AVE	EBENEZER IGLESIA
24	4211	MAPLE AVE	DALLAS COMMUNITY CENTER
25	4211	MAPLE AVE	ALZATE ALDEMAR
26	2438	DOUGLAS AVE	MARTINEZ CONSEPCION &

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	2432 DOUGLAS AVE	GARZA CHRISTOPHER
	28	2430 DOUGLAS AVE	MEDRANO PROPERTIES LTD
	29	2429 KNIGHT ST	MEDRANO RICARDO & JANIE
	30	2435 KNIGHT ST	MEDRANO PROPERTIES LTD
	31	2440 KNIGHT ST	MATISE HOYT R
	32	2438 KNIGHT ST	GARCIA PATRICIA ANN
	33	2434 KNIGHT ST	SOSA FERNANDO & DORA H
	34	2525 REAGAN ST	IMT CAPITAL SEVILLE LP
	35	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
	36	4110 FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
	37	4114 MAPLE AVE	ASHMORE RETAIL PROPERTIES INC
	38	4111 FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
	39	4305 MAPLE AVE	4305 MAPLE AVENUE LLC
	40	4234 MAPLE AVE	DAO SON & TRAM
	41	3819 MAPLE AVE	OLD PARKLAND UNIT A LLC
	42	3949 OAK LAWN AVE	OLD PARKLAND UNIT B LLC
	43	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
	44	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
	45	4001 MAPLE AVE	TRT OLD PARKLAND LLC
	46	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
	47	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
	48	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
	49	4323 BROWN ST	SHEPHERD JANET
	50	2627 DOUGLAS AVE	HILL DANIEL
	51	2627 DOUGLAS AVE	PEDRAZA JAVIER
	52	2627 DOUGLAS AVE	LOPEZ STEVE
	53	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
	54	2627 DOUGLAS AVE	ADAMS MELVIN C
	55	2627 DOUGLAS AVE	TAYLOR KENT L
	56	2627 DOUGLAS AVE	BUSHNELL R WAYNE
	57	2627 DOUGLAS AVE	KERR LAURA ELIZABETH

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2627	DOUGLAS AVE	AKBARI LEYLA
59	2627	DOUGLAS AVE	STONE GARY
60	2627	DOUGLAS AVE	COLEMAN RONALD M & JULIE
61	2627	DOUGLAS AVE	SHEPHERD MICHAEL L
62	2627	DOUGLAS AVE	CAKAJ ILIR
63	2627	DOUGLAS AVE	MATA JOSE M
64	2627	DOUGLAS AVE	LEGROS GAETAN LUC
65	2627	DOUGLAS AVE	PHILLIPS STEVEN &
66	2627	DOUGLAS AVE	CRUZ GUSTAVO
67	2627	DOUGLAS AVE	NGUYEN LE BA
68	2627	DOUGLAS AVE	WILLIAMS SANDIE
69	2627	DOUGLAS AVE	MCELROY HOWARD WYNNE
70	2627	DOUGLAS AVE	HENNIG GWEN
71	2627	DOUGLAS AVE	TODD ANTHONY &
72	2627	DOUGLAS AVE	BETANCOURT ADRIANA
73	2627	DOUGLAS AVE	HAVARD DOUG
74	2627	DOUGLAS AVE	TRAN LINDA VAN
75	2627	DOUGLAS AVE	ZHONG CHUN LI PENG
76	2627	DOUGLAS AVE	GUZMAN MARIO C
77	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
78	2627	DOUGLAS AVE	PETE LEO A
79	2627	DOUGLAS AVE	HESS CRAIG
80	2627	DOUGLAS AVE	COLEMAN RONALD M
81	2627	DOUGLAS AVE	TRAN LINDA V
82	2627	DOUGLAS AVE	CUNNINGHAM CRAIG
83	2627	DOUGLAS AVE	MCHUGH JOHN
84	2627	DOUGLAS AVE	DEJEAN GERALD G
85	2627	DOUGLAS AVE	HUTTON JERRY B JR
86	2627	DOUGLAS AVE	POTTS DIMITRI R
87	2627	DOUGLAS AVE	QUINTANILLA JOE
88	2627	DOUGLAS AVE	REYARANDA LLC

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2627	DOUGLAS AVE	GANDY JASON
90	2627	DOUGLAS AVE	COLEMAN RONALD M &
91	2627	DOUGLAS AVE	RODRIGUEZ GRACIELA
92	2627	DOUGLAS AVE	SMITH RONALD W
93	2627	DOUGLAS AVE	GOLDBERG RUTH
94	2627	DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
95	2627	DOUGLAS AVE	HERRERA JUAN LOPEZ &
96	2627	DOUGLAS AVE	LACEY CATHRYN
97	2627	DOUGLAS AVE	GANDY JASON
98	2627	DOUGLAS AVE	CAKAJ ILIR
99	2627	DOUGLAS AVE	MCHUGH JOHN
100	2627	DOUGLAS AVE	PARRIS ABIGAIL
101	2627	DOUGLAS AVE	SEVILLA MANAGEMENT LLC
102	2627	DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
103	2627	DOUGLAS AVE	LOPEZ ZULEMA
104	4323	BROWN ST	HERNANDEZ DANIELLA N
105	4323	BROWN ST	TILLERY JAMES WAYNE
106	4323	BROWN ST	BROWNE JOSE A
107	4323	BROWN ST	PARRA BERTHA
108	4323	BROWN ST	SHEPHERD JANET
109	4323	BROWN ST	SHEPHERD MICHAEL L
110	4323	BROWN ST	AGUILAR ROXANA PALACIOS &
111	4323	BROWN ST	REYARANDA LLC
112	4323	BROWN ST	PRINCIPE SELENE A TRUST AGREEMENT
113	4323	BROWN ST	SOISSON CHRISTIAN
114	4323	BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
115	4323	BROWN ST	SLAGLE JODY GLYN
116	4323	BROWN ST	SHEPHERD MICHAEL
117	4323	BROWN ST	STEPHAN JERALD M
118	4323	BROWN ST	CASTRO GEORGE L
119	4323	BROWN ST	CUMMINGS JOHN LYNN

Z156-164(OTH)

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4323	BROWN ST	MERCADO EDUARDO V
121	4323	BROWN ST	PARRA MARITHZA
122	4323	BROWN ST	CATHEY GARY A
123	4323	BROWN ST	SOTELO ALFREDO H &
124	4323	BROWN ST	FAUST DANNY K
125	4323	BROWN ST	BUSTAMANTE CESAR MEDINA

**AGENDA ITEM # 74**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 48 U

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle

Recommendation of Staff: Approval for a three-year period, subject to a site plan and staff's recommended conditions

Recommendation of CPC: Approval for an 18-month period, subject to a site plan and conditions

Z156-208(OTH)





**FILE NUMBER:** Z156-208(OTH)

**DATE FILED:** February 17, 2016

**LOCATION:** On the east side of South Buckner Boulevard, south of Scyene Circle

**COUNCIL DISTRICT:** 7

**MAPSCO:** 48-U

**SIZE OF REQUEST:** ±1.22 acres

**CENSUS TRACT:** 90.00

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**APPLICANT/ OWNER:** Teresa Hernandez

**REQUEST:** An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes to use the property for a commercial amusement (inside) for a dance hall, for receptions such as quinceañeras, graduations, weddings, sweet sixteen and other types of family celebrations.

**CPC ACTION:** **Approval** for an 18-month period, subject to a site plan and conditions.

**STAFF RECOMMENDATION:** **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed commercial amusement (inside) use will not impact compatibility with the surrounding land uses. The property is surrounded by undeveloped land, a thoroughfare, and a mini-warehouse use.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed commercial amusement (inside) use neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed commercial amusement (inside) use is not a detriment to the public health, safety or general welfare of the public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards of the City of Dallas.

**Zoning History:** There has been one zoning requests in the area within the last five years.

1. **Z134-105** On November 10, 2015, the City Council approved a new subarea and a Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a one year period on property zoned Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay for a period of one year, located on the northwest corner of Scyene Road and South Buckner Boulevard.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	Variable

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 366 Subarea 6 with D-1	Vacant structure
<b>North</b>	PD No. 366 Subarea 6 with D, PD No. 75 and CR	Convalescent nursing home/ medical, multifamily & Retail
<b>East</b>	PD No. 366 Subarea 6 with D	Multifamily & Retail
<b>South</b>	PD No. 366 Subarea 6 with D	Retail and Mini-warehouse
<b>West</b>	PD No. 366 Subarea 2	Mini-warehouse

**STAFF ANALYSIS:****Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

Multimodal corridors support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the

corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

In general, the applicant’s request for a Specific Use Permit for a commercial amusement (inside) is consistent with the Comprehensive Plan.

### **Land Use Compatibility:**

The 1.22 acres request site is developed with a one story, 5,228 square feet building. The applicant proposes to utilize the property for a commercial amusement (inside) for two suites with a dance hall each. A commercial amusement (inside) for a dance floor is required to have an SUP within PD No. 366 Subarea 6.

The request site is surrounded by a medical/retirement facility, multifamily and retail to the north (across Scyene); Scyene Road and multifamily development to the east; mini-warehouse to the west (across from Buckner Boulevard); and mini-warehouse and retail to the south.

The applicant is proposing to use the property for family celebrations such as weddings, birthday parties, 15<sup>th</sup> and Sweet 16<sup>th</sup> birthday parties, baptisms, and graduations on Fridays, Saturdays and Sundays from 12:00 noon until 2:00 a.m. The City Plan Commission recommended that the dance hall operates from 12:00 noon to 2:00 a.m. Fridays and Saturdays; and from 12:00 noon to 8:00 p.m. Sundays thru Thursdays. The applicant is also providing Zumba and exercise classes seven days a week from 9:00 a.m. to 6:00 p.m. However, this use does not require a Specific Use Permit, it is a personal service use allowed by right in the zoning district.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The request, subject to conditions and a site plan, complies with the general provisions for consideration of a Specific Use Permit.

**Traffic:**

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

**Parking:**

The property will have two suites, each with a dance floor. Suite A is approximately 2,416 with a 180 square feet dance floor. Suite B is approximately 3,112 square feet and will have a 320 square feet dance floor. Parking must be provided pursuant to §51A-4.200 of the Dallas Development Code.

The commercial amusement (inside) requires one (1) space per 100 square feet of floor area; the dance hall portion requires one (1) space per 25 square feet of dance floor. For the two suites combined, 5,528 square feet, the parking requirements are 55 spaces. For the two dance floors combined, 500 square feet, the parking requirement is 20 spaces. A total of 75 parking spaces are required for the proposed uses. The applicant is providing 86 parking spaces as depicted in the site plan.

**Landscaping:**

Landscaping is required in accordance with PD No. 366. The applicant is not proposing any additions to the existing structure. The construction of the off-street parking will require a building permit, which will include the landscape of the site.

Z156-208(OTH)

**CPC ACTION:  
June 30, 2016**

**Z156-208(OTH)**

Planner: Olga Torres Holyoak

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) for a dance hall for an 18-month period, subject to a site plan and revised recommended conditions to include the following: 1) Require a licensed security guard be present for all events after 8:00 p.m., and 2) Hours of operation be Fridays, 12:00 p.m. to 2:00 a.m.; Saturdays, 12:00 p.m. to 2:00 a.m.; and all other days of the week from 12:00 p.m. to 8:00 p.m., on property zoned Subarea 6 with a D-1 Liquor Control Overlay within Planned Development District No. 366 on the east side of South Buckner Boulevard, south of Scyene Circle.

Maker: Abtahi  
Second: Houston  
Result: Carried: 13 to 0

For: 13 - Anglin, Houston, Shidid, Anantasomboon,  
Abtahi, Haney, Jung, Housewright, Schultz,  
Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Rieves, Davis  
Vacancy: 0

**Notices:** Area: 300 Mailed: 15  
**Replies:** For: 0 Against: 5

**Speakers:** For: Teresa Hernandez, 804 Trailwood Dr., Desoto, TX, 75115  
Larry Johnson, 1331 Michigan Ave., Dallas, TX,  
Against: Randy Ackerman, 8226 Douglas Ave., Dallas, TX, 75225

**Proposed SUP Conditions  
Z156-208**

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) for a two-suite dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on (18-months).

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on (three years).

4. DANCE FLOOR AREA: The dance floor area for suite A is limited to 180 square feet. The dance floor for suite B is limited to 320 square feet.
5. FLOOR AREA: The floor area for suite A is limited to 2,416 square feet. The floor area for suite B is limited to 3,112 square feet.

CPC recommendation:

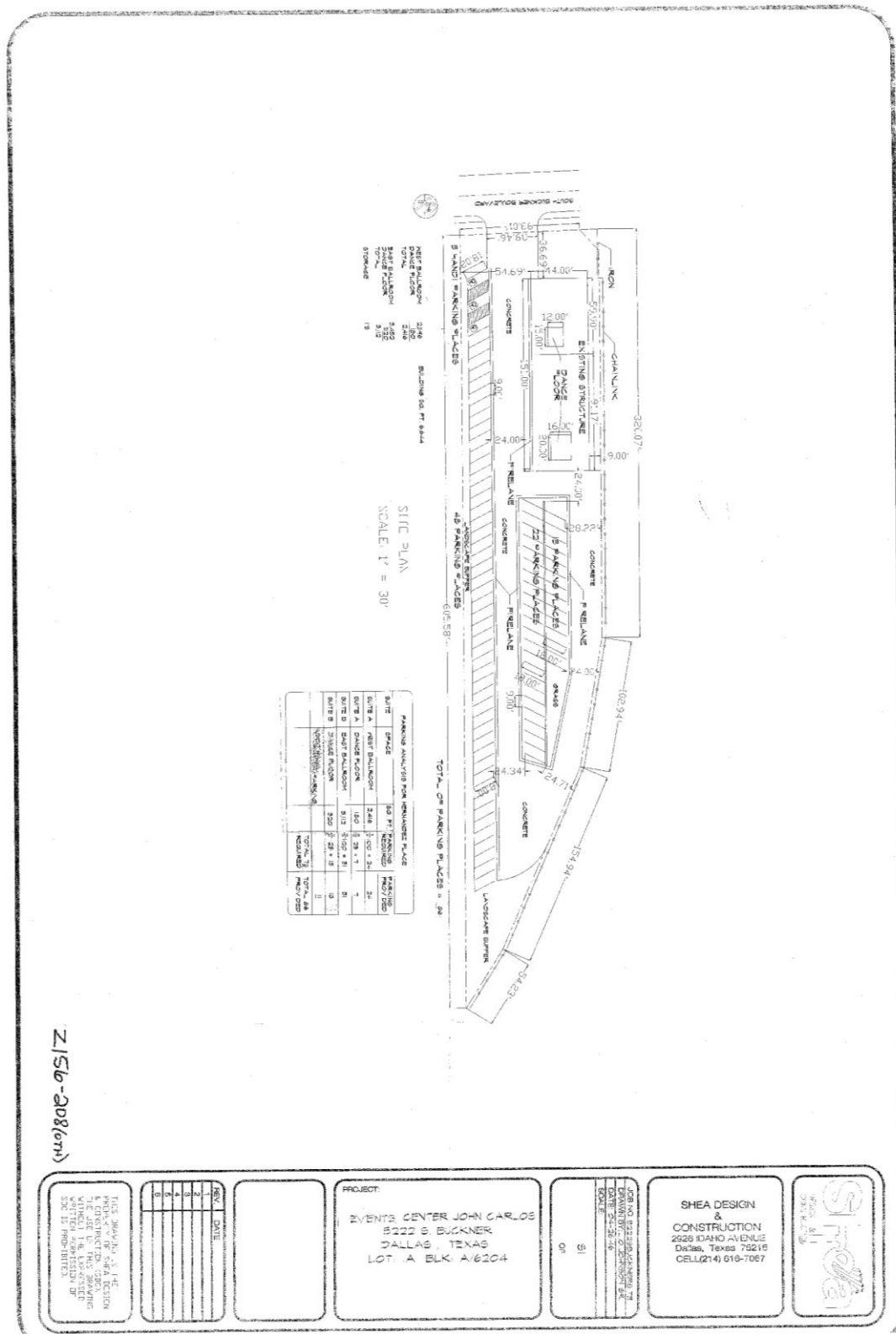
6. HOURS OF OPERATION: The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays and Saturdays; and from 12:00 noon to 8:00 p.m. on Sundays.

Applicant's Request:

6. HOURS OF OPERATION: The dance hall may only operate from 12:00 noon to 2:00 a.m. Fridays, Saturdays and Sundays.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
  8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



# PROPOSED SITE PLAN



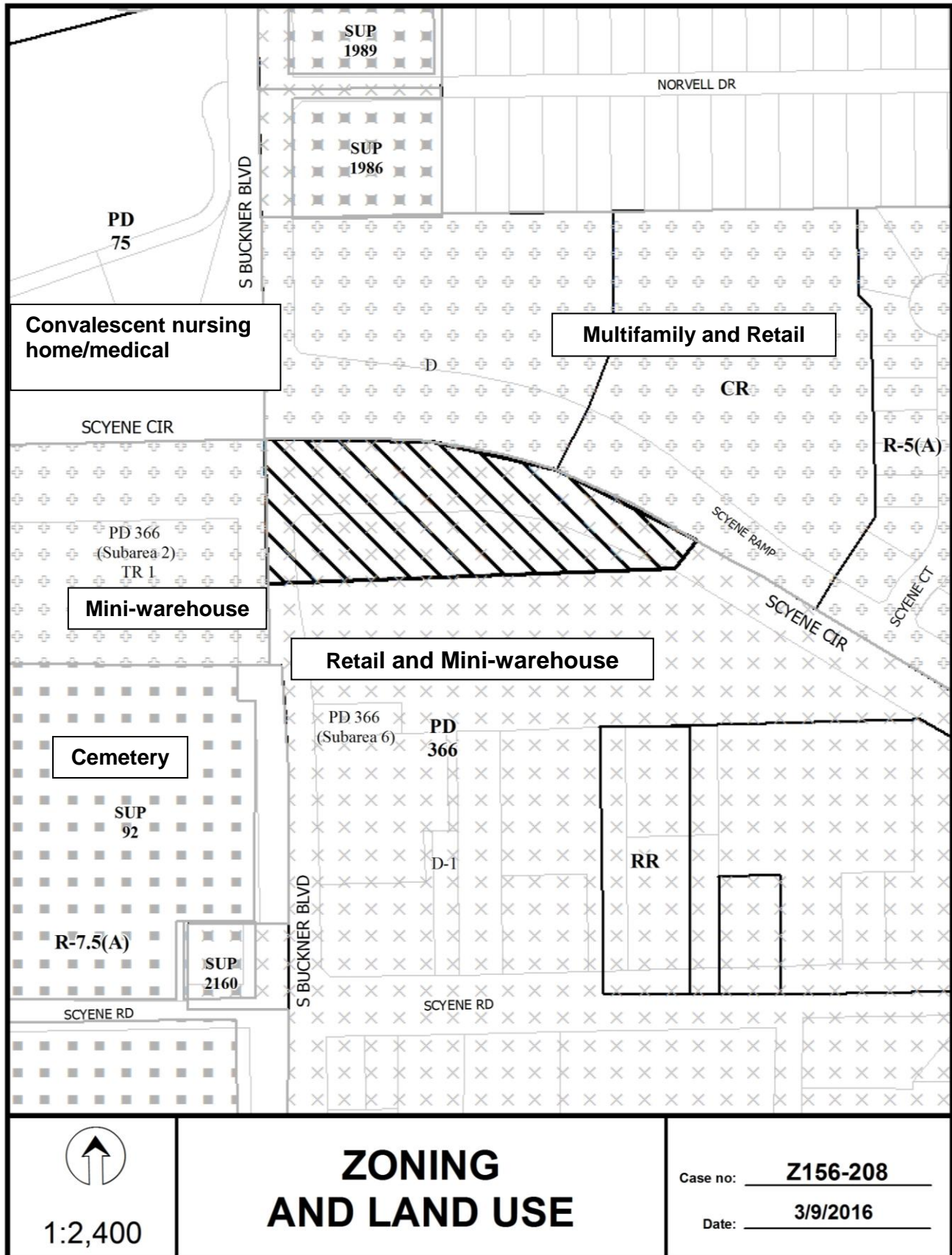
Z156-208(OTH)







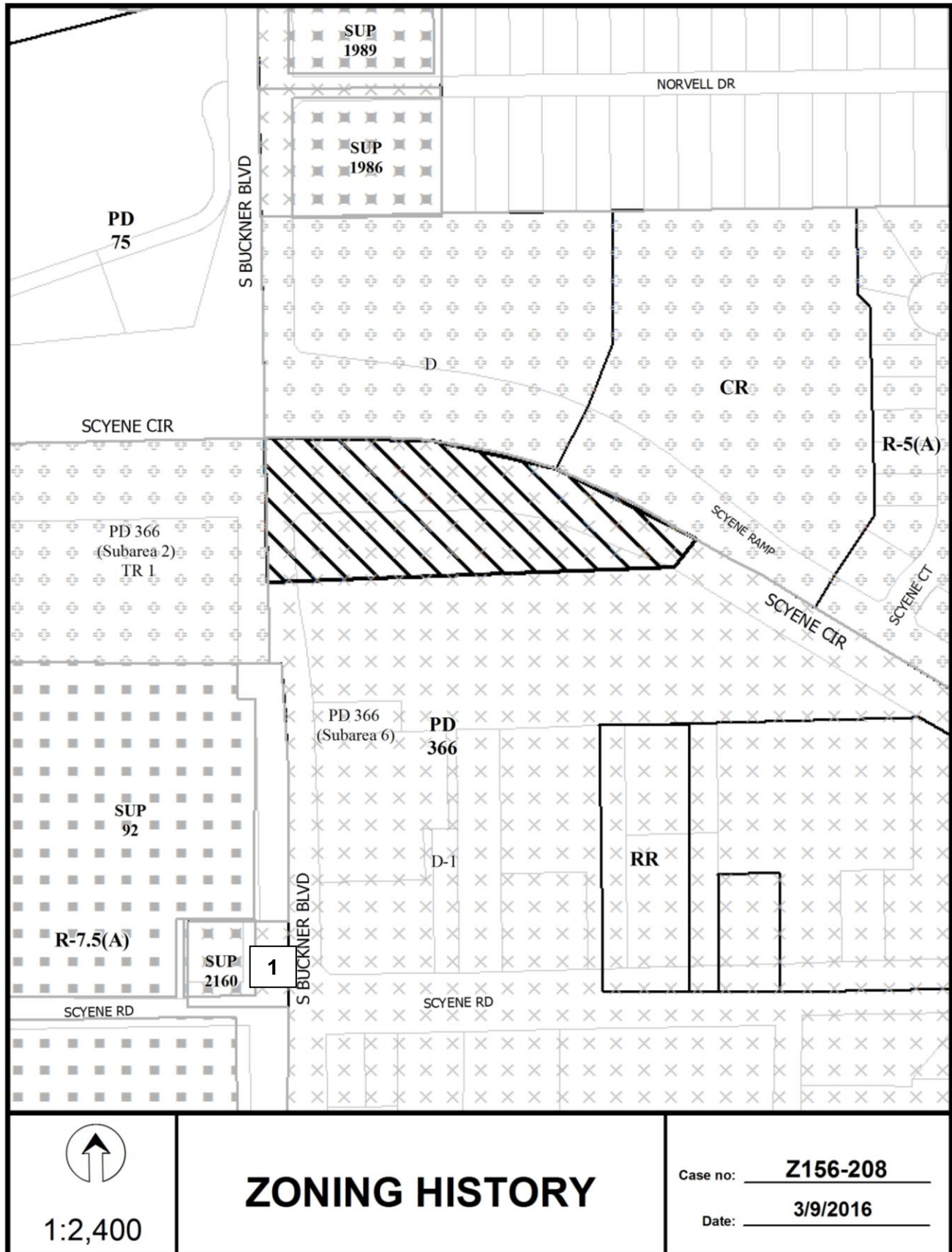




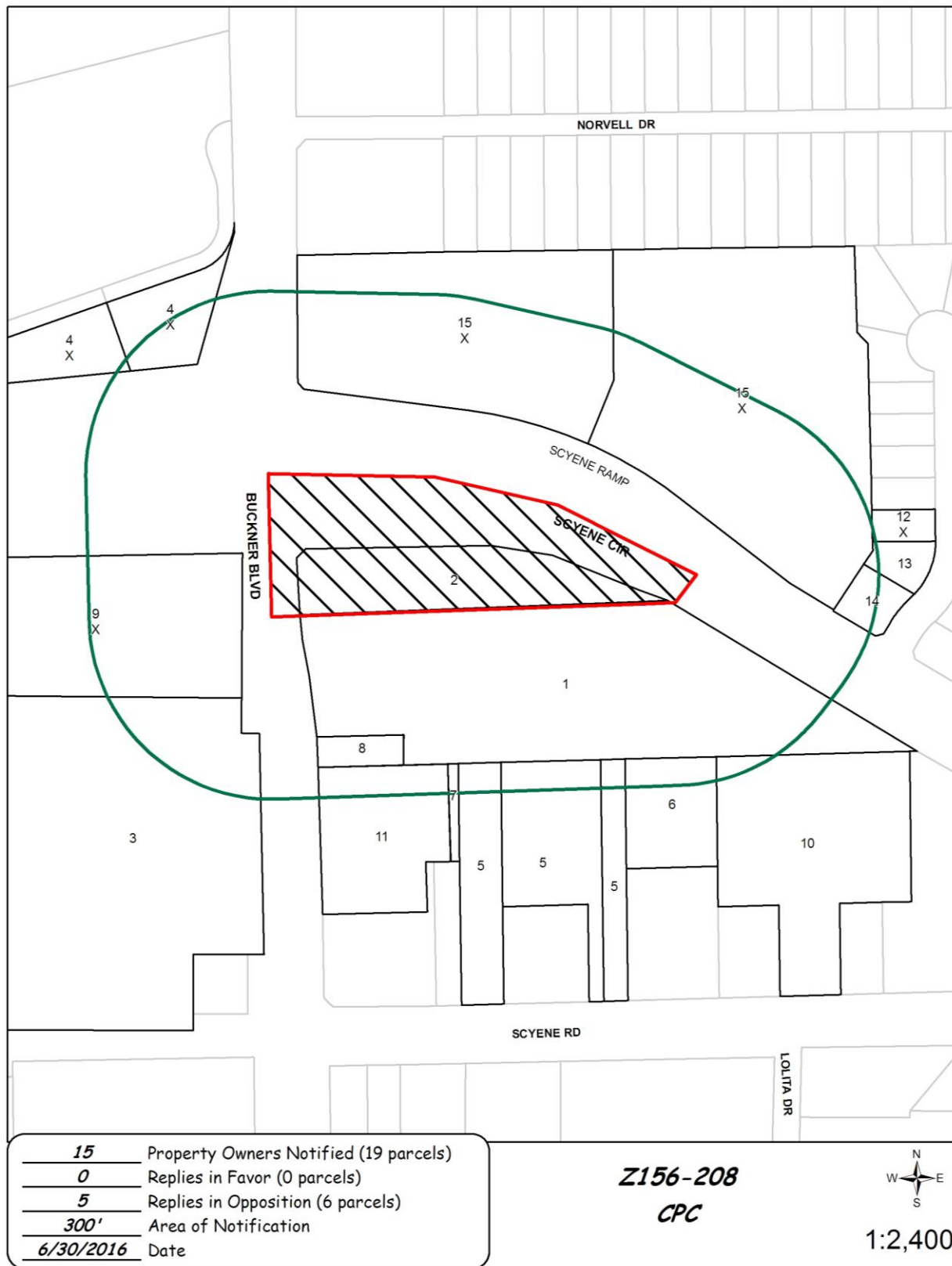
## ZONING AND LAND USE

Case no: **Z156-208**

Date: **3/9/2016**



# CPC RESPONSES



06/29/2016

***Reply List of Property Owners***  
***Z156-208***

***15 Property Owners Notified******0 Property Owners in Favor******5 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3210 S BUCKNER BLVD	SH 708-716 LLC
	2	3230 S BUCKNER BLVD	MOSLEY L G & JYNNIFER
	3	3151 S BUCKNER BLVD	PLEASANT MOUND CEMETERY
X	4	3505 S BUCKNER BLVD	BUCKNER SCYENE SNF LTD
	5	8149 SCYENE RD	WIMBERLY JOANNE
	6	8151 SCYENE RD	VALDEZ ANGEL
	7	8127 SCYENE RD	JACKSON WILLIE RAY
	8	3118 S BUCKNER BLVD	UGWONALI FELIX C &
X	9	3241 S BUCKNER BLVD	ACCESS-BUCKNER LTD
	10	8201 SCYENE RD	FORD ROBERT L
	11	3110 S BUCKNER BLVD	FIRST CASH LTD
X	12	3311 SCYENE CT	RYAN TIM & KATHLEEN
	13	3307 SCYENE CT	COAHUILAS RAUL B
	14	3303 SCYENE CT	GUEVARA BENITO &
X	A1	3402 S BUCKNER BLVD	TACP DCREEK LP
X	A2	8181 SCYENE CIR	TACP DCREEK LP

**AGENDA ITEM # 75**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 42 R

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue

Recommendation of Staff: Approval for a two-year period, subject to conditions

Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions

Z156-241(WE)



**FILE NUMBER:** Z156-241(WE)

**DATE FILED:** March 29, 2016

**LOCATION:** Singleton Boulevard and Peoria Avenue, northwest corner

**COUNCIL DISTRICT:** 6

**MAPSCO:** 42R

**SIZE OF REQUEST:** Approx. 0.77 acres

**CENSUS TRACT:** 106.01

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**APPLICANT / OWNER:** Flores Ballroom

**REPRESENTATIVE:** Rodolfo R. Flores

**REQUEST:** An application for the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District.

**SUMMARY:** The purpose of the request is to allow for the continued use of a dance floor within an existing structure that is operating as a ballroom/banquet hall [Flores Ballroom 4615].

**STAFF RECOMMENDATION:** **Approval** for a two-year period, subject to conditions.

**CPC RECOMMENDATION:** **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions

## **GUIDING CRITERIA FOR RECOMMENDATION:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing structure is being used as a ballroom/banquet hall. The request site is adjacent to community retail type uses that are on Singleton Boulevard. The surrounding area is developed with a mix of community retail, commercial, industrial and single family uses. The surface parking lot on the request site is a buffer between the commercial amusement (inside) use and the adjacent residential uses. The applicant proposes to continue this use on the property and is not requesting any changes to existing conditions or site plan.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The commercial amusement inside use is considered compatible with the adjacent land uses, and was not considered detrimental to the public health, safety, or general welfare of the city when the SUP was originally issued.
3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request site conforms to all applicable zoning regulations and standards.

**Zoning History:** There have been two zoning case in the area over the past five years.

1. Z112-128 On April 16, 2012, the City Council approved Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a dance hall for a two year period. [request site]
2. Z134-172 On August 13, 2014, the City Council approved Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a dance hall for a two year period. [request site]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 ft.	100 ft.
Peoria Avenue	Local	50 ft.	50 ft.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

**COMPREHENSIVE PLAN:** The Comprehensive Plan does not make a specific land use recommendation related to the request. The *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that show general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Comprehensive Plan shows that the request site is on the outer edge of an Industrial area.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

Community Retail Districts may be appropriate at key intersections to support the surrounding neighborhood. Specific Use Permits are utilized to ensure compatibility of certain uses at the edges of these neighborhoods.

**Land Use Compatibility:** The surrounding land uses are residential to the north, vacant retail to the east, retail to the west, and industrial uses to the south. Adjacent property is sparsely developed with single-family uses and vacant parcels.

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR w/SUP No. 1954	Commercial amusement (inside)
<b>North</b>	R-5(A)	Single Family
<b>South</b>	IM	Industrial
<b>East</b>	CS	Commercial
<b>West</b>	CR	Retail and personal service

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

#### **Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

**Landscaping:** Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Since there is no additional impervious coverage, no additional landscaping is required.

**Parking:** The off-street parking requirements for a commercial amusement (inside) use is one space for each 100 square feet of floor area and a dance hall is one space per 25 square feet of floor area. The applicant is providing the required 109 off-street parking spaces.

**CPC Action** (June 2, 2016)

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.

Maker: Anglin  
Second: Houston  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Abtahi,  
Haney, Jung, Schultz, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 2 - Anantasomboon, Housewright  
Vacancy: 0

<b>Notices:</b>	Area: 300	Mailed: 26
<b>Replies:</b>	For: 2	Against: 0

**Speakers:** None

<p><b>LIST OF OFFICERS</b> Flores Ballroom</p>
--

- Rodolfo Flores, Partner
- Marcus Flores, Partner
- David Flores, Partner

**CPC SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

*CPC Recommendation*

3. TIME LIMIT: This specific use permit expires on ~~[August 13, 2016]~~ two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional two-year period, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

*Staff's Recommendation*

3. TIME LIMIT: This specific use permit expires on ~~[August 13, 2016]~~, (two-year period from the passage of this ordinance.

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

5. FLOOR AREA: The maximum dance floor area is 625 square feet in the location shown on the site plan.

6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.

7. PARKING: Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirements.

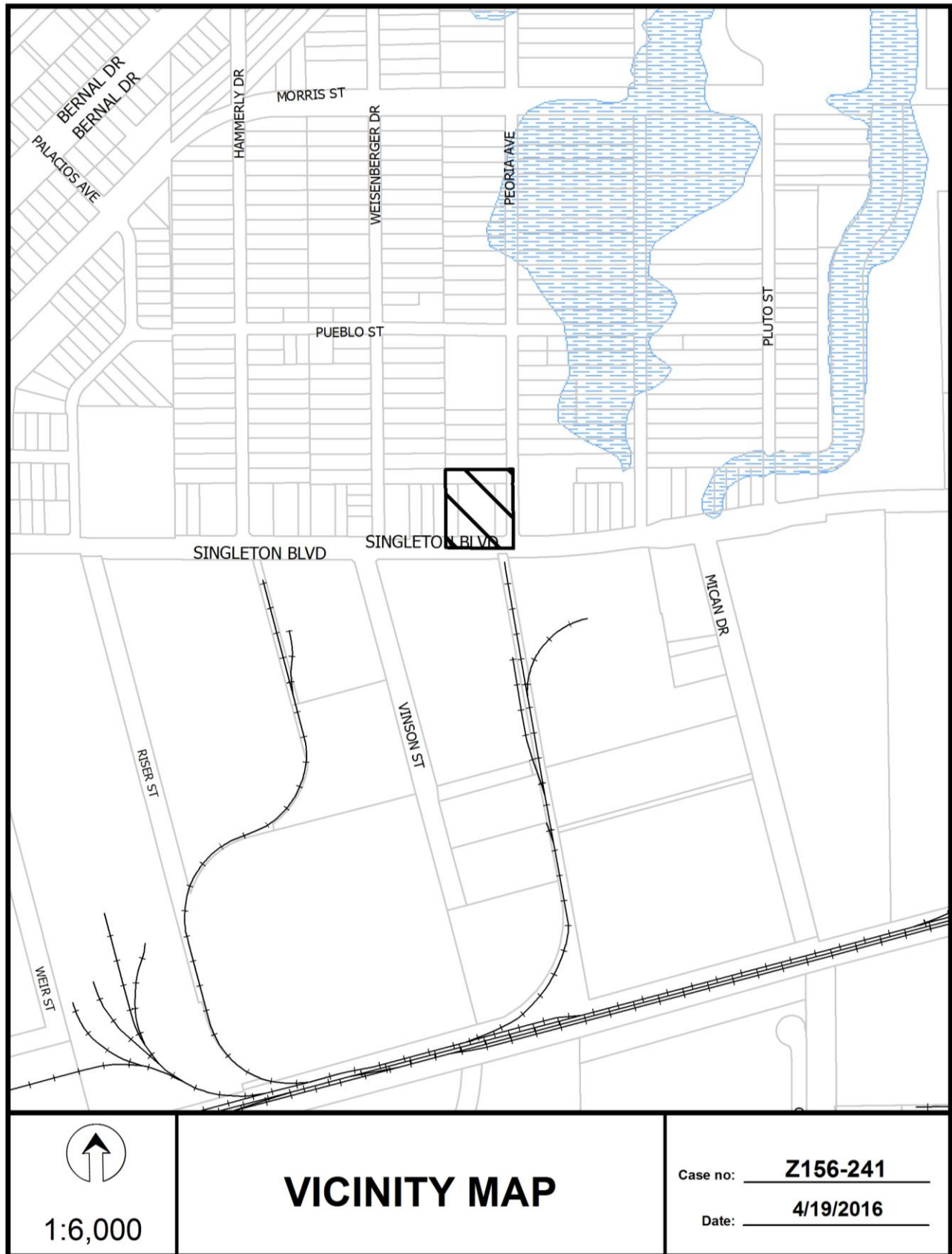
8. SCREENING: ~~[Before the issuance of a certificate of occupancy,]~~ A[a] solid screening fence must be maintained ~~[installed]~~ along the northern Property line in the locations shown on the attached site plan.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



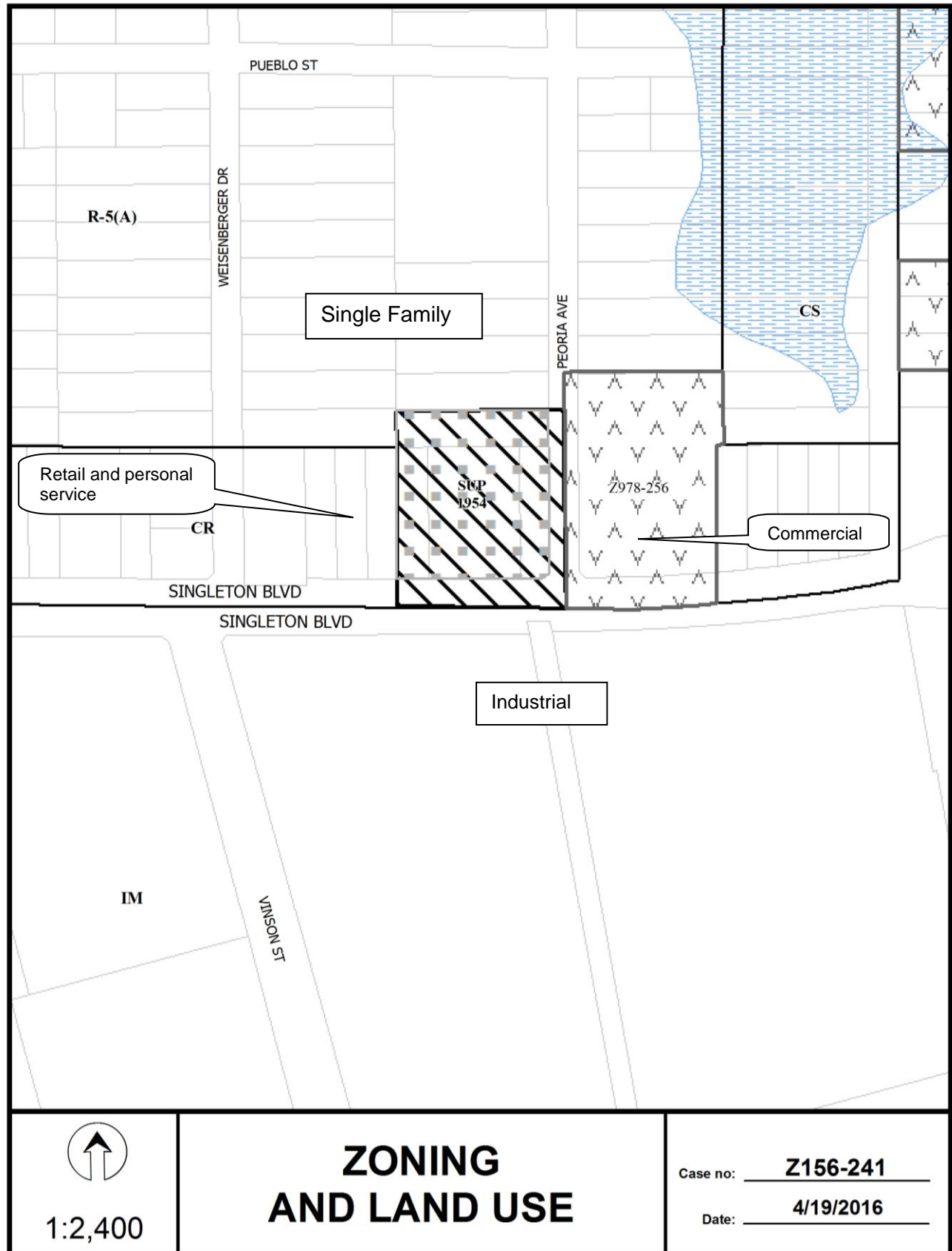




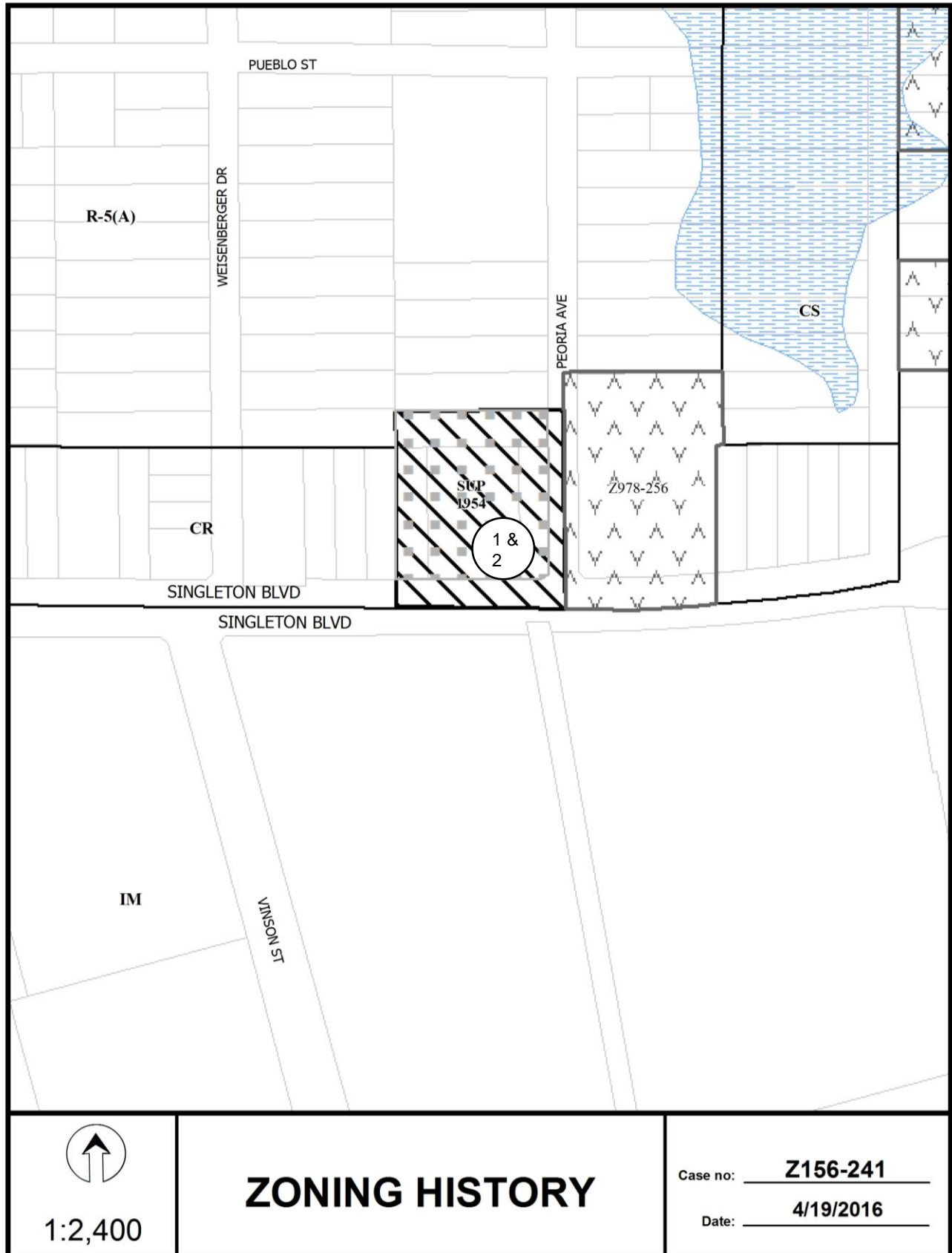


Z156-241(WE)

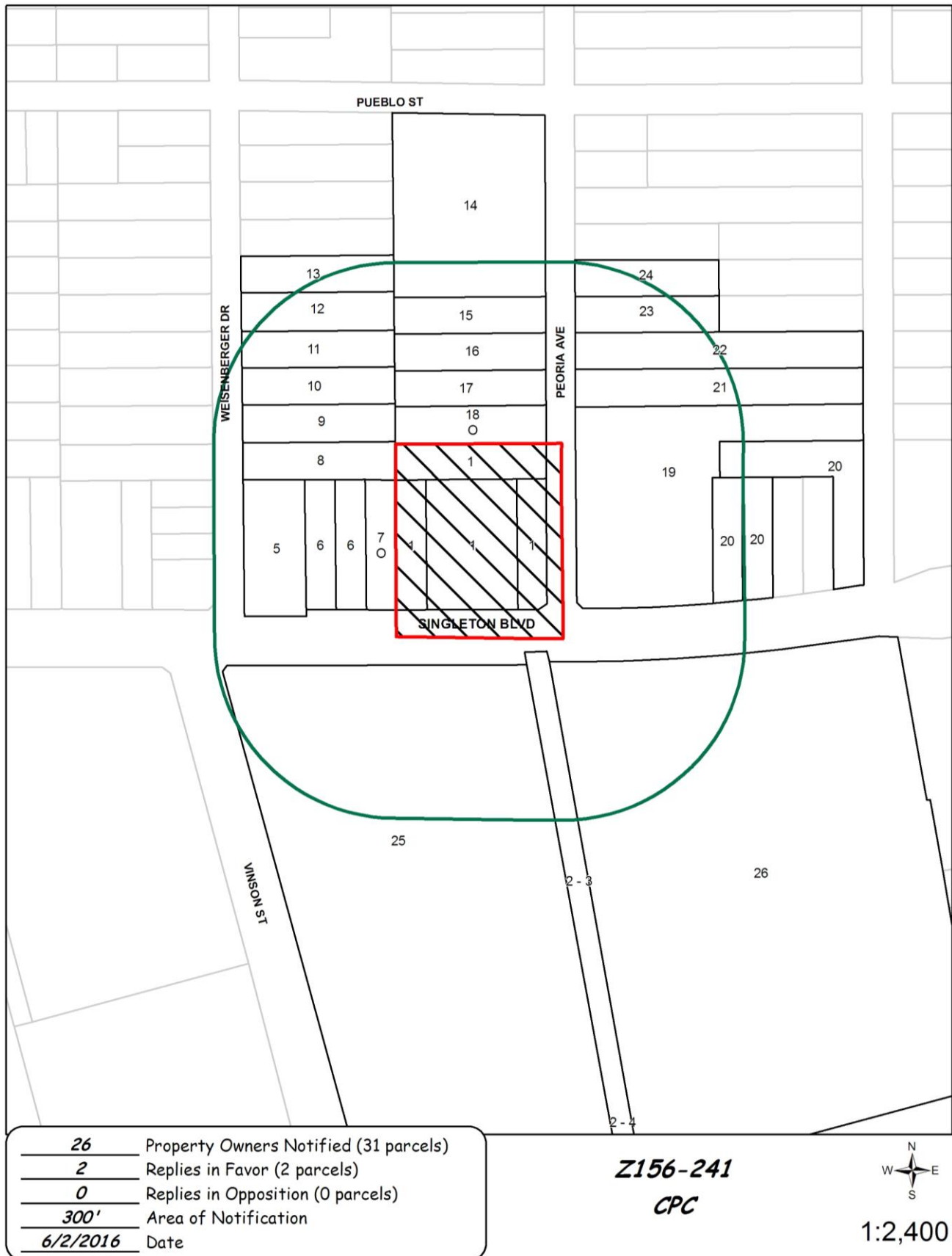








**CPC RESPONSES**



## ***Notification List of Property Owners***

***Z156-241***

***26 Property Owners Notified    2 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>	
	1	3021	PEORIA AVE	FLORES DAVID &
	2	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	3	9999	NO NAME ST	UNION PACIFIC RR CO
	4	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	5	4639	SINGLETON BLVD	CHU DAVID
	6	4631	SINGLETON BLVD	CHU DAVID C
O	7	4623	SINGLETON BLVD	CHU DAVID CHAEWUNG
	8	3020	WEISENBERGER DR	HERNANDEZ ADRIANA
	9	3026	WEISENBERGER DR	IBARRA LUVIA & RUBEN
	10	3030	WEISENBERGER DR	SANTIAGO MARIBEL HERNANDEZ DE
	11	3102	WEISENBERGER DR	MARTINEZ GABERIEL H
	12	3108	WEISENBERGER DR	PENA FLORENTINA EST OF
	13	3112	WEISENBERGER DR	QUEZADA ALEJANDRA P
	14	3125	PEORIA AVE	FIRST LAOTIAN BAPTIST CHURCH OF DALLAS
	15	3107	PEORIA AVE	DABOUB CATHERINE MARY
	16	3103	PEORIA AVE	SANCHEZ MARIO
	17	3031	PEORIA AVE	VARGAS ANTONIO & LUCILA
O	18	3025	PEORIA AVE	RAMOS JESUS ANTONIO &
	19	4535	SINGLETON BLVD	BENITEZ FREDIS
	20	4519	SINGLETON BLVD	VILLATOLE FREDIS BENITEZ
	21	3030	PEORIA AVE	SALAZAR MANUEL &
	22	3102	PEORIA AVE	LUNA JOHN JR &
	23	3108	PEORIA AVE	LUNA JOHN & GENOVEA
	24	3112	PEORIA AVE	LUNA JOHN & GENOVEVA
	25	4606	SINGLETON BLVD	G T INDUSTRIAL PROPERTIES INC
	26	4528	SINGLETON BLVD	HEAT TREATMENT SVCS INC

**AGENDA ITEM # 76**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 H

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street

Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions

Z156-242(JM)





**FILE NUMBER:** Z156-242(JM) **DATE FILED:** March 31, 2016

**LOCATION:** Southeast side of Ross Avenue, northeast of Hall Street

**COUNCIL DISTRICT:** 14 **MAPSCO:** 45-H

**SIZE OF REQUEST:** Approx. 12,060 sq. ft. **CENSUS TRACT:** 16.00

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**APPLICANT / OWNER:** Bar and Garden; BSK Schwarts, Ltd.

**REPRESENTATIVE:** Rob Baldwin

**REQUEST:** An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District.

**SUMMARY:** The applicant proposes to operate a liquor store use within an existing multi-tenant commercial building.

**CPC RECOMMENDATION:** **Approval** for a two-year period, subject to a site plan and conditions.

**STAFF RECOMMENDATION:** **Approval** for a two-year period, subject to a site plan and conditions.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The area is redeveloping. This use is compatible with the surrounding area as detailed below.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The requested use will complement the redeveloping area by adding shopping choices within walking distance for new multifamily structures and existing neighborhoods in the area.
3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request does not require any modifications to the applicable zoning regulations.

## **Zoning History:**

1. **Z145-272(WE)** On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.
2. **Z145-340(WE)** On January 13, 2016, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.
3. **Z156-129(SM)** On April 13, 2016, the City Council denied a request for a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subarea 1B of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Ross Avenue	Community Collector	80 ft.	Existing
Hall Street	Minor Arterial	40 ft.	Existing

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
PD No. 298 Subarea 1	5' min 15' max	0' or 10' Side 5' Rear	Per plan	120'	90%	Proximity Slope Visual Intrusion	Commercial, Business Services, Institutional, Lodging, Office, Recreational, Residential, Retail, & Utility Uses

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan designates the area of request in the Multi-modal corridor. This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multifamily and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

This request continues to support the mixed-use redevelopment of the area, providing unique shops in walking distance for new multifamily and existing single family structures.

**Area Plan:** The Bryan Area Study of 1988 determined that a Planned Development District was appropriate to help organize and enhance the development potential in an area of East Dallas adjacent to and northeast of the Central Business District. Beginning in March 2004, an evaluation study was conducted to determine if development was meeting the objectives of the Bryan Area Study and to make recommendations to adjust regulations that were falling short. The original study identified eight objectives: (1) promote urban character; (2) encourage residential development; (3) encourage redevelopment and commercial activity; (4) establish the Bryan Area as a regional health care complex of Dallas; (5) enhance the physical appearance and promote urban character within the Bryan Area; (6) reinforce the multi-cultural character of the Bryan Area; (7) focus commercial/retail redevelopment opportunities to the Village Center; and (8) establish linkages to regional activity centers.

Subsequent to that study, an evaluation study was conducted and found that objectives 3 and 7 were off track. Specifically, Ross Avenue was divided into a few subdistricts of differing regulations and the predominance of auto-related uses was identified as a redevelopment inhibitor. The recommendations of the evaluation study identified changes to PD No. 298 to encourage the desired development for the Ross Avenue

corridor, namely: (1) subdistricts 1, 2, and 3 were combined along Ross Avenue to encourage uniform regulations for this gateway corridor; (2) razor wire and barbed wired fencing was prohibited and desired fencing materials listed; and (3) compliance dates for nonconforming uses along Ross Avenue were determined necessary to achieve the desired urban scale development and improve opportunity to maximize development potential.

Redevelopment is occurring on Ross Avenue and this request supports the changing uses along the gateway corridor.

**Land Use Compatibility:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 298 Subdistrict 1	Proposed liquor store, retail, & restaurant
<b>Northeast</b>	PDD No. 298 Subdistrict 1	Vacant
<b>Southeast</b>	PDD No. 298 Subdistrict 6	Single family residential
<b>Southwest</b>	PDD No. 298 Subdistrict 1	Multifamily
<b>Northwest</b>	PDD No. 298 Subarea 1	Multifamily

The subject site is part of a multi-tenant commercial property which has been fully renovated. It will have a variety of store fronts serving the multiple multifamily structures in walking distance to the northwest and southwest. Additionally, these shops serve as a barrier between the high intensity multifamily and the single family properties to the east, all within the Bryan Area Special Purpose District and as intended by a Multi Modal Corridor Building Block.

The approximately 2,300 square foot building is zoned Subdistrict 1 of Planned Development District No. 298, the Bryan Place Special Purpose District, and is currently redeveloped with a multi-tenant structure. The proposed liquor store will complement the variety of shops for the community.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

**Landscaping:** Landscaping of any development will be in accordance with Article X, as amended.

**PARTNERS FOR BAR & GARDEN**

March 21, 2016

Mr. Rob Baldwin,  
The partners of Bar & Garden are:

Lisa Johnson

Lauren Johnson

Jeffery Fritz

Marissa Mandel

Please let me know if you need any additional information.

Thanks,



Lisa Johnson  
214-901-2433

Z156-242

**PARTNERS FOR BSK SCHWARTZ LTD.**

March 2, 2016

Mr. Rob Baldwin

The owners of 3310 – 3314 Ross Avenue, Dallas , Texas are the partners of BSK Schwartz Ltd. Are:

Ben Schwartz

Steve Schwartz

Kim Smith

Schwartz Barshop Management LLC, a Texas Limited Liability company

Please let me know if you need any additional information.

Thanks,

  
Ben Schwartz  
619-884-6987

Z156-242

CPC Action  
June 16, 2016

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a liquor store for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves\*, Houston, Davis, Shidid, Anantasomboon,  
Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 34
<b>Replies:</b>	For: 4	Against: 2

**Speakers:** For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None



**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a liquor store.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

**CPC Recommendation:**

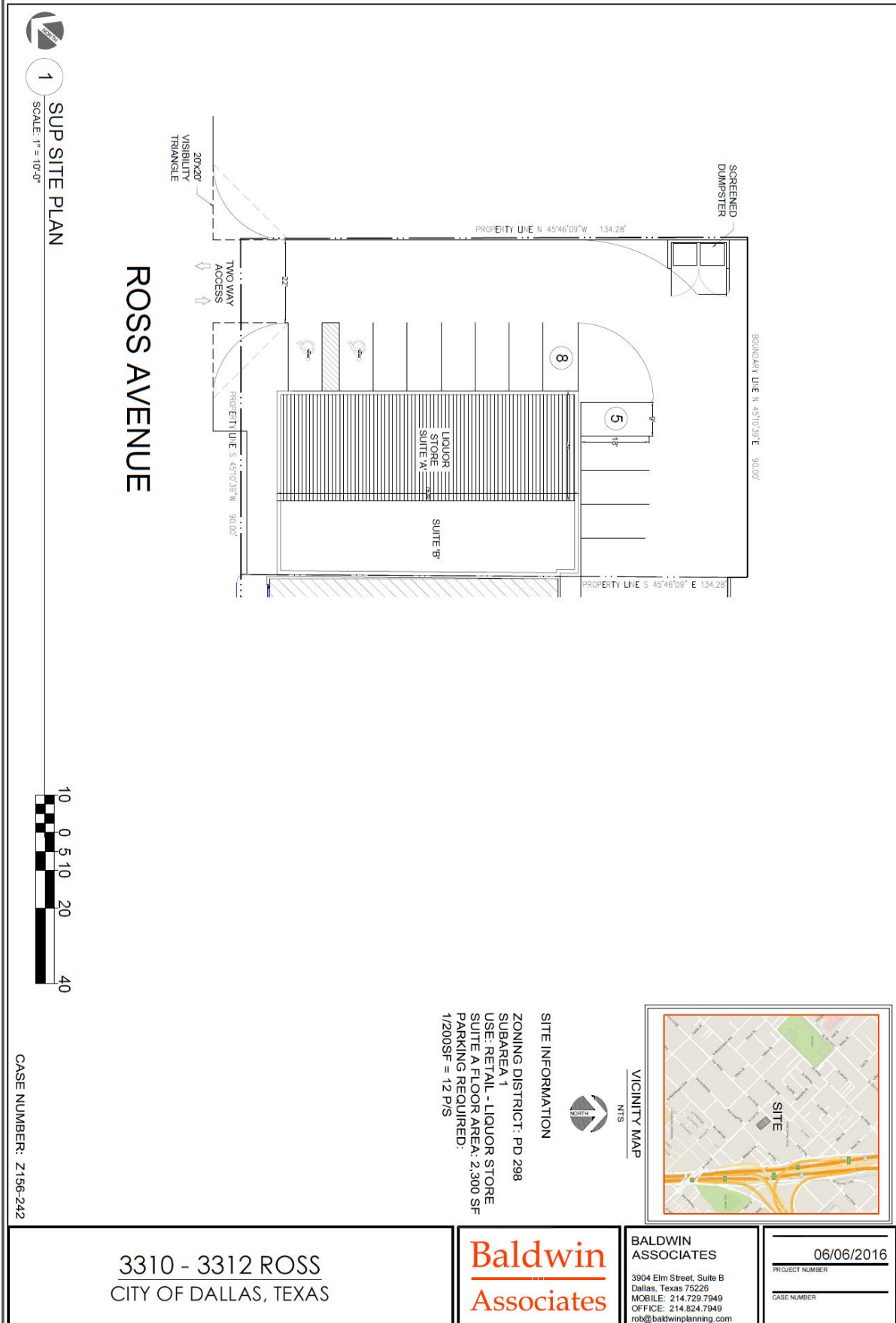
3. TIME LIMIT: This specific use permit expires TWO YEARS from adoption of the ordinance.

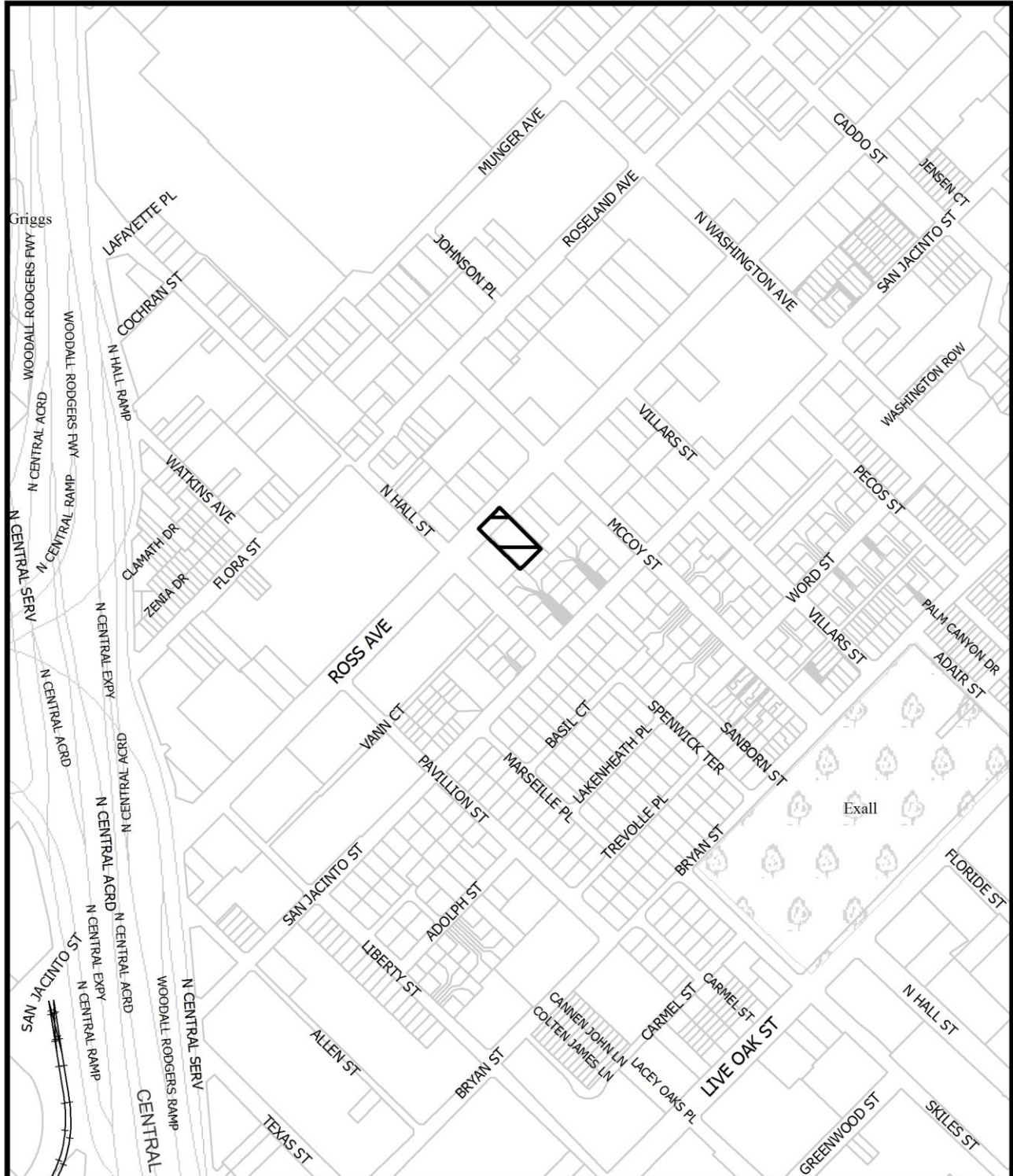
**Applicant's Request:**

3. TIME LIMIT: This specific use permit expires TWO YEARS from adoption of the ordinance, but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. FLOOR AREA: The maximum floor area for a liquor store is 2,300 square feet in the location shown on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**PROPOSED SITE PLAN**





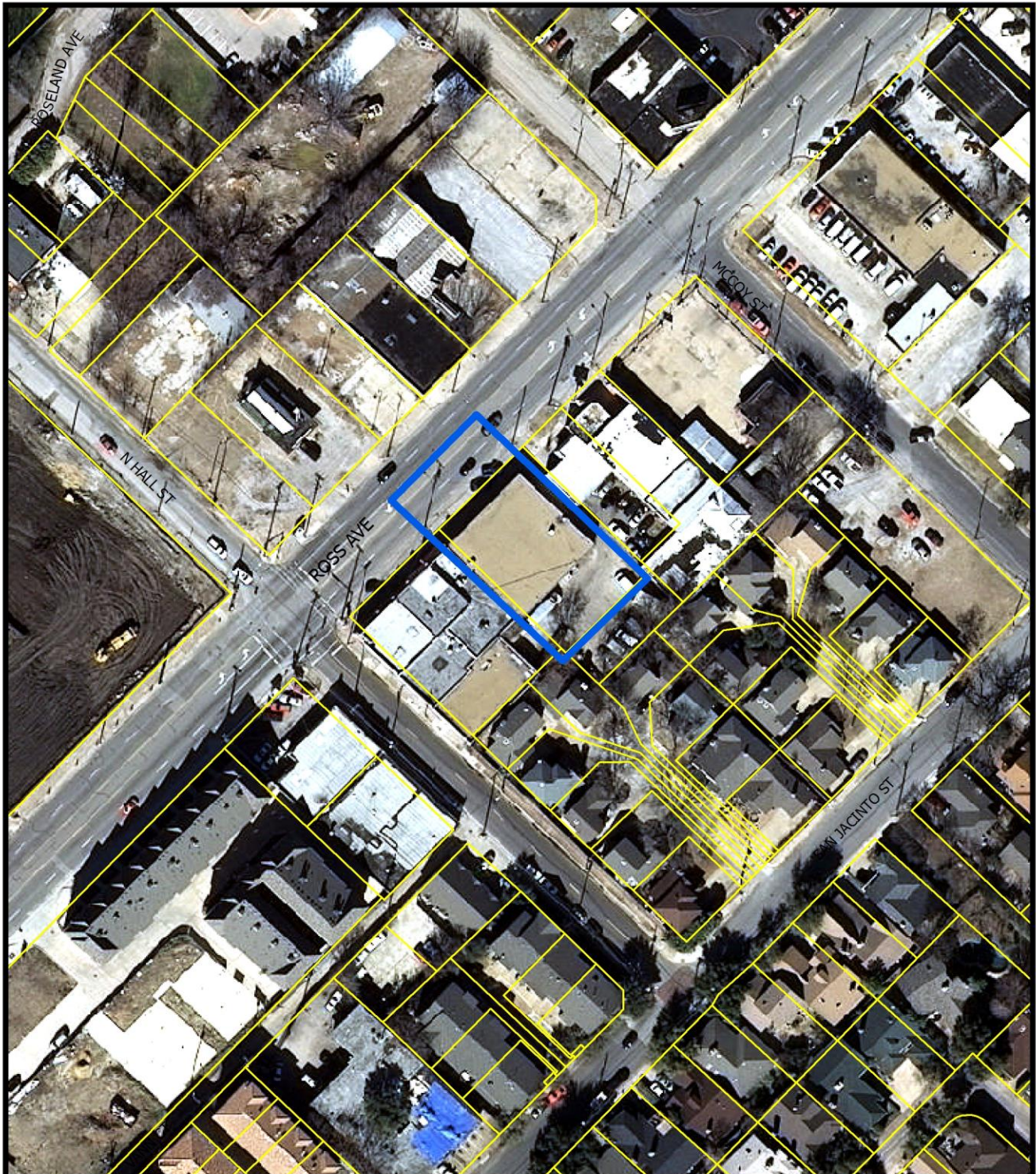
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## VICINITY MAP

Case no: **Z156-242**

Date: **5/27/2016**





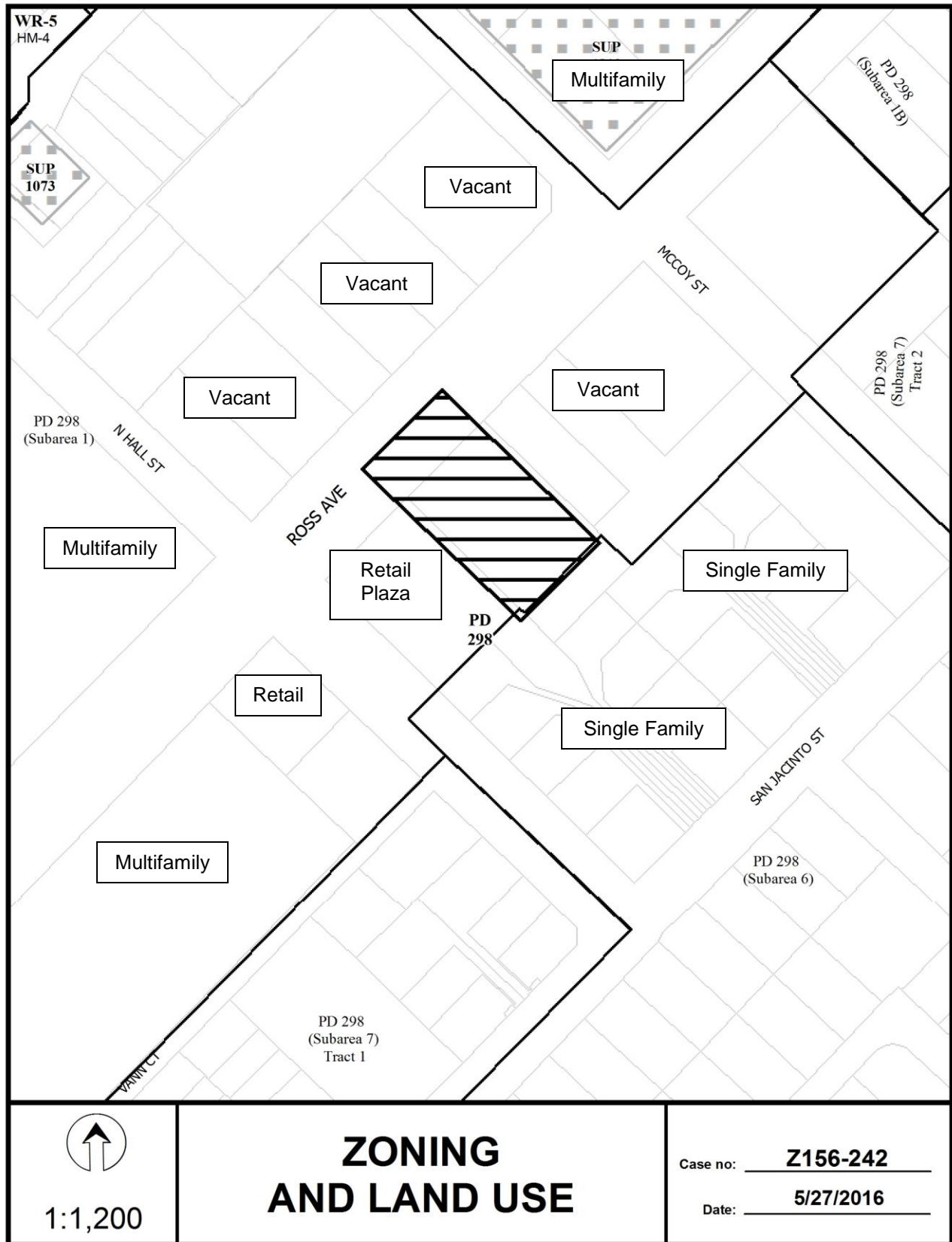
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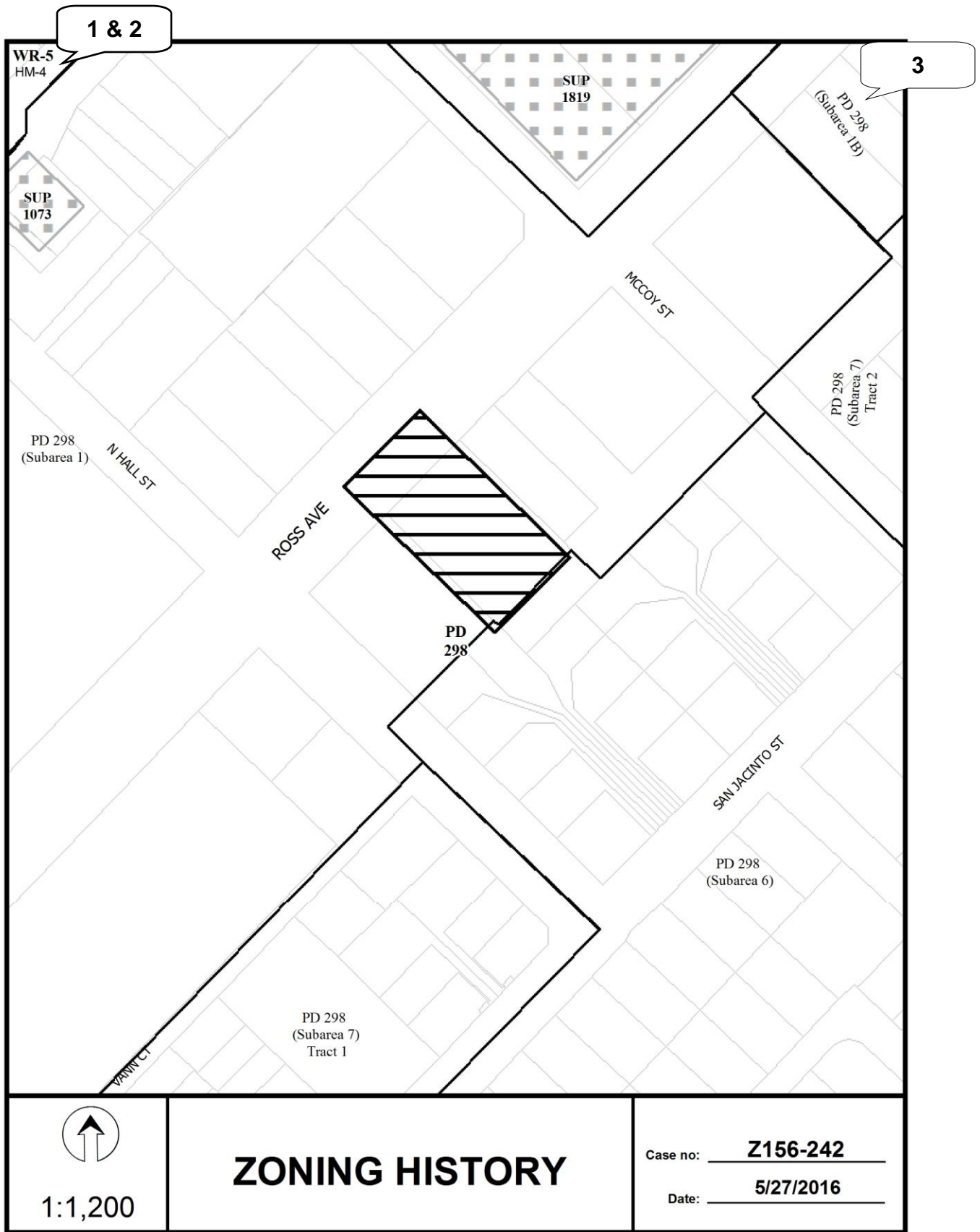
## AERIAL MAP

Case no: **Z156-242**

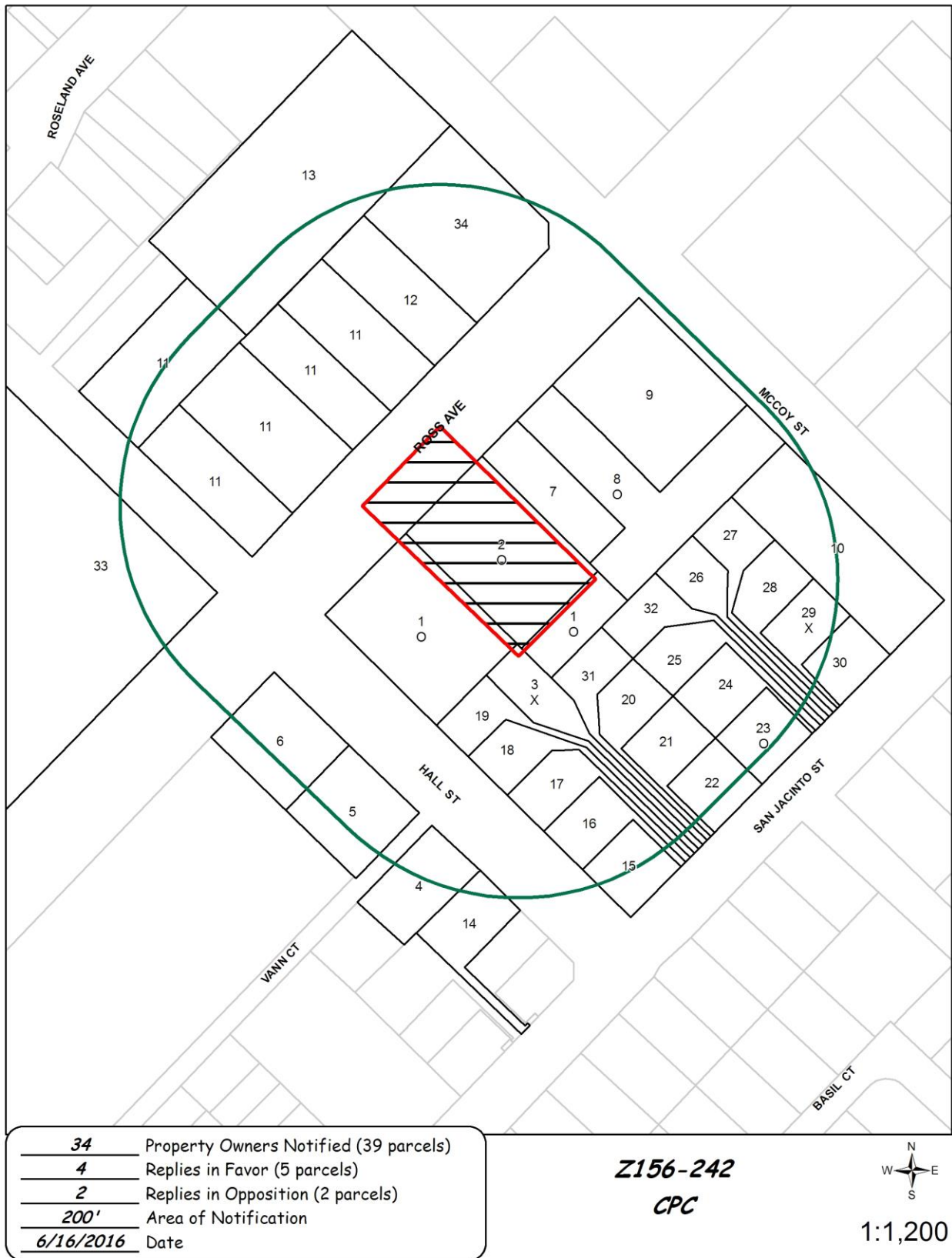
Date: **5/27/2016**







**CPC RESPONSES**



06/15/2016

***Reply List of Property Owners******Z156-242******34 Property Owners Notified******4 Property Owners in Favor******2 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	3300 ROSS AVE	BSK SCHWARTZ LTD
O	2	3310 ROSS AVE	BSK SCHWARTZ LTD
X	3	3323 SAN JACINTO ST	MAZZOLA RICHARD J
	4	1609 N HALL ST	MORENO JERRY C & DELIA M
	5	1619 N HALL ST	ROSS HALL LLC
	6	1623 N HALL ST	ROSS HALL LLC
	7	3400 ROSS AVE	HERNANDEZ JULIO
O	8	3404 ROSS AVE	PARKS JAMES B JR
	9	3410 ROSS AVE	DFW MLA OPPORUNITY FUND
	10	1607 MCCOY ST	MACEDONIA BAPTIST CHURCH
	11	3311 ROSS AVE	ROSEDALE APARTMENTS LLC
	12	3405 ROSS AVE	1507 DRAGON STREET LLC
	13	1711 MCCOY ST	GIRMA ASKE
	14	3243 SAN JACINTO ST	LARKO NIX MARY E
	15	3303 SAN JACINTO ST	ALLEN ALAN D
	16	3307 SAN JACINTO ST	MITCHELL REBECCA
	17	3311 SAN JACINTO ST	ABTAHI ROBERT
	18	3315 SAN JACINTO ST	SINGER FLORIZA FLORES &
	19	3319 SAN JACINTO ST	EVANS JENNIE M E
	20	3331 SAN JACINTO ST	HUGGHINS GAYLA J
	21	3335 SAN JACINTO ST	VAZQUEZ ZAIRA &
	22	3339 SAN JACINTO ST	PURDY JUDY H
O	23	3343 SAN JACINTO ST	BARRON KENNETH L
	24	3403 SAN JACINTO ST	MOORE TERRY L
	25	3407 SAN JACINTO ST	WHITE NATHAN
	26	3415 SAN JACINTO ST	FISHER ROBERT J & MELINDA M



Z156-242(JM)

06/15/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3419 SAN JACINTO ST	TOLANDER GREGORY ALAN & KRISTEN GAIL
	28	3423 SAN JACINTO ST	LUIK STEPHEN WILLIAM
X	29	3427 SAN JACINTO ST	AZFER ADNAN &
	30	3431 SAN JACINTO ST	MONTOYA CHRISTIAN &
	31	3327 SAN JACINTO ST	FRANCESCHETTI ALESSIO
	32	3411 SAN JACINTO ST	SMITH J WAYNE & SHARON A
	33	1707 N HALL ST	SHF I ICON LLC
	34	3407 ROSS AVE	R & F INVESTMENTS II LTD

**AGENDA ITEM # 77**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 46 J

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue

Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions

Z156-258(WE)



**FILE NUMBER:** Z156-258(WE)

**DATE FILED:** April 29, 2016

**LOCATION:** North line of Main Street, west of Exposition Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46-J

**SIZE OF REQUEST:** Approx. 6,163 sq. ft.

**CENSUS TRACT:** 204.00

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**APPLICANT:** Billyjack Gunter

**OWNER:** Jernigan Realty Corporation, Inc.

**REPRESENTATIVE:** Tom Metcalfe

**REQUEST:** An application for the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

**SUMMARY:** The request is to continue the operation of a tattoo parlor and body piercing studio [AE Tattoo] within the existing 4,200 square foot building.

**CPC RECOMMENDATION:** Approval for a three-year period, subject to conditions.

**STAFF RECOMMENDATION:** Approval for a three-year period, subject to conditions.

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

### **Staff recommends approval based upon:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The requested tattoo and body piercing studio use is compatible with the adjacent retail, restaurant, and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of restaurants, commercial, retail and personal service, bars, lounge and taverns with and without dance halls, and office uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use should contribute to the viability of the area to offer services that complement those permitted within the Deep Ellum/Near East Side PDD.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the uses would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

**Zoning History:** There have been three recent zoning changes requested in the area within the last five years.

1. Z134-288 On October 22, 2014, the City Council approved Specific Use Permit No. 2111 for a body piercing studio and tattoo studio on property within Tract A of Planned Development District No. 269, Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue [request site].
2. Z123-373 On January 22, 2014, the City Council approved a Specific Use Permit for a bar, lounge or tavern on property within Tract A of Planned Development District No. 269, Deep Ellum/Near East Side Special Purpose District on the east corner of Main Street and North Exposition Avenue.

3. Z123-267 On May 28, 2014, the City Council approved amendments to certain use regulations and development standards within Planned Development District No. 269, the Deep Ellum/ east Side District.

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Minor Arterial	60 ft.	60 ft.
Exposition Avenue	Collector	100 ft.	100 ft.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

**COMPREHENSIVE PLAN:** The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The request site is located in an Urban Mixed-Use Building Block

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 269, SUP No. 2111	Tattoo and body piercing studio
<b>North</b>	PDD No. 269, H/32	Masonic Lodge
<b>South</b>	PDD No. 269	Retail & personal service, Parking
<b>East</b>	PDD No. 269	Parking, Auto related use
<b>West</b>	PDD No. 269, H/32	Retail & personal service, Parking

**Land Use Compatibility:**

On May 28, 2014, the City Council approved an amendment to Planned Development District No. 269 which requires a Specific Use Permit for the requested uses as well as prohibiting another similar uses within 300 feet. The tattoo and body piercing studio meets the distance requirement. On October 22, 2014, the City Council approved Specific Use Permit No. 2111 for a body piercing studio and tattoo studio for a two year period.

The applicant's request is to on continue to operate a tattoo parlor and body piercing studio [AE Tattoo] within the existing 4,200 square foot building. The adjacent land uses includes a masonic lodge and the DART rail line (CBD-Fair Park Link) to the north; commercial and retail uses to the west and south; commercial uses, parking lot and vacant structures to the east. There are no additional changes to the SUP conditions except for establishing a new time period.

The request complies with the general provisions of PDD No. 269.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

**Landscaping:** The request site will not trigger any landscaping that will comply will Article X. The existing development is not increasing any floor area or impervious surface.

**Dallas Police Department:** The Police Department has no records of any incidents at the request site during the past 2 years.

**CPC Action** (June 30, 2016)

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio for a three-year period, subject to staff's recommended conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue.

Maker: Ridley  
Second: Murphy  
Result: Carried: 13 to 0

For: 13 - Anglin, Houston, Shidid, Anantasomboon\*,  
Abtahi, Haney, Jung, Housewright, Schultz\*,  
Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Rieves, Davis  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 18
<b>Replies:</b>	For: 4	Against: 4

**Speakers:** None



<b>LIST OF OFFICIERS</b>
--------------------------

**AE Tattoo**

- Billyjack Gunter                      Owner

**Jernigan Realty Corporation, Inc.**

- Al Jernigan                              President

**CPC PROPOSED SUP  
CONDITIONS**

1. USE: The only uses authorized by this specific use permit are a body piercing studio and a tattoo studio.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

*CPCs Recommendation*

3. TIME LIMIT: This specific use permit expires on [~~October 22, 2016~~] three years from the passage of this ordinance.

*Applicant's Proposal*

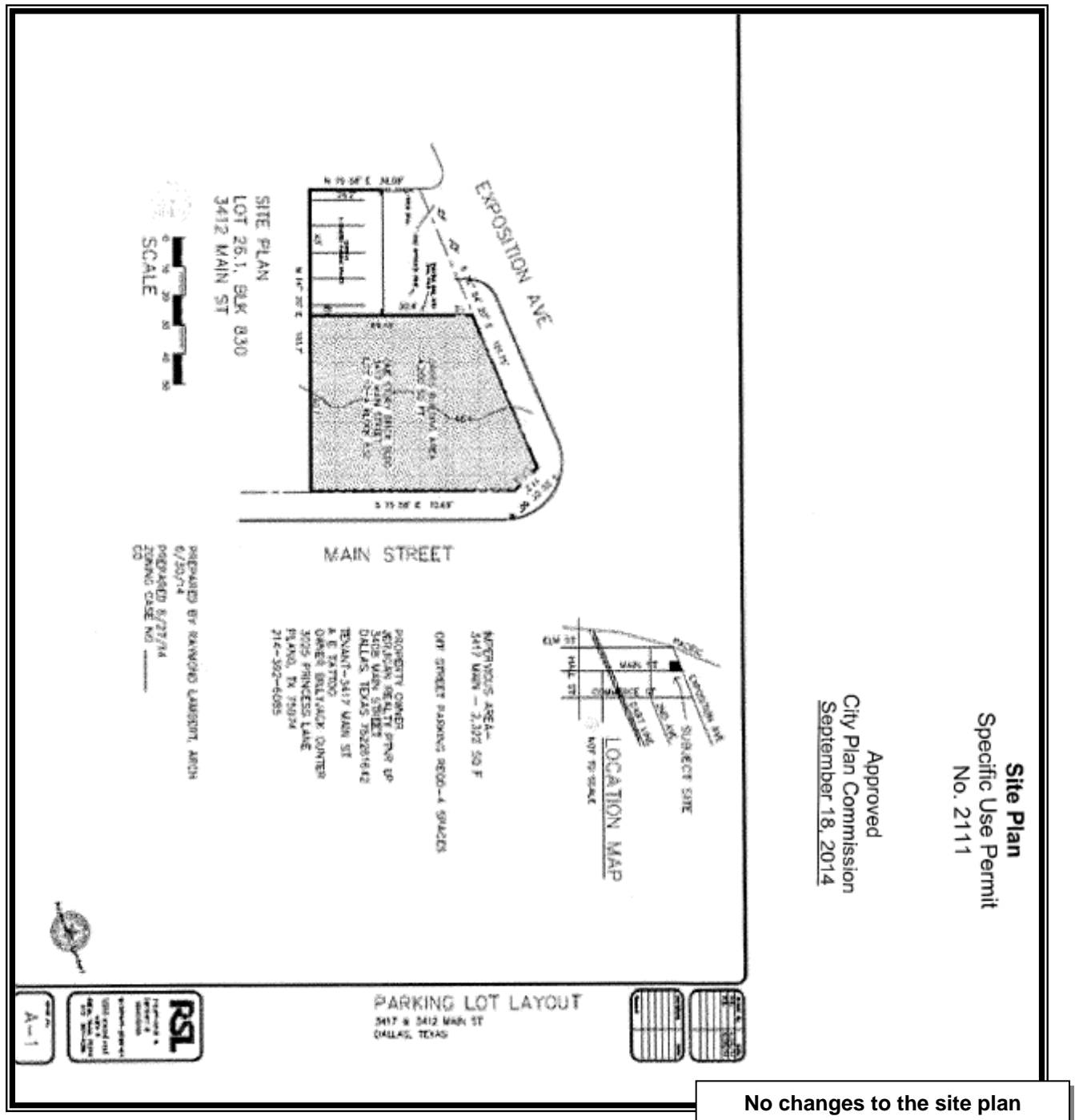
3. TIME LIMIT: This specific use permit expires on [~~October 22, 2016~~] three-year period from the passage of this ordinance), but is eligible for one automatic renewal for additional five-year period, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

4. FLOOR AREA: The maximum floor area is 4,200 square feet in the location shown on the attached site plan.

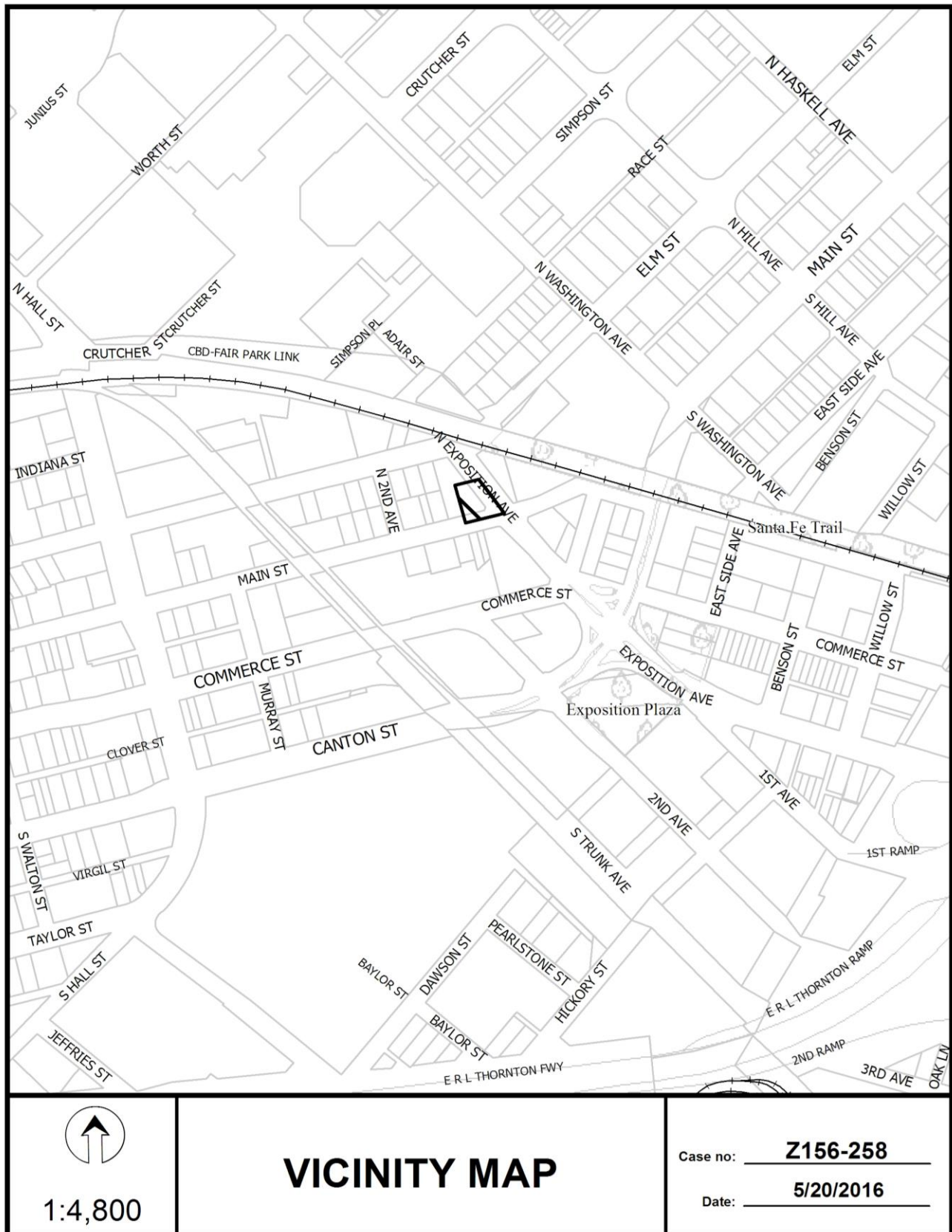
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## EXISTING SITE PLAN



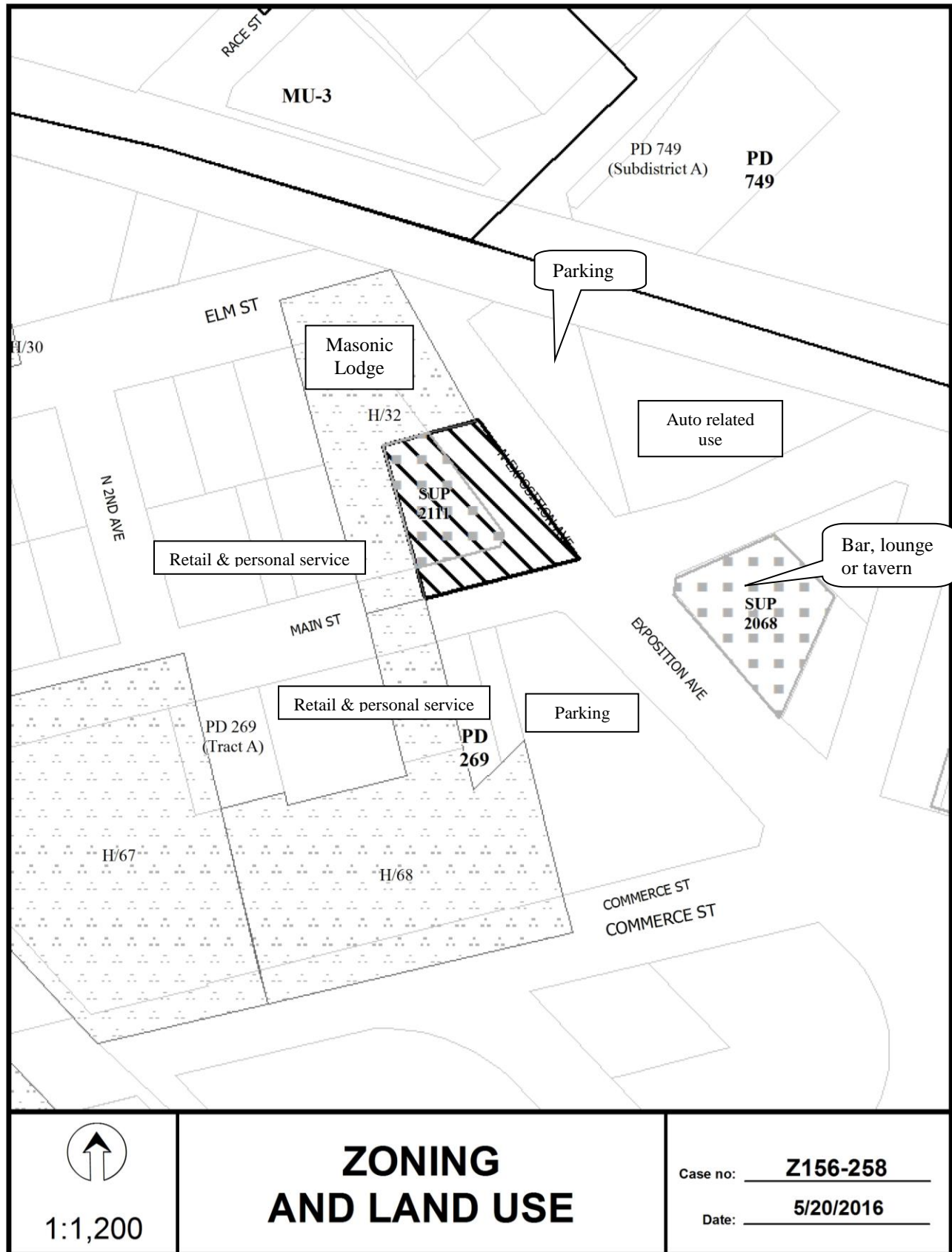
Z156-258(WE)

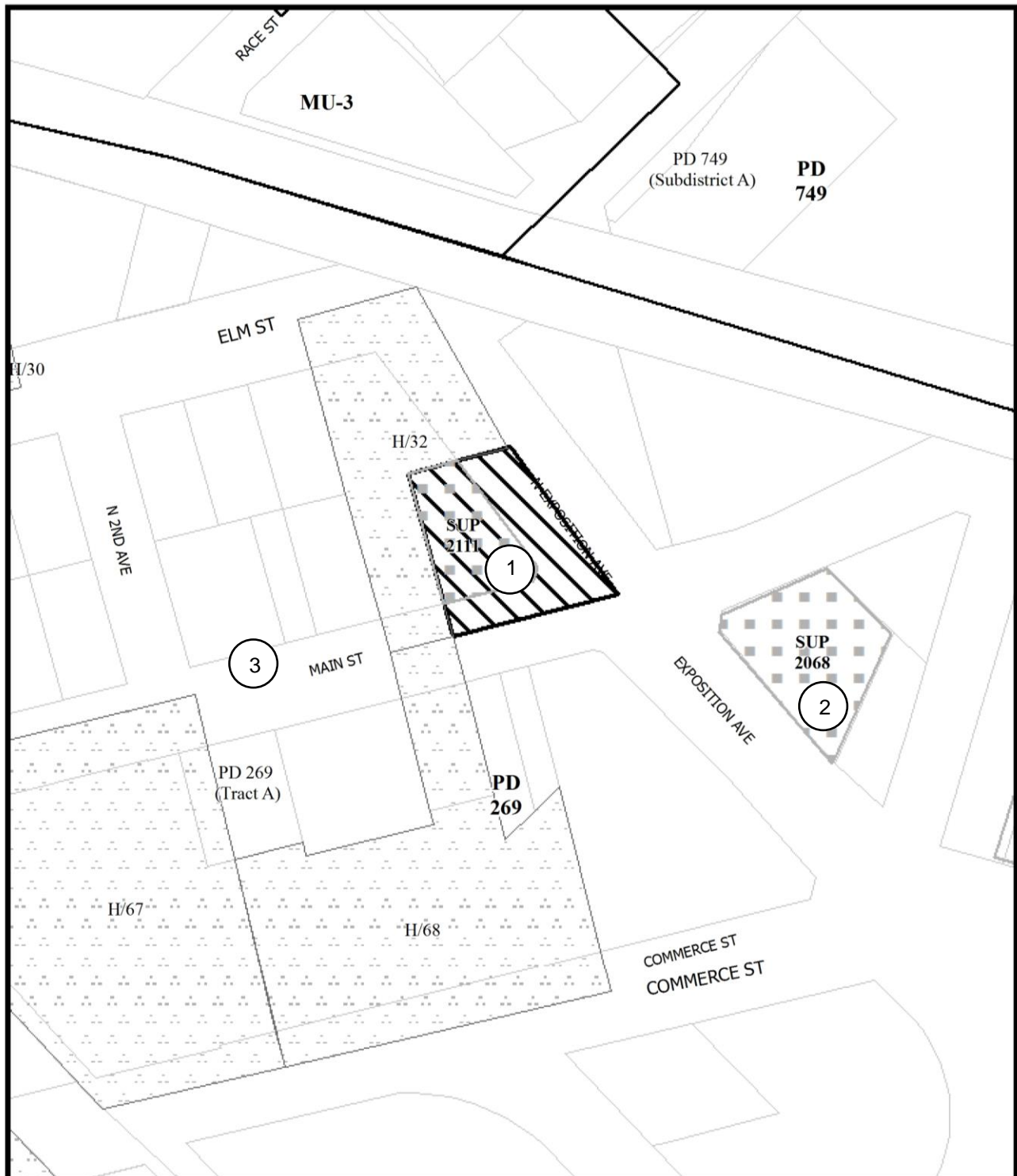












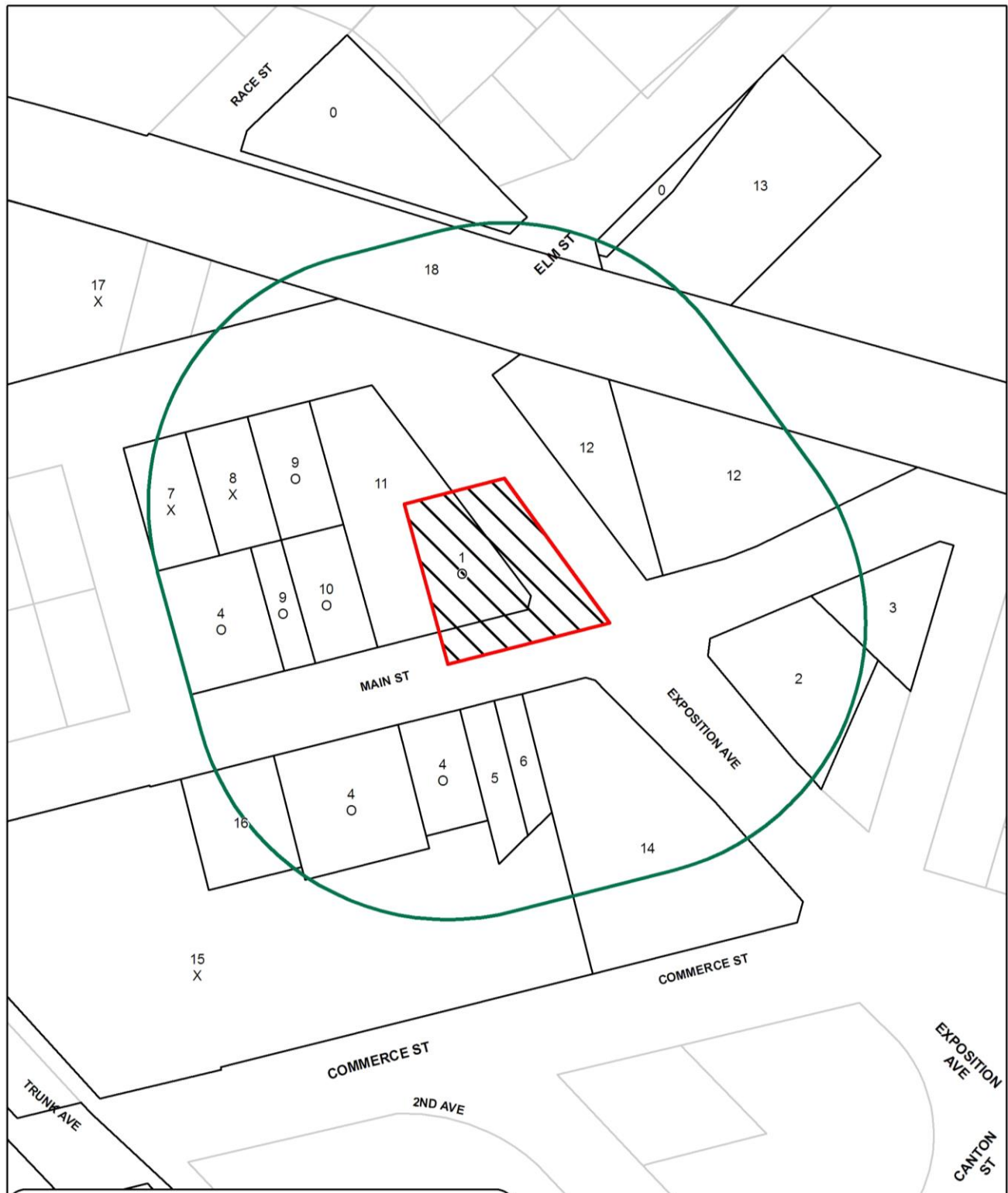
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## ZONING HISTORY

Case no: **Z156-258**

Date: **5/20/2016**

**CPC RESPONSES**



<u>18</u>	Property Owners Notified (24 parcels)
<u>4</u>	Replies in Favor (7 parcels)
<u>4</u>	Replies in Opposition (4 parcels)
<u>200'</u>	Area of Notification
<u>6/30/2016</u>	Date

**Z156-258**  
**CPC**



1:1,200



## ***Notification List of Property Owners***

### ***Z156-258***

***18 Property Owners Notified***

***4 Property Owners in Favor***

***4 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
	2	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
	3	3606 MAIN ST	COLDBEER IN DEEP ELLUM LP
O	4	3404 MAIN ST	JERNIGAN REALTY PTNR LP
	5	3416 MAIN ST	CHOW JUNE C &
	6	3418 MAIN ST	WITHERSPOON DAVID
X	7	3400 ELM ST	WESTDALE PPTIES AMERICA 1
X	8	3404 ELM ST	WESTDALE PPTIES AMERICA I
O	9	3407 MAIN ST	AL JERNIGAN INVESTMENTS INC
O	10	3409 MAIN ST	AL JERNIGAN INVESTMENTS INC
	11	3414 ELM ST	SONS OF HERMANN
	12	3502 PACIFIC AVE	COLDBEER IN DEEP ELLUM LP
	13	3700 ELM ST	BAYLOR HEALTHCARE SYSTEM
	14	3435 COMMERCE ST	COLDBEER IN DEEP ELLUM LP
X	15	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
	16	3400 MAIN ST	WESTDALE DEEP ELLUM LOFTS
X	17	3333 ELM ST	WESTDALE PROPERTIES
	18	555 2ND AVE	DART

**AGENDA ITEM # 78**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 44 K

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street

Recommendation of Staff and CPC: Approval for a two-year period, subject to a traffic management plan and conditions

Z156-214(OTH)

Note: This item was considered by the City Council at a public hearing on June 22, 2016, and was deferred until August 10, 2016, with the public hearing open

**FILE NUMBER:** Z156-214(OTH)

**DATE FILED:** February 26, 2016

**LOCATION:** North corner of North Winnetka Avenue and McBroom Street

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 - K

**SIZE OF REQUEST:** ± 0.45 acres

**CENSUS TRACT:** 101.02

**APPLICANT/OWNER:** Wesley-Rankin Community Center

**REPRESENTATIVE:** Michael R. Coker Company

**REQUEST:** An application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153.

**SUMMARY:** Currently, the property holds SUP No. 1456 for an approximately 3,559 square foot community service center and Specific Use Permit No. 2153 for a child-care facility. The applicant proposes to operate an open-enrollment charter school for grades pre-K to third grade on the property in addition to the community service center and child-care.

**CPC RECOMMENDATION:** Approval for a two-year period, subject to a traffic management plan and conditions.

**STAFF RECOMMENDATION:** Approval for a two-year period, subject to a traffic management plan and conditions.

**STAFF RECOMMENDATION:**

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing and proposed uses are compatible in scale to the surrounding uses. The applicant is not making any modifications to the existing building.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed open-enrollment charter school is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respect to all applicable zoning regulations and standards* – The facility will be primarily used as a service for the immediate neighborhood and will be accessed mostly by pedestrian traffic. The applicant is requesting a parking reduction for the proposed use. Staff reviewed the parking analysis and traffic management plan submitted by the applicant and considered it to be sufficient for the proposed and existing uses on the property.

**Surrounding Zoning History:**

There has been one recent zoning request in the area within the last five years.

1. **Z145-266**      On August 26, 2015, the City Council approved Specific Use Permit No. 2153 for a child-care facility for a two-year period on the request site.

**Two-year waiver:**

The applicant was not required to submit a waiver to be able to submit a new application to amend the existing SUP. Sec. 51A-4-701(d)(2) of the Dallas Development Code establishes a two year limitation for an applicant to be able to submit a new zoning application for the same property. However, there are a few exceptions to the rule. One rule is that if the City Council grants a specific use permit and imposes a time limit of two years or less, the two year limitation is waived.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
McBroom Street	Minor Arterial	50 feet
North Winnetka	Minor Arterial	50 feet

**Traffic:**

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the traffic management plan and the parking analysis provided by the applicant's representative and determined that the proposed use will not significantly impact the surrounding roadway system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being within the Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

An open-enrollment charter school is a service that supports a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

**STAFF ANALYSIS:****Surrounding Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) with SUP No. 1456 & SUP No. 2153	Community service center (SUP No. 1456), child-care facility (SUP No. 2153)
<b>North</b>	R-5 (A)	Church
<b>East</b>	R-5 (A)	Park
<b>South</b>	R-5 (A)	Single family
<b>West</b>	R-5 (A)	Single family

**Land Use Compatibility:**

The 3,433 square feet one-story building is located in a residential area. The existing uses of the property are a child-care facility and a community service center. The applicant is requesting an amendment to SUP No. 2153 to allow for an open-enrollment charter school. The community service center is allowed by SUP No. 1456 and the child-care facility is allowed by SUP No. 2153. The three uses are proposed to operate during different times of the year and should not interfere with the other uses.

The Wesley-Rankin Community Center is a community center focused facility that provides services to the local families with summer programs and child-care in the neighborhood. The community service center will operate during the summer time. The child-care facility and the open-enrollment charter school operate from August through early June and serve children living in the immediate area. The proposed open-enrollment charter school will have a Montessori curriculum which includes multi-age classrooms.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed use for the site is appropriate and complies with the residential neighborhood building block of the comprehensive plan. Uses such as the proposed ones are allowed by SUP in a residential district. Staff is recommending a two-year period so we can review the impact of the use and its compatibility with the surrounding area.

**Parking:**

Staff reviewed the parking analysis provided by the applicant's representative and supports the existing parking provided on the site. The Code allows the parking requirement to be set by the Specific Use Permit for schools and child-care facility. SUP No. 1456 for the community service center requires four parking spaces. Included in the report is the parking analysis submitted by the applicant to support the parking reduction for the proposed uses. The applicant is requesting a reduction of 10 parking spaces: three for the open-enrollment charter school and seven for the child-care facility. The proposed and existing uses will share the provided parking spaces. The City's traffic engineer approved the parking reduction for the uses. Four parking spaces must be provided as shown in the existing/proposed site plan. The community service center, the child-care facility, and the open-enrollment school serve the neighborhood, and the majority of the people walk to the center or park on the street.

**Landscaping:**

Specific Use Permit No. 2153 for a community service center was approved on August 26, 2015 with a landscape plan. The applicant is not proposing any additions or improvements to the site. Therefore, the requested use does not trigger any changes in the landscape plan.

**Traffic Management Plan:**

The traffic engineer of Sustainable Development and construction has approved the TMP as shown in the included TMP document. Due to the low number of patrons and the transportation mode utilized by the patrons, the traffic engineer has approved the proposed TMP.

**CPC ACTION:**  
**May 19, 2016**

**Note: The Commission considered this item individually. Later in the meeting this item was reconsidered.**

**Motion I:** In considering an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street, it was moved to **hold** this case under advisement until June 2, 2016.

Maker: Anantasomboon  
Second: Schultz  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis,  
Anantasomboon, Abtahi, Jung, Housewright\*,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Haney  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 17
<b>Replies:</b>	For: 1	Against: 1

**Speakers:** None

**Z156-214(OTH) Reconsideration**

**Motion to Reconsider:** It was moved to **reconsider** the action taken earlier in the meeting, to **hold** under advisement until June 2, 2016, consideration of an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.

Maker: Anantasomboon  
Second: Abtahi  
Result: Carried: 13 to 0



For: 13 - Anglin, Rieves, Houston, Davis,  
Anantasomboon, Abtahi, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Haney  
Vacancy: 0

**Reconsideration Motion:** It was moved to recommend **approval** an application to amend Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school for a two-year period, subject to a traffic management plan and revised conditions on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street.

Maker: Anantasomboon  
Second: Abtahi  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis,  
Anantasomboon, Abtahi, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Haney  
Vacancy: 0

**Notices:** Area: 200 Mailed: 17  
**Replies:** For: 1 Against: 1

**Speakers:** None

**PRINCIPLES/OFFICERS**



**2016 Board of Directors**

Billy Young, President  
Kathy Gudmundsson, Vice President  
Bill Lesikar, Treasurer  
Kathy S. Cleaveland, Secretary  
Laird Johnson, Program Outcomes  
Tim Johnston, Community School  
Sarah Squires, Executive Director

Michael R. **COKER** Company

3111 Canton Street  
Suite 140  
Dallas, Texas 75226



### **Parking Analysis**

Wesley-Rankin Community Center  
Lumin Wesley-Rankin Community School  
3326 Winnetka Ave., Dallas, TX 75212

The Wesley Rankin Community Center is a space that is designed to serve the community in and around the facility. The Community Center currently holds two specific use permits that allow the facility to operate a community service center, SUP No. 1456, and a child care facility, SUP No. 2153.

The community service center only operates from the middle of June through the end of July and offers summer programs for local youth. The child care facility operates from August through early June and provides child care for toddlers living in the immediate area of the facility. These uses do not overlap or occur simultaneously.

The community center has 4 parking spaces provided on site and because the community service center and the child care facility/proposed school do not operate at the same time, additional parking is not needed.

Many of the families that are served by the community center and the child care facility/proposed school live in the immediate area and walk to and from the facility. Some of the families have multiple children riding in the same car, further reducing the need for additional parking stalls.

### **Specific Use Permit 1456 – Community Service Center – Operating Mid-June through the end of July**

Required Parking = 1 space per 200 s.f. of floor area =  $3433 \text{ s.f.} / 200 = 17$   
Required/Provided Parking = 4 spaces per SUP

### **Specific Use Permit 2153 – Child Care Facility – Operating August through early June**

Required Parking = 1 space per 500 s.f. of floor area =  $3433 \text{ s.f.} / 500 = 7$   
Required/Provided Parking = 4 spaces per SUP

### **Specific Use Permit 2153 – Proposed open-enrollment charter school – Operating August through early June**

Required Parking = 1.5 spaces per classroom:  $2 \text{ classrooms} \times 1.5 = 3$   
Proposed/Provided Parking = 4 spaces

**PROPOSED CONDITIONS  
SUP No. 2153**

1. **USE:** The only uses authorized by this specific use permit is a child-care facility and an open enrollment charter school limited to grades pre-K through 3rd.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. **TIME LIMIT:** This specific use permit is approved only for a period that expires on two years ~~August 21, 2017.~~

Applicant's request:

3. **TIME LIMIT:** This specific use permit is approved only for a period that expires on two years ~~August 21, 2017~~ and is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180<sup>th</sup> but before the 120<sup>th</sup> day before the expiration of the current specific use period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. **LANDSCAPING:** Landscaping must be provided as shown on the attached landscape plan.
5. **HOURS OF OPERATION:** The child-care facility and the open-enrollment charter school may only operate between 7:00 a.m. and 10:00 p.m., Sunday through Saturday.
6. **CLASSROOMS:** The maximum permitted number of classrooms is 2.
7. **INGRESS AND EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
8. **OFF-STREET PARKING:** Off-street parking must be located as shown on the attached site plan. No additional off-street parking is required.
8. **TRAFFIC MANAGEMENT PLAN:**

- (a) In general. The operation of the open-enrollment charter school must comply with the attached traffic management plan.
- (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
- (c) Traffic study.
  - (1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study every two years by August 1 of that year.
  - (2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:
    - (A) ingress and egress points;
    - (B) queue lengths;
    - (C) number and location of personnel assisting with loading and unloading of students;
    - (D) drop-off and pick-up locations;
    - (E) drop-off and pick-up hours for each grade level;
    - (F) hours for each grade level; and
    - (G) circulation.
  - (3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.
    - (A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
    - (B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management

plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Michael R. **COKER** Company

3111 Canton Street  
Suite 140  
Dallas, Texas 75226

**Traffic Management Plan Summary**

Wesley-Rankin Community Center  
Lumin Wesley-Rankin Community School  
3326 Winnetka Ave., Dallas, TX 75212

***Drop-off and Pick-up Hours***

The school operates on a staggered dismissal schedule. There are 27 students in 2015-16 and we will grow to up to our maximum of 47 students by 2017-18. On typical school days, here is the schedule:

<u>children (2017-18)*</u>	<u>Drop-off</u>	<u>Pick-up</u>	<u># of</u>
Toddlers	8:00 am-8:10am	11:30am-11:40am	12
PreK	7:55 am-8:10am	11:30am-11:40am	18
Kindergarten	7:55 am-8:10am	3:00pm-3:15pm	7
First Grade	7:55 am-8:10am	3:30pm-3:40pm	10

\*There are siblings and some walking families included in these numbers, so 47 students is closer to 35-40 vehicles.

***Ingress and Egress Points***

There is access to the school parking lot on McBroom Street. This parking lot is for the school administration and is not used for pick-up and drop-off.

***Drop-off and Pick-up Locations***

The drop-off and pick-up location for all children is through the entrance door on McBroom Street. Parents park adjacent to the curb for drop off and pick up. **There is no queuing of vehicles in the street.**

***Drop-off and pick-up by car:***

The PreK, Kindergarten, and First Grade children are driven by their parents and dropped off and picked up by car at the McBroom Street entrance.

***Drop-off and pick-up by parking and walking:***

The parents of the Toddler children park on Winnetka adjacent to the curb and walk their children to the entrance door on McBroom Street for drop-off. At pick-up, the parents park in the same location and walk to the door and walk their child back to the car.

***Circulation***

The main circulation pattern is in front of the building on McBroom Street. All vehicles enter by heading west on McBroom Street from Conroe Street. After drop-off or pick-up, the vehicles then continue to go west on McBroom Street. For the Toddler

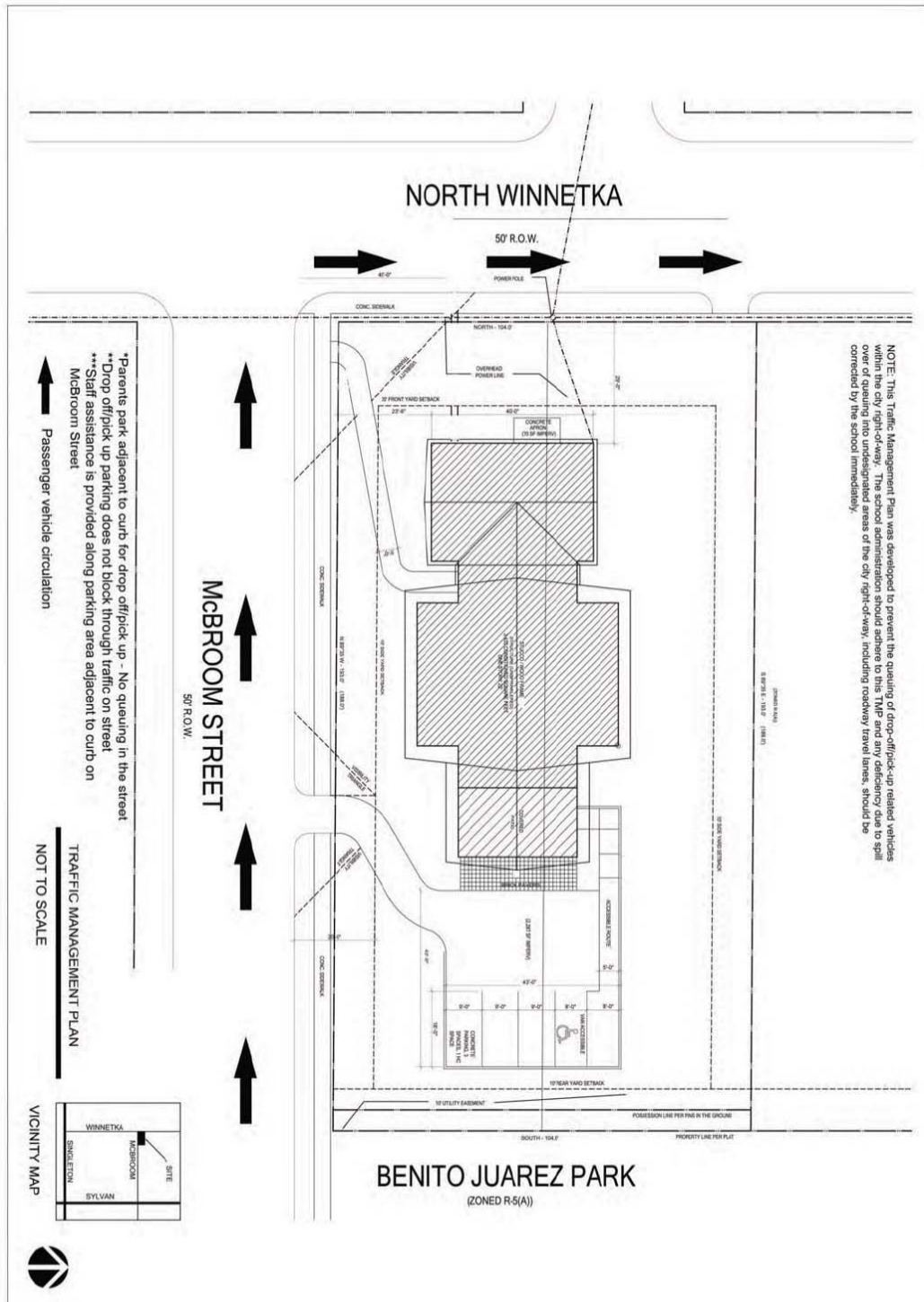
classroom, the vehicles head north on Winnetka and park adjacent to the curb which is the closest point to the classroom building serving the toddlers.

***Staff Assistance***

During all drop-off and pick-up times there is a staff member assisting the PreK, Kindergarten and Elementary children into and out of vehicles. The parents of the Toddler children are responsible for unloading and loading of their children as well as walking with them to the classroom.



# TRAFFIC MANAGEMENT PLAN



**PROJECT NO.** 150901-00

**DATE** 04.24.13

**PROJECT NAME** SARAH WILKE CENTER

**PROJECT LOCATION** 3326 N. WINNETKA AVENUE, DALLAS, TEXAS 75212

**PROJECT OWNER** DALLAS ISD

**PROJECT MANAGER** SARAH WILKE

**PROJECT ARCHITECT** GOOD FULTON & FARRELL ARCHITECTS

**PROJECT ENGINEER** SARAH WILKE

**PROJECT DRAFTER** SARAH WILKE

**PROJECT CHECKER** SARAH WILKE

**PROJECT APPROVER** SARAH WILKE

**PROJECT REVIEWER** SARAH WILKE

**PROJECT DATE** 04.24.13

**PROJECT SCALE** AS SHOWN

**PROJECT SHEET** A0.01

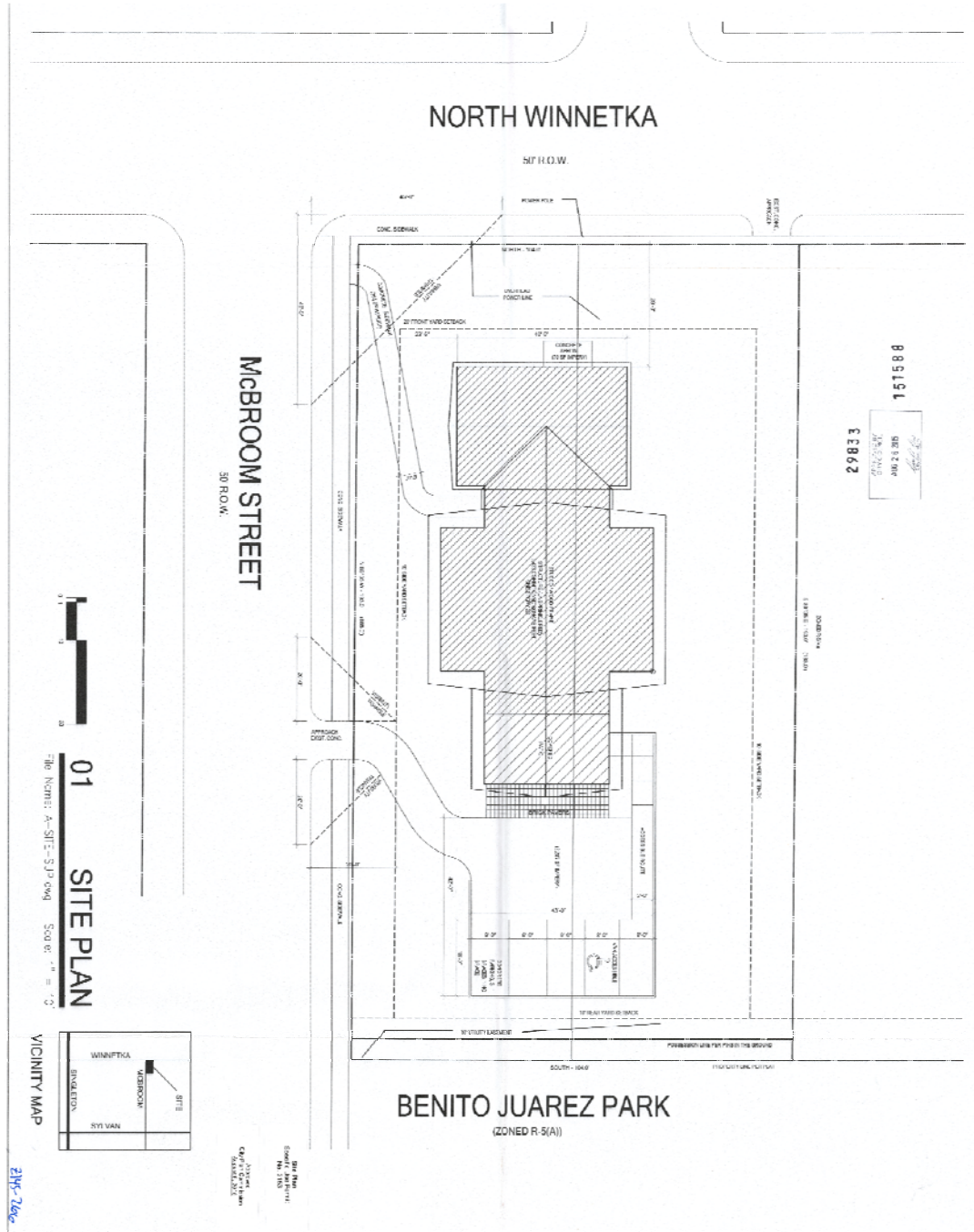
**SARAH WILKE CENTER**  
3326 N. WINNETKA AVENUE  
DALLAS, TEXAS 75212

**Good Fulton & Farrell Architects**

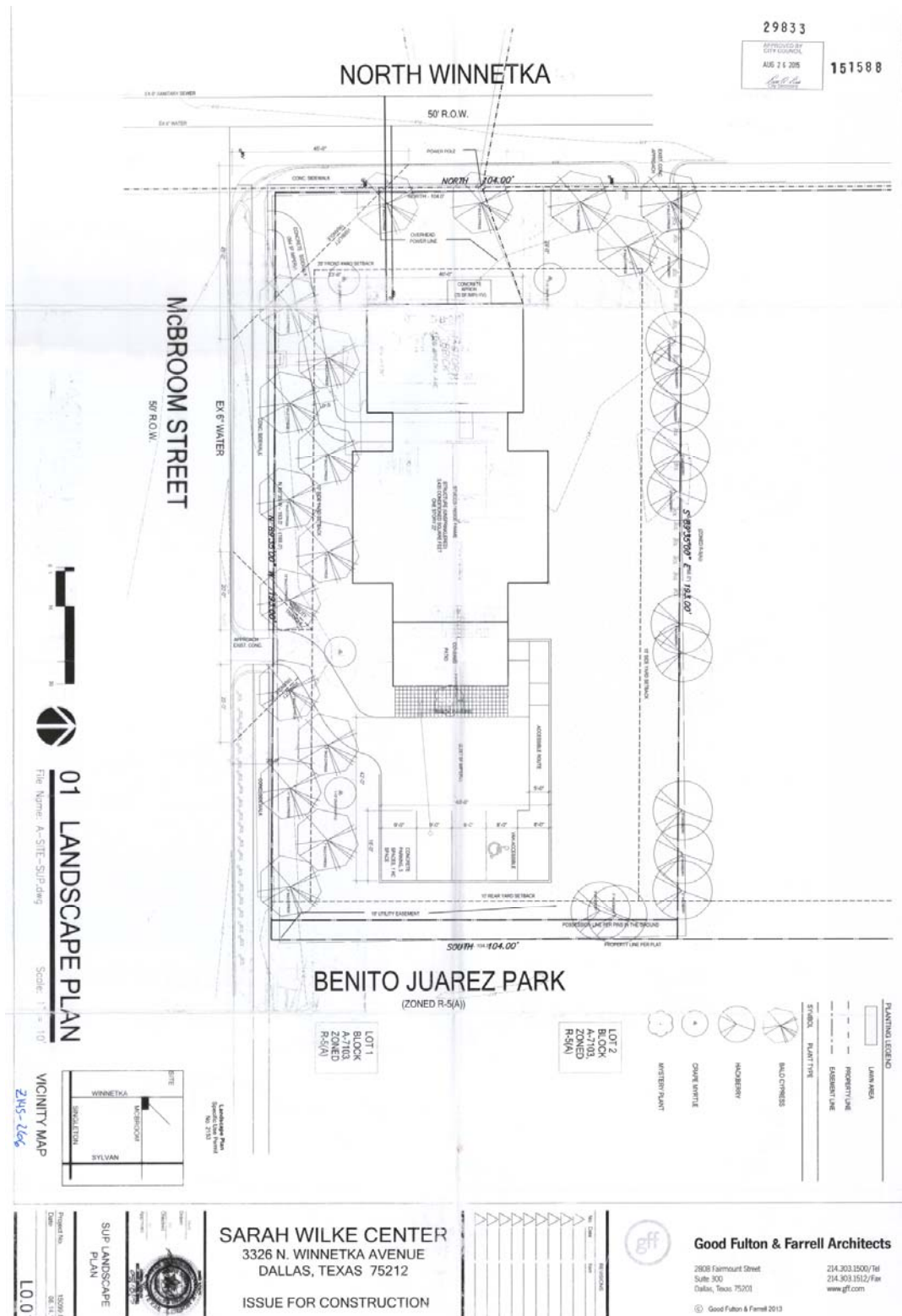
2908 Fairmount Street  
Suite 300  
Dallas, Texas 75201  
www.gff.com

© Good Fulton & Farrell 2013

# EXISTING SITE PLAN



## EXISTING LANDSCAPE PLAN



**EXISTING SUP No. 1456**

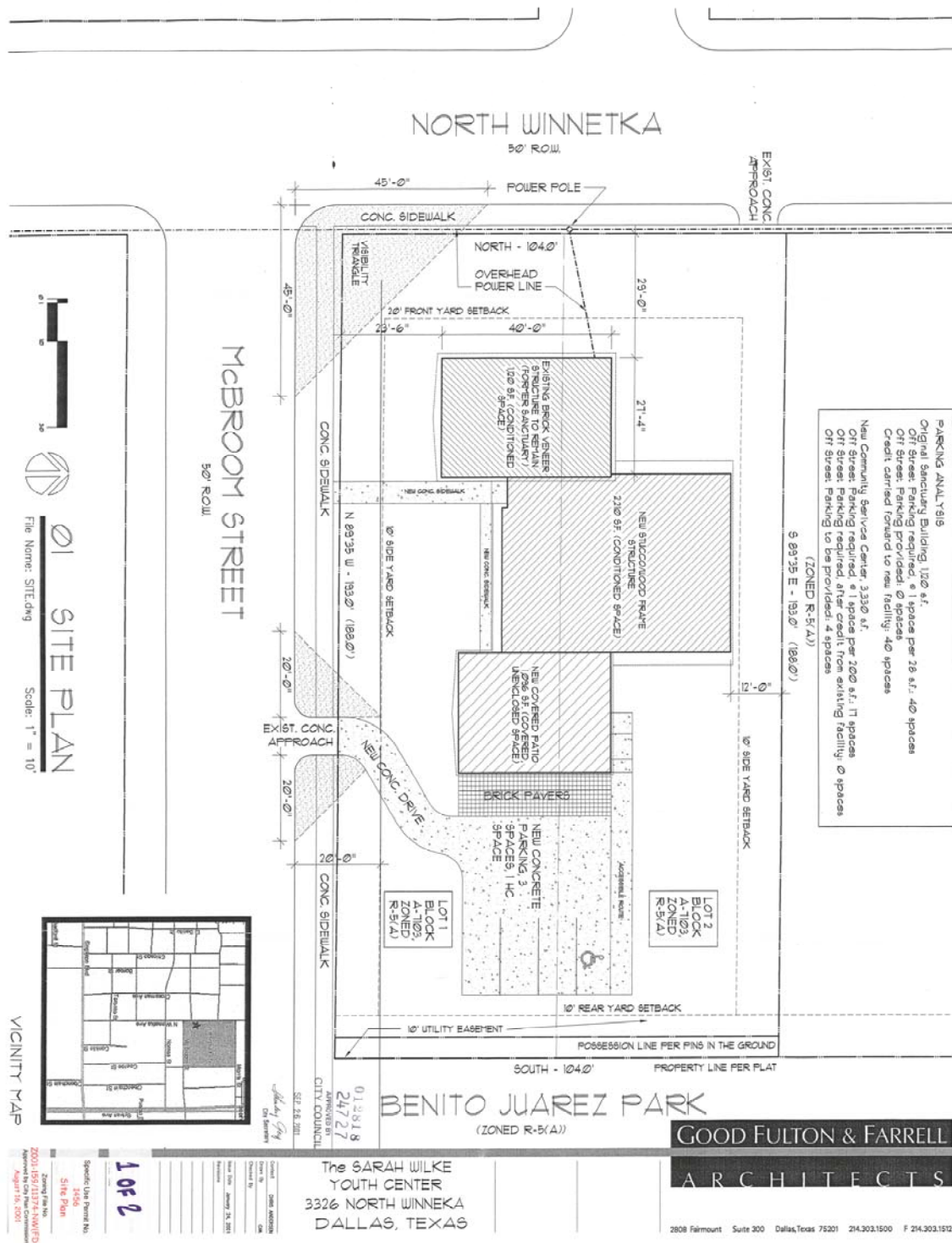
SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a 10-year period and is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219, as amended. In order for automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: Section 51A-4.219 currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the section for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.
5. OFF-STREET PARKING: A minimum of four 9'x18' standard-size parking spaces must be provided in the location shown on the attached site plan.
6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
7. HOURS OF OPERATION: The permitted hours of operation are 7:00 a.m. to 10:00 p.m.
8. NUMBER OF EMPLOYEES: The maximum permitted number of full-time employees is two.
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

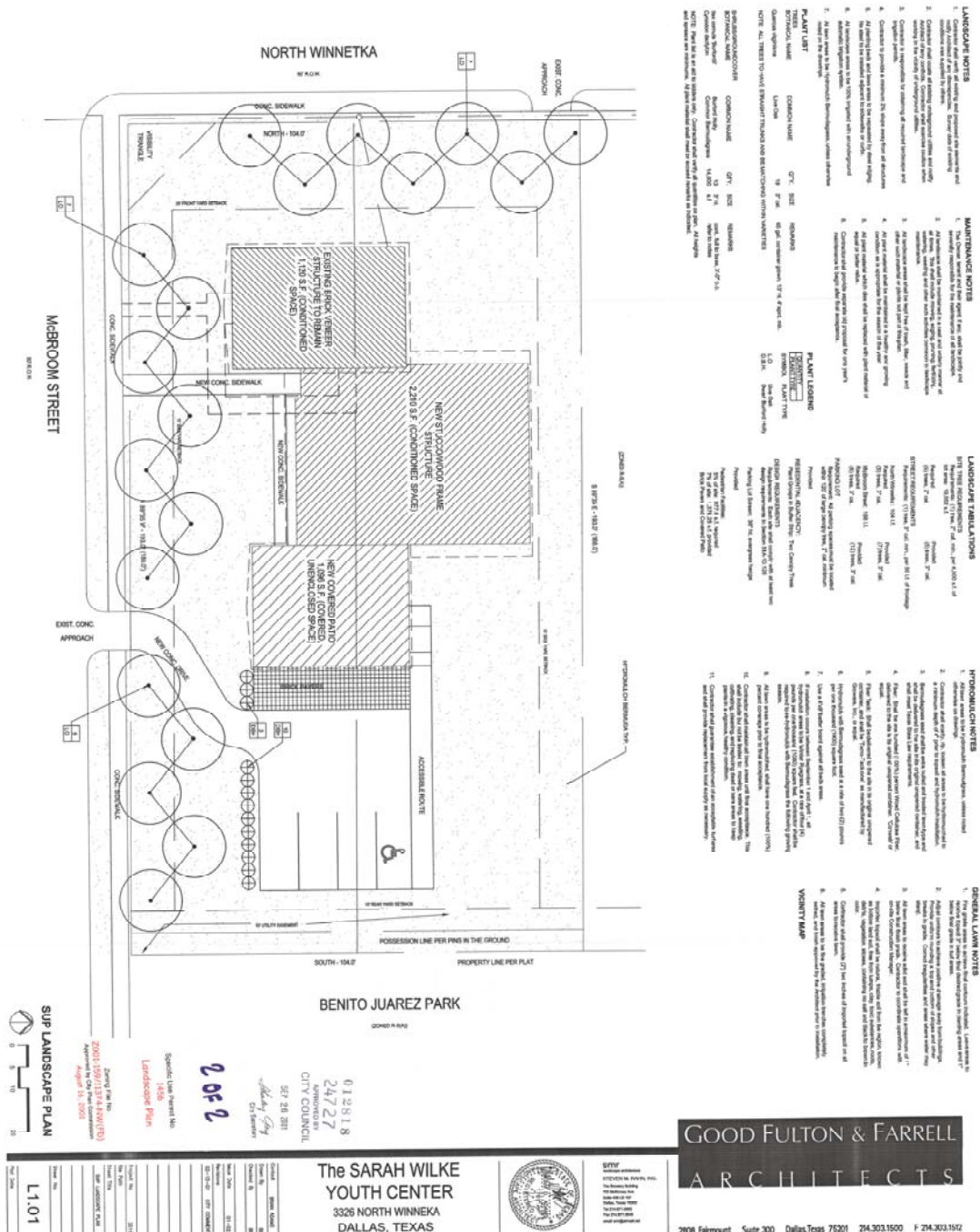
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

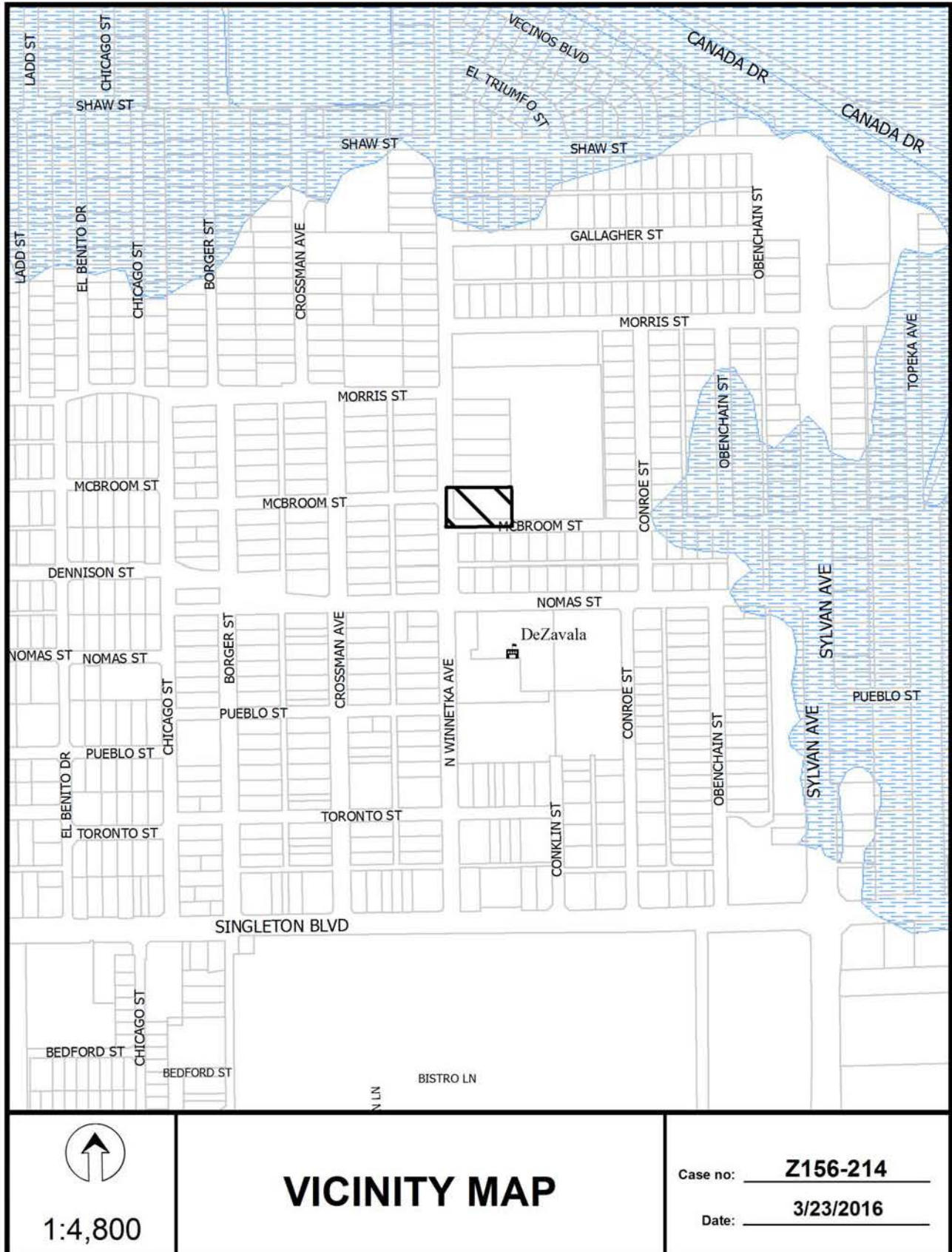


**EXISTING SITE PLAN SUP NO.1456**



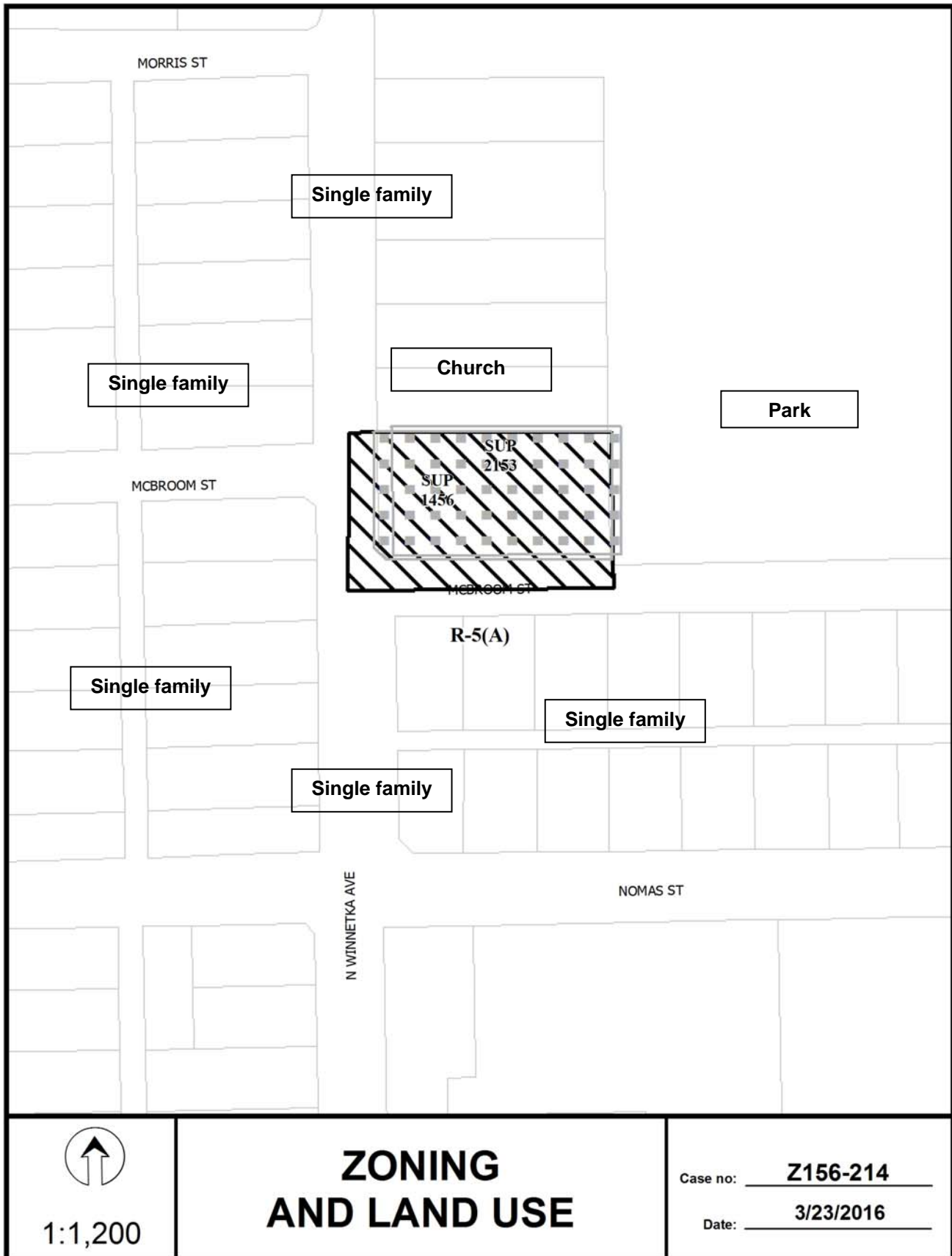
## EXISTING LANDSCAPE PLAN SUP No. 1456







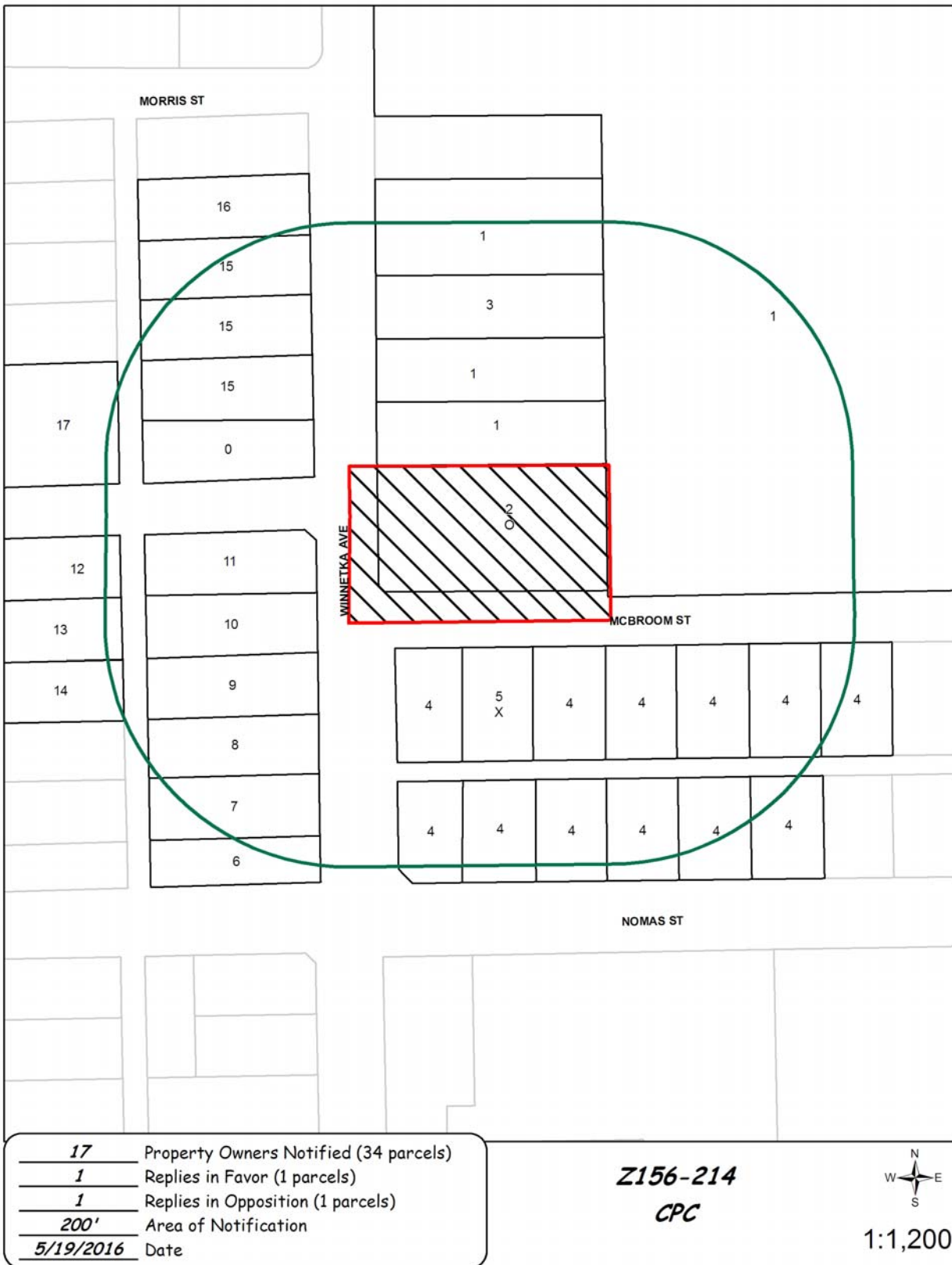








## CPC RESPONSES



05/18/2016

***Reply List of Property Owners***  
***Z156-214***

***17 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3352 N WINNETKA AVE	Dallas ISD
O	2	3326 N WINNETKA AVE	WESLEY RANKIN COMMUNITY
	3	3338 N WINNETKA AVE	IGLESIA CHRISTIANA
	4	1020 MCBROOM ST	HMK LTD
X	5	1016 MCBROOM ST	TORRES ALVARO
	6	3303 N WINNETKA AVE	RINCON SERGIO GUADALUPE
	7	3305 N WINNETKA AVE	ALEJANDRO SALOME M EST OF
	8	3311 N WINNETKA AVE	AYALA JOSE ANGEL II & KRYSTAL ALEJANDRO
	9	3313 N WINNETKA AVE	PANAMENO ANDRES A &
	10	3319 N WINNETKA AVE	ROJAS JULIAN
	11	3323 N WINNETKA AVE	SORIANO JULIO & SANDRA
	12	3322 CROSSMAN AVE	ALEJANDRO ARMANDO
	13	3318 CROSSMAN AVE	LOZANO ADRIANA
	14	3314 CROSSMAN AVE	AGUIN ELIZABETH Y
	15	3335 N WINNETKA AVE	BANDA MARIA C &
	16	3347 N WINNETKA AVE	GARCIA JERRY ZENON &
	17	3330 CROSSMAN AVE	MARTINEZ NORMA ALICIA

**AGENDA ITEM # 79**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 36 B

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers Lane and Matilda Street  
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and revised conditions  
Z145-326(JM)



**FILE NUMBER:** Z145-326(JM)

**DATE FILED:** August 14, 2015

**LOCATION:** Southeast corner of East Lovers Lane and Matilda Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-B

**SIZE OF REQUEST:** Approx. 12.85 Acres

**CENSUS TRACT:** 79.13

**APPLICANT/OWNER:** Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer

**REPRESENTATIVE:** Dallas Cothrum

**REQUEST:** An application to amend Subareas I and II within Planned Development District No. 799.

**SUMMARY:** The applicant is requesting a PDD amendment for consideration of the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (creating a new Subarea II-A within Subarea II); and 4) increase in floor area for nonresidential uses (limited to the newly created Subarea II-A).

**CPC RECOMMENDATION:** Approval, subject to a revised conceptual plan and revised conditions.

**STAFF RECOMMENDATION:** Approval, subject to a revised conceptual plan and revised conditions.

## DESIGNATED ZONING CASE



## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – As the property is currently developed with residential uses across two subareas and a medical clinic being developed on the third, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – The proposed increase in density will create an increase in vehicle trips/day as compared to existing entitlements; however, the existing roadway system can accommodate the additional trips.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

## **Zoning History:**

<b>File Number</b>	<b>Request, Disposition, and Date</b>
1. Z134-110	On June 25, 2014, the City Council approved a PDD, The Village Special Purpose District, subject to conditions.
2. Z134-111	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.
3. Z134-112	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.

### **Thoroughfare Street**

Lovers Lane  
Milton Street  
Matida Drive  
Amesbury Drive

### **Existing & Proposed ROW**

Minor Arterial; 100' & 100' ROW  
Local; 50' ROW  
Local; 50' ROW  
Local; 50' ROW

## STAFF ANALYSIS

**Comprehensive Plan:** The request site is located in an area considered an Urban Mixed-Use Building Block. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

### **Land Use Compatibility:**

On September 24, 2008, the City Council approved a PDD for the property. Development consists of three subareas: Subarea I is currently being developed with a medical clinic or ambulatory surgical center use; Subarea II is developed with retirement housing and a convalescent and nursing homes, hospice care, and related institutions use; and, Subarea III is developed with multifamily uses. The applicant initially requested the following revisions: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (Subarea II); and 4) increase in floor area for nonresidential uses (Subarea II).

Current revisions to the application can now be summarized per the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (newly created Subarea II-A within existing Subarea II); 3) increase in structure height and the number of stories (newly created Subarea II-A within existing Subarea II); and 4) increase in floor area for nonresidential uses (newly created Subarea II-A within existing Subarea II).

The applicant has indicated that there are no specific plans for an existing or potential tenant for the property at this time. With regard to No. 3, the applicant revised the submission to create a new subarea to minimize the impact of this portion of the request.

The entire site enjoys 100 percent street frontage. As such, the PDD requires specific streetscape and wide, unobstructed sidewalks to serve development and adjacent properties as residents traverse the area. As DART's Lovers Lane Station (Red Line) is situated to the west (approximately 1,350 feet from the Milton/Matilda intersection to the rail platform), the development is considered a transit oriented development (within one-quarter mile from a rail station).

Lovers Lane is a thoroughfare that separates much of the intensity of the various street frontages, whereby intensity tends to lessen as it is developed north and south of the respective frontages. With respect to this PDD boundary, the area transitions very quickly to two and three story residential uses (PDD No. 913; 48 feet/four stories) to the southeast and south. The nonresidential development west of the site (PDD No. 610) provides for MU-3 District standards but is currently developed with retail uses. It should be noted there is not a residential area in close proximity as is the situation with this property. Lastly, PDD No. 916 provides for much of its reduced structure height along the Lovers Lane frontage (as well as following the balance of its perimeter boundary).

As now revised, the applicant's submittal related to No. 3, above, accomplishes much of staff's recent concerns. The vertical intensity is better managed by removing the possibility of a 100 foot-tall structure anywhere within the subarea and within 20 feet of the southern property line. Now, an approximate 450 foot setback will exist between the proposed addition and the two story residential uses along the south line of Milton Street (365 feet to the southern property line; 50 foot Milton Street right-of-way; and an approximate building setback of 35 feet for the existing multifamily uses).

**Traffic:** PDD No. 799 was created, in part, to the accepted analysis addressed in the initial traffic impact analysis (January, 23, 2008) as well as an update (March 7, 2011) submitted in conjunction with a previous amendment to the PDD.

The applicant and traffic engineer have worked to ensure the most recent TIA and update adequately provide for the floor area increase associated with this request. As such, it should be noted that 4,000 square feet of the requested 20,000 square feet will be classified as a limited retail use. This use will function to serve the existing residential base located on the property in that there will be no separate main entrance nor exterior signage. It is envisioned this use will not generate vehicle trips normally associated with what would be considered a general merchandise or food store greater than 3,500 square feet. In summary, the requested increase is accepted by the Engineering Section of the Department of Sustainable Development and Construction.

## **CPC ACTION**

Previously held under advisement by the City Plan Commission on January 21, 2016, February 18, 2016, March 3, 2016, and March 17, 2016; approved on April 7, 2016.

April 7, 2016

**Motion:** It was moved to recommend **approval** of an amendment to Subareas I and II, subject to a revised conceptual plan and revised conditions with the following modification: 1) Page 4-13, Subparagraph 3, Floor Area, (B), include additional ordinance provisions to read "For purpose of the this section, Section 4.218(b) does not apply.", 2) Allow medical clinic or ambulatory surgical center as a limited use only, in Subarea II-A, 3) In Subarea II-A, under Front, side or rear yard, include staff's recommendation that reads: "Awnings and canopies may encroach five feet into the required yard along Lovers Lane with a minimum of eight feet of clearance above grade.", 4) Maximum floor area of 10,000 sq. ft. for a medical clinic or ambulatory surgical center, 5) No off-street parking is required for an accessory community center within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street.

Maker: Ridley  
Second: Anglin  
Result: Carried: 8 to 6

For: 8 - Anglin, Houston\*, Anantasomboon, Abtahi,  
Housewright, Peadon, Ridley, Tarpley

Against: 6 - Davis, Shidid, Haney, Jung, Schultz, Murphy  
Absent: 0  
Vacancy: 1 - District 2

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 217  
**Replies:** For: 3 Against: 59

**Speakers:** For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202  
Against: Norma Minnis, 8807 Vinewood Dr., Dallas, TX, 75228  
John Allegro, 5136 Amesbury Dr., Dallas, TX, 75206  
Against (Did not speak): Genie Rousseau, 5811 E. University, Dallas, TX, 75206

**CPC RECOMMENDED AMENDING CONDITIONS  
ARTICLE 799.**

**PD 799.**

**SEC. 51P-799.101. LEGISLATIVE HISTORY.**

PD 799 was established by Ordinance No. 27357, passed by the Dallas City Council on September 24, 2008. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.102. PROPERTY LOCATION AND SIZE.**

PD 799 is established on property generally bounded by Matilda Avenue, Lovers Lane, Amesbury Drive, and Milton Street. The size of PD 799 is approximately 12.85 acres. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) AUTO LIFT means a self-service automated device that is used to stack two cars vertically within the confines of a single parking space, resulting in an additional off-street parking space.

(2) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(3) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(4) MESSAGE ESTABLISHMENT and MESSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(5) MEDICAL, EVALUATION, ASSESSMENT, TREATMENT, AND REHABILITATION CENTER means a facility limited to a special hospital or medical rehabilitation center that offers long term, skilled, non-acute care or rehabilitation in connection with nearby retirement housing or a nearby convalescent and nursing home, hospice care, and related institutions. The facility may not offer acute care or substance abuse treatment and recovery.

(6) ROOF COURTYARD means a recreational area on top of a structure that is open to the sky and may include landscaping, a pool, and other amenities.

(7) STOOP means a small porch leading to the entrance of a residence.

(8) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

(9) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 27357; 28419)

#### **SEC. 51P-799.104. CREATION OF SUBAREAS.**

This district is divided into four [~~three~~] Subareas: Subarea I, Subarea II, Subarea II-A, and Subarea III. The subareas are shown on the conceptual plan (Exhibit 799A) and described in the property description (Exhibit 799B). If there is a conflict between the boundaries shown on the conceptual plan and the boundaries described in the property description, the property description controls. (Ord. Nos. 27357; 28419)

#### **SEC. 51P-799.105. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 799A: conceptual plan.
- (2) Exhibit 799B: property description. (Ord. Nos. 27357; 28419)

#### **SEC. 51P-799.105.1. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 799A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 28419)

#### **SEC. 51P-799.106. DEVELOPMENT PLAN.**

A development plan for each subarea or part of a subarea must be approved by the city plan commission before the issuance of any building permit to authorize work in that subarea or part of a subarea. If there is a conflict between the text of this article and a development plan, the text of this article controls. Development plans for subareas may be submitted in phases. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.107.                    MAIN USES PERMITTED.**

(a)    Subarea I. The following uses are the only main uses permitted:

(1)    Agricultural uses.

None permitted.

(2)    Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.

(3)    Industrial uses.

None permitted.

(4)    Institutional and community service uses.

- Church.
- Library, art gallery, or museum.

(5)    Lodging uses.

None permitted.

(6)    Miscellaneous uses.

- Temporary construction or sales office.

(7)    Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[Limited to a maximum of three drive-through lanes.]*
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bond office is prohibited.]*

(8)    Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[Maximum of one drive-through lane, additional lanes by SUP only.]*
- Temporary retail use.

(11) Transportation uses.

- Private street or alley.
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied. Treat as if in MU-1 Mixed Use Zoning District.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied. Treat as if in MU-1 Mixed Use Zoning District.]*



(b) Subarea II and Subarea II-A. The following uses are the only main uses permitted:

- Adult day care.
- Convalescent and nursing homes, hospice care, and related institutions.
- General merchandise or food store 3,500 square feet or less. [Limited Use only in Subarea II-A]
- General merchandise or food store greater than 3,500 square feet. [Limited Use only in Subarea II-A]
- Local utilities.
- Medical clinic or ambulatory surgical center. [Limited Use only in Subarea II-A]
- Medical, evaluation, assessment, treatment, and rehabilitation clinic.
- Multifamily.
- Private recreation center, club, or area. [SUP]
- Private street or alley.
- Public park, playground, or golf course.
- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
- Retirement housing.
- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(c) Subarea III. The following uses are the only main uses permitted:

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Local utilities.
- Multifamily.
- Private recreation center, club, or area. [SUP]
- Private street or alley.
- Public park, playground, or golf course.
- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
- Retirement housing.
- Single family.
- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(Ord. Nos. 27357; 28419)

## SEC. 51P-799.108. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any subarea in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Subarea I. The following accessory uses are not permitted:

- Accessory helistop.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Bail bond office.
- Day home.
- General waste incinerator.

(c) Subarea II and Subarea II-A. The following accessory uses are not permitted:

- Accessory helistop.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.

(d) Subarea III. The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display or sale of merchandise.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(Ord. Nos. 27357; 28419)

## **SEC. 51P-799.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. The following regulations apply to all subareas:

(1) Setbacks. The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(2) Lot size. No minimum lot size.

(3) Residential proximity slope. The residential proximity slope regulations in Section 51A-4.412 apply only to the perimeter of the Property.

(4) Urban form. No urban form setback is required.

(5) Lot coverage.

(A) The combined maximum lot coverage of all subareas is 72 percent.

(B) Surface parking lots and underground parking structures are not included in lot coverage.

(C) Above ground parking structures are included in lot coverage calculations unless the above ground parking structure

(i) includes a roof courtyard; and

(ii) does not exceed 17 feet in height.

(b) Subarea I.

(1) Front, side, or rear yard.

(A) Except awnings and stoops, minimum setback from the north Property line along Lovers Lane is 15 feet, as shown on the conceptual plan.

(B) Except awnings, dumpsters, and stoops, minimum setback from the west Property line along Matilda Street is 60 feet, as shown on the conceptual plan.

(2) Floor area. Maximum floor area is 17,500 square feet, excluding a mechanical equipment room.

(3) Height. The maximum structure height is 34 feet, eight inches, excluding mechanical equipment or parapet walls designed to hide mechanical equipment or to provide architecture integrity or building articulation. Mechanical equipment is limited to eight additional feet in height.

(4) Stories. Maximum number of stories above grade is two.

(c) Subarea II.

(1) Front, side, or rear yard.

(A) Minimum setback from the north Property line along Lovers Lane is 15 feet as shown on the conceptual plan.

(B) Minimum setback from the west Property line along Matilda Street is 15 feet as shown on the conceptual plan.

(C) Minimum setback from the south Property line along Milton Street is 20 feet as shown on the conceptual plan. Porte-cocheres, passenger drop-off and pick-up areas, covered parking, or similar structures may encroach five feet into the required yards.

(2) Density. Maximum number of dwelling units is 348. For the purposes of this Subarea, each retirement housing or independent living apartment or room counts as one dwelling unit regardless of the number of beds. For all other uses, each bed counts as a dwelling unit.

(3) Height.

(A) Maximum structure height is 54 feet. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(B) Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(4) Stories. Maximum number of habitable stories is four. No maximum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(c-1) Subarea II-A.

(1) Front, side, or rear yard.

(A) Except as provided in this paragraph, minimum setback from the north Property line along Lovers Lane is 65 feet as shown on the conceptual plan.

(1) Porte-cocheres may encroach 30 feet into the required yard along Lovers Lane.

(2) Stoops may encroach five feet into the required yard along Lovers Lane.

(3) Awnings and canopies may encroach five feet into the required yard along Lovers Lane with a minimum of eight feet of clearance above grade.

(B) No minimum side or rear yard setback.

(2) Density. Maximum number of dwelling units is 136. For the purposes of this Subarea, each retirement housing or independent living apartment or room counts as one dwelling unit regardless of the number of beds. For all other uses, each bed counts as a dwelling unit.

(3) Floor area.

(A) Except as provided in this paragraph, maximum floor area for all nonresidential uses is 20,000 square feet.

(B) Maximum floor area for a general merchandise or food store greater than 3,500 square feet is 4,000 square feet. For purposes of this floor area maximum, this is an aggregate floor area for this use as well as the general merchandise or food store less than 3,500 square feet. For purposes of this paragraph, Chapter 51A-4.218(b) does not apply.

(C) Maximum floor area for a medical clinic or ambulatory surgical center is 10,000 square feet. For purposes of this paragraph, Chapter 51A-4.218(b) does not apply.

(4) Height.

(A) Except as provided in this paragraph, maximum structure height is 100 feet. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(B) Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(C) Maximum structure height for a porte-cochere is 18 feet.

(5) Stories. Maximum number of habitable stories is nine. No maximum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (4).

(d) Subarea III.

(1) Front, side, and rear yard.

(A) Minimum setback along Lovers Lane is 15 feet.

(B) Minimum setback along Amesbury Street is 15 feet.

(C) Minimum setback along Milton Street is 20 feet.

(2) Density. Maximum number of dwelling units is 336.

(3) Height. Except as provided in this paragraph, maximum structure height is 58 feet, six inches. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(4) Stories.

(A) Maximum number of habitable stories is four. No minimum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(B) Facades facing Lovers Lane must have an appearance of three stories. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.110. OFF-STREET PARKING AND LOADING.**

(a) In general.

(1) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) A maximum of 25 percent of the required off-street parking spaces may be compact.

(3) For purposes of required parking and loading, the entire Property is considered one lot.

(b) Subarea I.

(1) Parking reduction.

(A) If more than three pedestrian amenities listed in Subparagraph (D) are provided in Subarea I, a use within Subarea I may be granted a five percent reduction in required off-street parking. An additional five percent reduction of required off-street parking reduction may be granted for each additional amenity provided up to a maximum of 20 percent.

(B) Bicycle parking is a required amenity if a use is seeking a parking reduction.

(C) Pedestrian amenities must be provided within the curb-to-building area, within a plaza, or along private streets, drives, or pedestrian ways and must be placed far enough from the street curb to not create a physical barrier or obstruction.

(D) The following pedestrian amenities may count toward a parking reduction:

(i) Bicycle parking at one five-bicycle unit per 500 feet of frontage.

(ii) Awning/canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the frontage; or a

combination of street trees and evergreen shrubs with a minimum of one small tree per 25 feet of frontage and a minimum of one shrub per five feet of frontage.

- (iii) Benches at one per 200 feet of frontage.
- (iv) Trash receptacles at one per 200 feet of frontage.
- (v) Free-standing or wall-mounted pedestrian street lamps at one per 200 feet of frontage.
- (vi) Enhanced sidewalk with stamped concrete or brick pavers for the full width of the sidewalk along the entire frontage.
- (vii) Public art or water features costing no less than \$2,500, at one per subarea.
- (viii) Drinking fountains at one per 800 feet of sidewalk.
- (ix) Electric car recharging location.
- (x) Public access to wireless internet service at no cost.

(2) Parking rows. No more than two rows of parking are permitted in front of a structure.

(c) Subarea II and Subarea II-A.

(1) For retirement housing uses, 0.56 parking spaces per unit is required. No additional required parking for accessory portions of a retirement housing use, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(2) For convalescent and nursing homes, hospice care, and related institution uses, 0.25 parking spaces per unit are required. No additional required parking for accessory portions of a convalescent and nursing home or hospice use, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(3) For a medical, evaluation, assessment, treatment, and rehabilitation clinic use, one parking space per 333 square feet of floor area is required.

(3.1) Accessory community center (private). No off-street parking is required.

(4) A maximum of two rows of parking is allowed between a structure facade and Matilda Street.

(5) A maximum of one row of parking is allowed between a structure facade and Lovers Lane.

(6) A maximum one row of parking is allowed between a structure facade and Milton Street.

(7) Tandem parking is permitted.

(8) Packed parking and auto lifts are permitted. For packed parking, a minimum of one attendant must be available at all times to maneuver, park, and deliver vehicles.

(d) Subarea III.

(1) For multifamily uses, 1.5 parking spaces per unit is required. No additional required parking for accessory portions of a multifamily use, including private recreation, community center, entertaining areas, or similar common areas is required.

(2) No parking is allowed between a structure facade and Amesbury Drive.

(3) No parking is allowed between a structure facade and Milton Street.

(4) Parking is only allowed between a structure facade and Lovers Lane within the 20 percent of frontage that is immediately adjacent to Subarea II.

(5) Tandem parking is permitted.

(6) Packed parking and auto lifts are permitted. For packed parking, a minimum of one attendant must be available at all times to maneuver, park, and deliver vehicles.

(7) A notched or fully indented loading and unloading area is allowed on Milton Street but may not exceed 60 feet in length. Signage limiting the loading and unloading area to the exclusive use by the multifamily use is required. In this area, the sidewalk may be reduced to a clearance of four feet. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.112. LANDSCAPING, SIDEWALKS, AND PEDESTRIAN AMENITIES.**

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.



(2) Plant materials must be maintained in a healthy, growing condition.

(3) For each subarea or portion of a subarea subject to an approved development plan, landscaping must be installed within six months after the issuance of a certificate of occupancy.

(4) Sections 51A-10.125, "Mandatory Landscaping Requirements," and 51A-10.126, "Design Standard," do not apply.

(5) Street trees count as site trees.

(b) Trees.

(1) Number of trees. The minimum number of trees required on Milton Street, Amesbury Drive, and Lovers Lane is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage.

(2) Location of trees.

(A) Trees must be planted at least 10 feet from any structure and must be spaced as uniformly as practical and may be located between the back of curb and sidewalk or between the sidewalk and any structure.

(B) A minimum five-and-one-half-foot-wide planting zone must be provided parallel to Milton Street, Amesbury Drive, and Lovers Lane except in Subarea I. A minimum of 60 percent of the planting zone must contain living trees, turf, grass, flowers, or ground cover vegetation that is recommended by the building official.

(3) Type of trees.

(A) Except where the building official determines small trees are appropriate, parkway trees must be large trees with a minimum height of 12 feet and a minimum caliper of four inches at the time of planting.

(B) Large trees must be one of the following species:

<i>Acer barbatum</i>	'Caddo' Maple
<i>Acer rubrum</i>	Red Maple
<i>Fraxinus texensis</i>	Texas Ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pinus thunbergii</i>	Japanese Black Pine
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus virginiana</i>	Live Oak
<i>Taxodium distichum</i>	Pond Cypress
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i>	Lacebark Elm

<i>Acer rubrum</i> ‘October Glory’	October Glory Maple
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia grandiflora</i>	Claudia Wannamaker
	Magnolia
<i>Quercus virginiana</i> ‘Highrise’	Highrise Live Oak
<i>Ulmus parvifolia</i> ‘Drake’	Drake Elm
<i>Ulmus parvifolia</i>	‘EmerII’ Allee Elm

(C) Small tree means a tree of a species that normally reaches a height of less than 30 feet upon maturity.

(4) Planting requirements.

(A) If trees are planted in an area with less than 65 square feet of permeable planting area, Cornell University structural soils, applied as specified by the Urban Horticultural Institute of Cornell University, must be used, or other similar methods or technologies approved by the building official.

(B) Any tree planted within 18 inches of pavement must have a tree grate that is at least five feet by five feet.

(5) Tree replacement.

(A) Trees planted in any Subarea may count towards the tree replacement requirements in Division 51A-10.130.

(B) Large parkway trees may count towards the tree replacement requirements in Division 51A-10.130.

(6) Tree mitigation.

(A) To qualify for a reduction in the number of replacement trees, the building official must determine that the tree protection requirements in Article X have been met.

(B) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater that are preserved may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. Trees must be protected prior to and during construction with the minimum standards in Article X. Any credits are subject to inspection by the building official.

(C) Yaupon holly (*Ilex vomitoria*) is not considered a protected tree. Relocation of yaupon hollies is encouraged.

(D) If the property owner submits an application for a building permit for a structure within six months after the issuance of an approved tree replacement

application, tree mitigation may be completed before the final certificate of occupancy is issued on the Property, or within 36 months, whichever is sooner.

(E) Tree mitigation is not required for trees within 10 feet of a building wall.

(c) Sidewalks.

(1) Sidewalks must be provided in the locations shown on a development plan.

(2) In Subarea I, sidewalks may be located adjacent to retail uses.

(3) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(4) The following minimum sidewalk widths must be provided as follows:

(A) Along Lovers Lane in Subarea I, eight feet; and in Subarea II, eight feet.

(A) Along Lovers Lane in Subarea I, eight feet; and in Subarea II and Subarea II-A, eight feet.

(B) Along Matilda in Subarea I, eight feet.

(C) Along Amesbury in Subarea III, eight feet.

(D) Along Milton in Subareas II and III, eight feet.

(5) A minimum of five feet of unobstructed sidewalk is required.

(d) Pedestrian amenities.

(1) Pedestrian amenities may be located in any Subarea and along any frontage, and may be located within the planting zone or on the sidewalk.

(2) At least 10 pedestrian street lamps (free-standing or wall-mounted) must be provided.

(3) A minimum of two of the following pedestrian amenities must also be provided:

(A) At least three light fixtures in addition to the 10 pedestrian street lamps required in Paragraph (2).

(B) At least two park benches or seat walls.

(C) At least two bicycle racks.

(D) At least five trash receptacles.

(e) Roof courtyards. At least 40 percent of roof courtyards in Subarea II, Subarea II-A, and Subarea III must consist of water features, swimming pools, plant materials, or similar landscape feature.

(f) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for

keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.113.**

**SIGNS.**

(a) Subarea I.

(1) Except as provided in this subsection, signs must comply with the provisions for business zoning districts.

(2) Non-monument signs are permitted.

(3) Detached signs may not be illuminated between 12:00 a.m. (midnight) and 6:00 a.m. and may not move, flash, rotate, or change illumination more than once per hour. Detached signs may not have a luminance of more than 200 foot-lamberts.

(b) Subareas II, II-A, and III.

(1) Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts.

(2) Two additional blade signs are permitted in Subarea II for retirement housing or convalescent and nursing homes, hospice care, and related uses. One may be attached along Lovers Lane and the other along Matilda Street. Blade signs must be attached to a main structure and may not exceed 50 square feet in effective area.

(2.1) Two additional blade signs are permitted in Subarea II-A for retirement housing or convalescent and nursing homes, hospice care, and related uses. Blade signs must be attached to a main structure and may not exceed 50 square feet in effective area.

(3) Two additional blade signs are permitted in Subarea III. Effective area may not exceed 50 square feet.

(4) Detached signs may not be illuminated between 12:00 a.m. (midnight) and 6:00 a.m. and may not move, flash, rotate, or change illumination more than once per hour. Detached signs may not have a luminance of more than 200 foot-lamberts. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.114.**

**ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

(c) Exterior parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Except garage entrances and exits, openings in parking structure facades that are visible from a public right-of-way may not exceed 45 percent of the total parking structure.

(d) To ensure compatibility with the surrounding land uses, facades facing rights-of-way must be 80 percent masonry excluding windows, trim, and doors. Masonry includes stone, brick, concrete, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For

purposes of this provision, stucco and Exterior Finish Insulations System (EFIS) materials are not considered masonry.

(e) Garbage dumpsters must be screened with materials consistent with the main structure of a subarea or located inside a garage. Garbage dumpsters in Subarea I must be located a minimum of two feet from the south Property line. ~~south of the main structure.~~

(f) In Subarea I, a maximum of three drive-through lanes for all uses combined are allowed by right. Any additional lanes require an SUP.

(g) The first 15 feet of depth of structures with facades facing Lovers Lane must be habitable space.

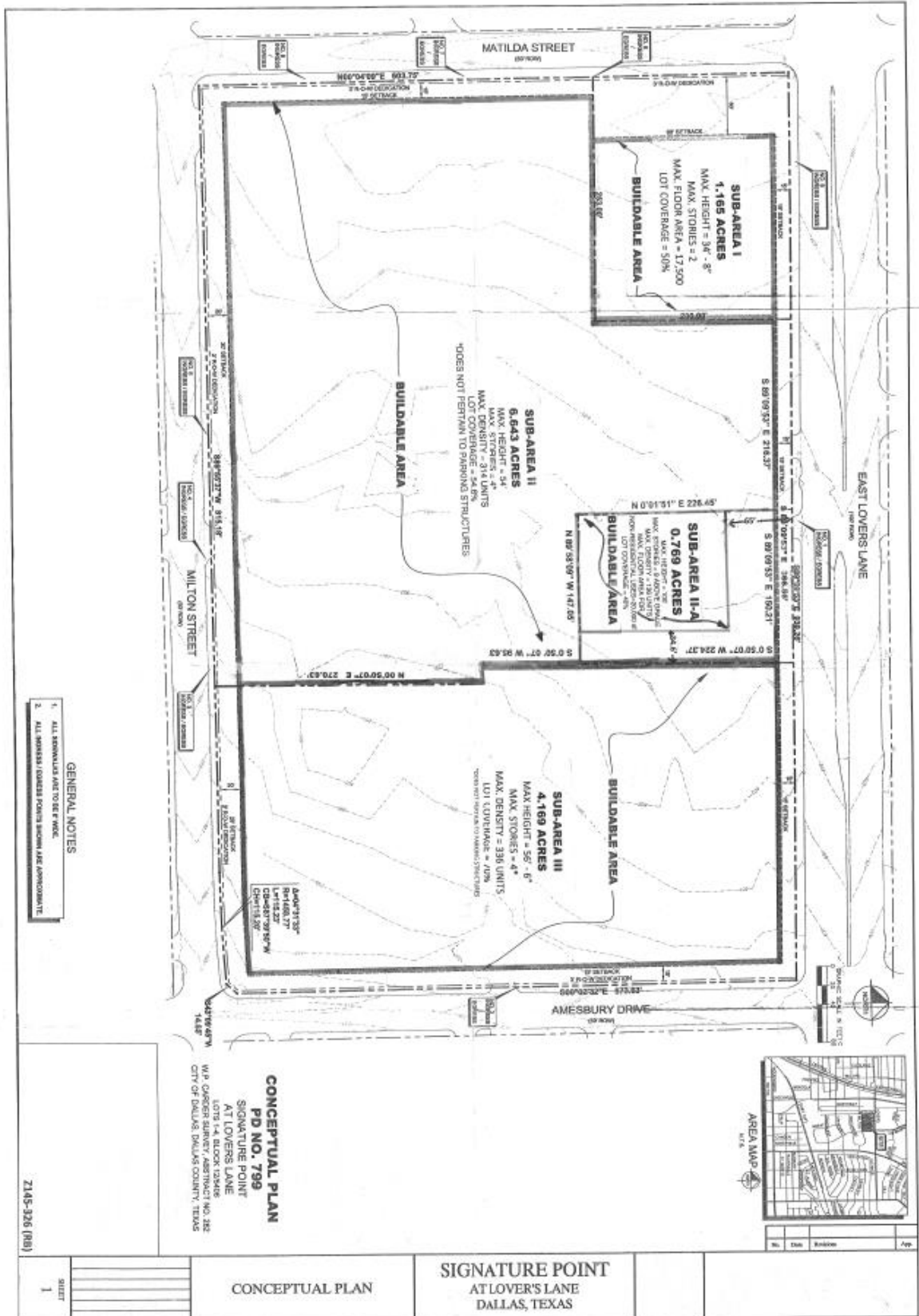
(h) Utilities must meet be located underground whenever possible. (Ord. Nos. 27357; 28419)

**SEC. 51P-799.115.**

**COMPLIANCE WITH CONDITIONS.**

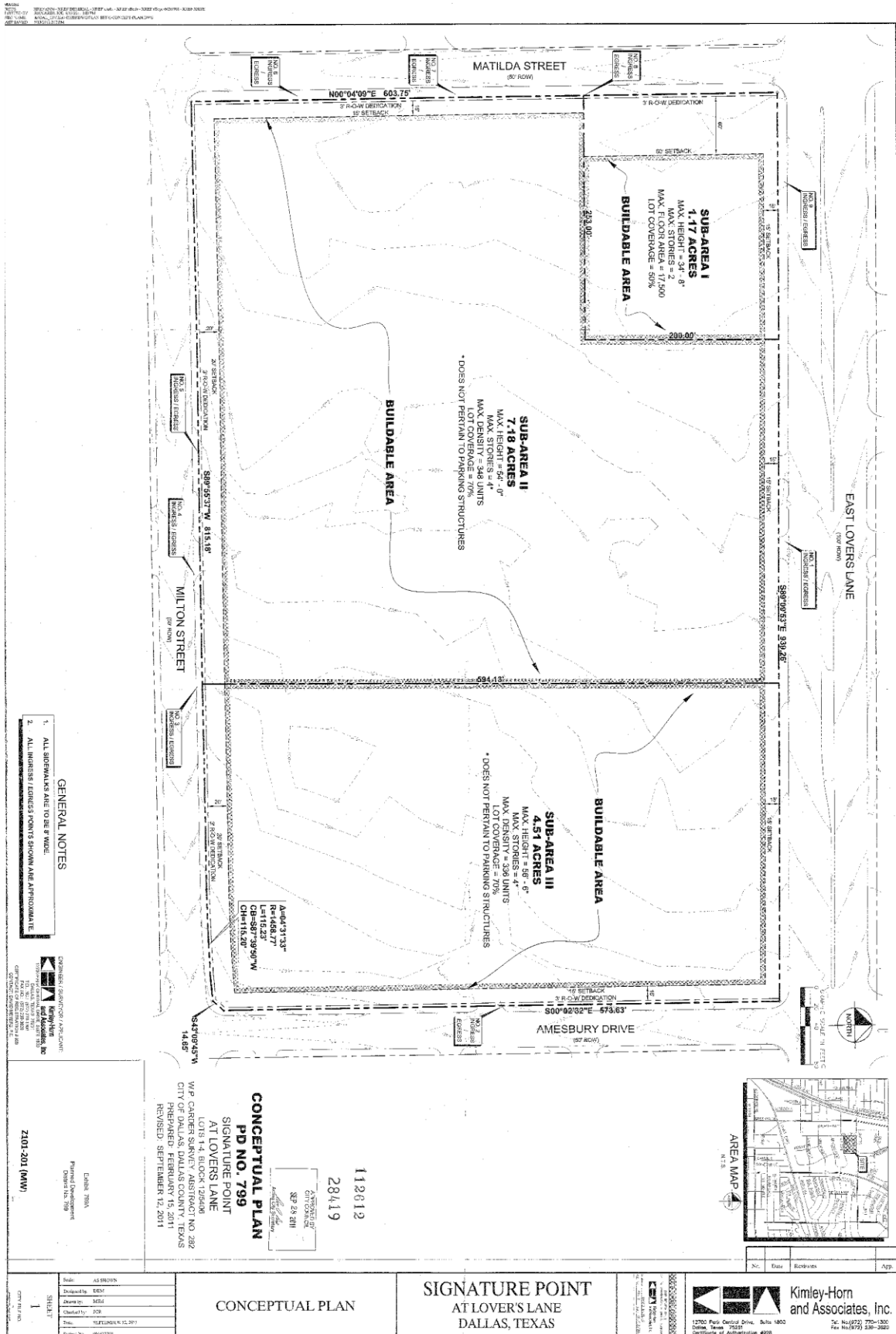
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

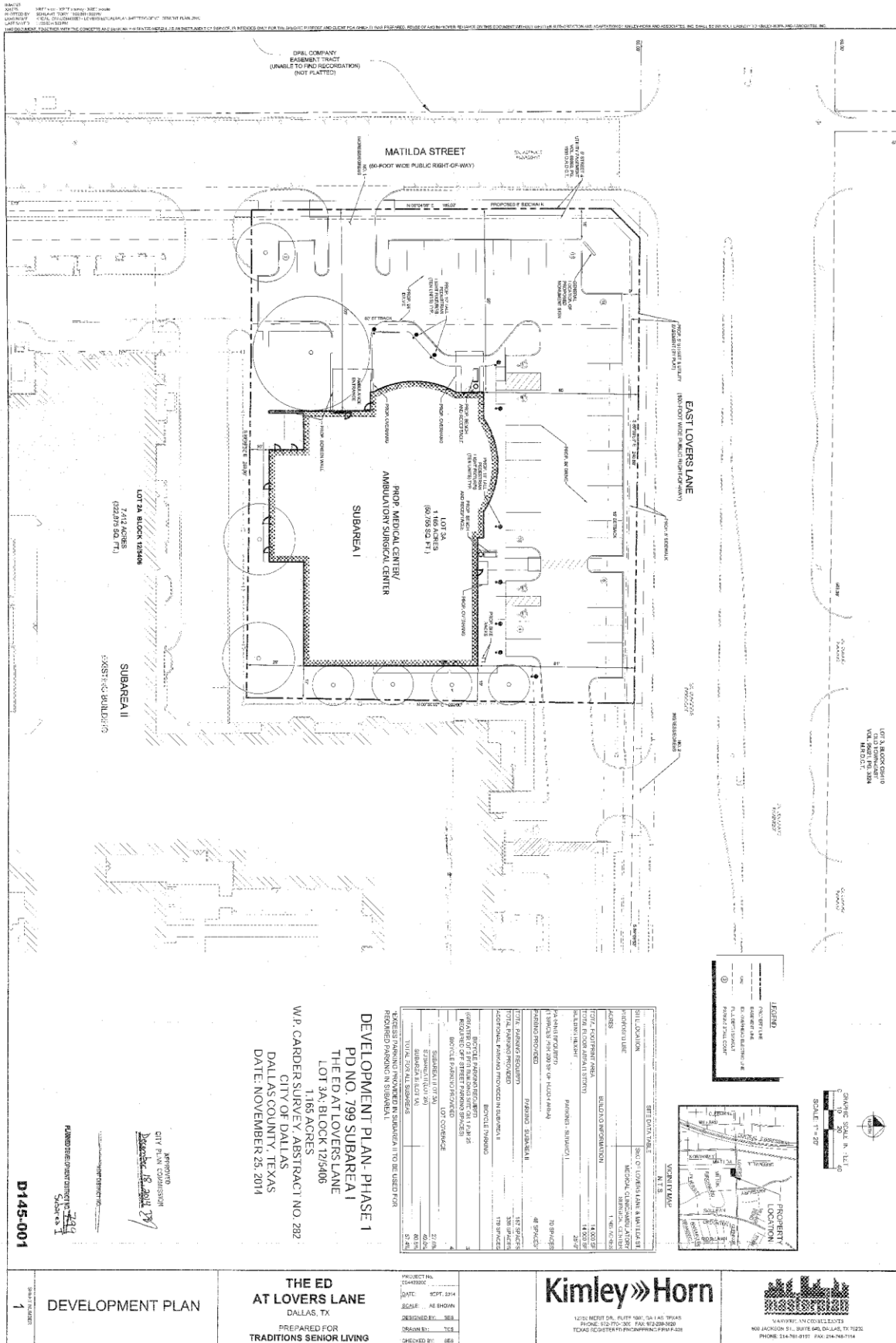
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 27357; 28419)



Proposed Conceptual Plan

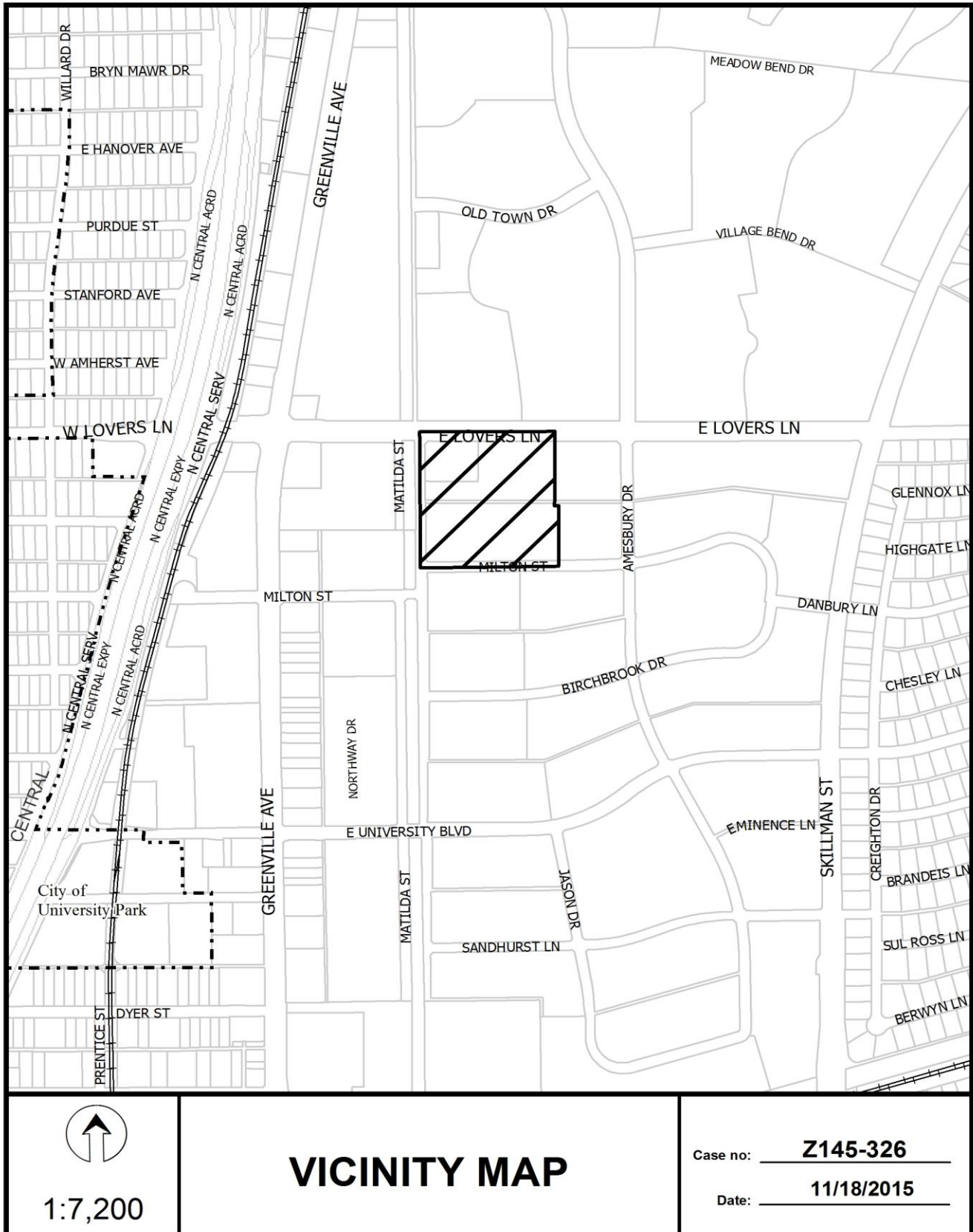




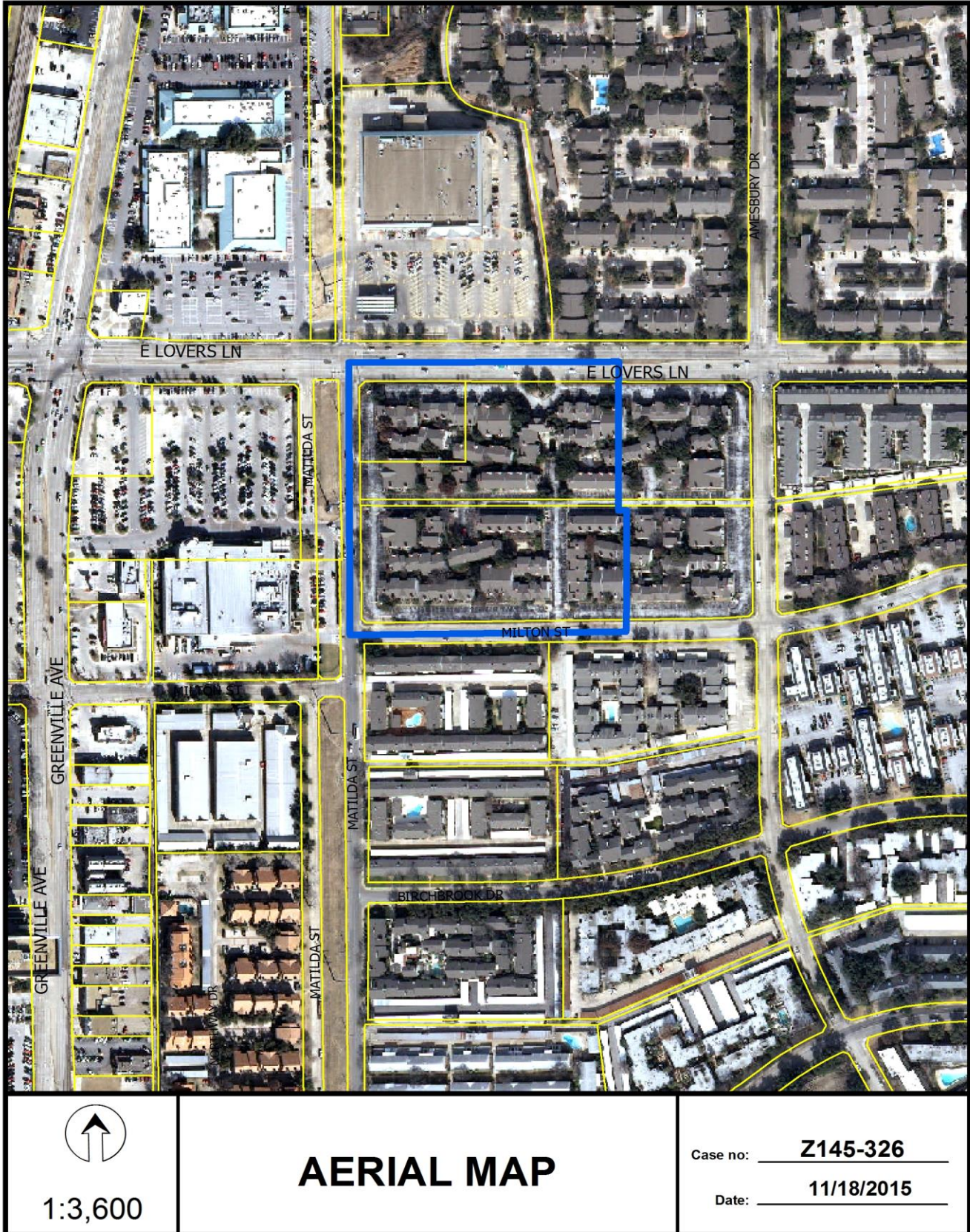




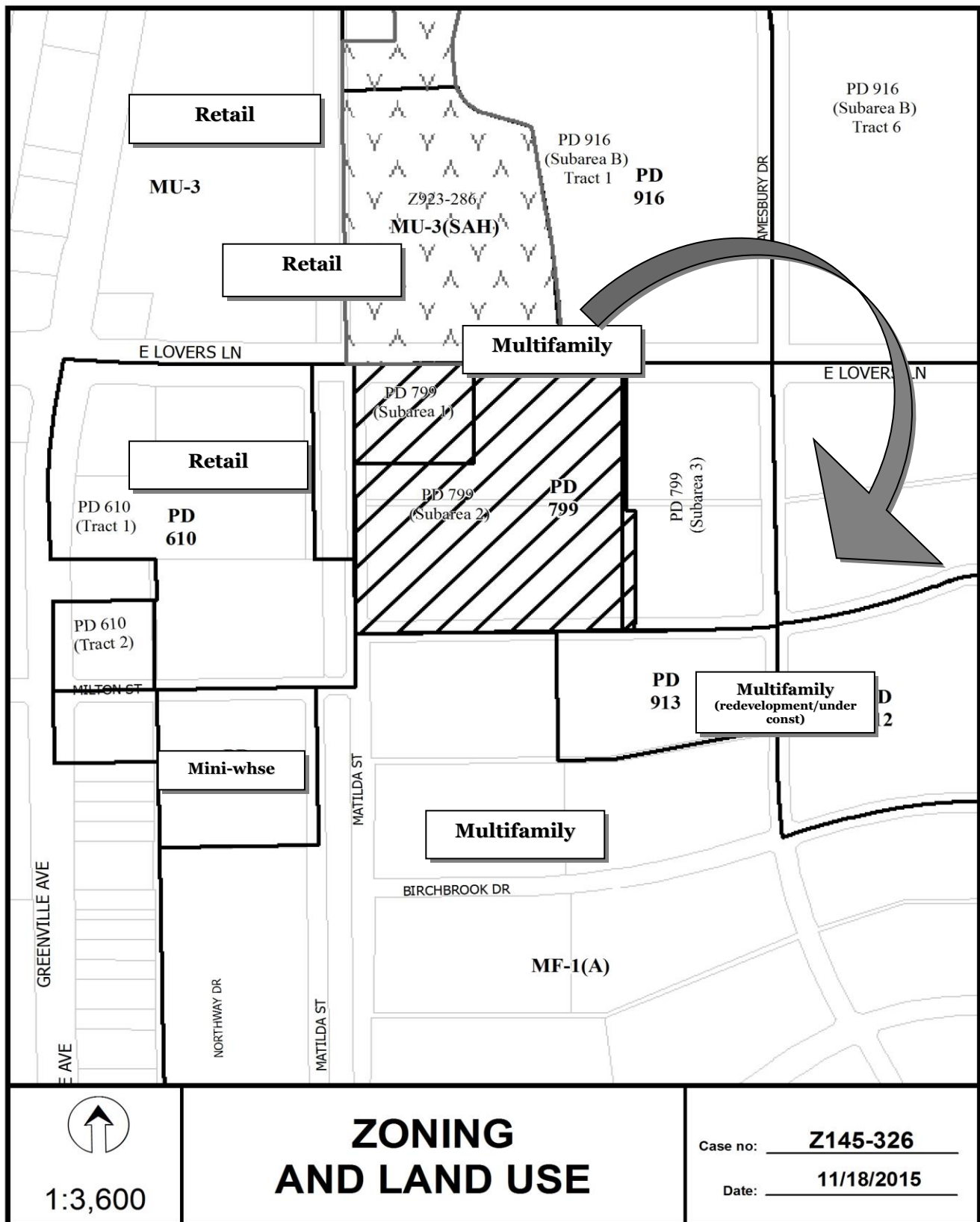


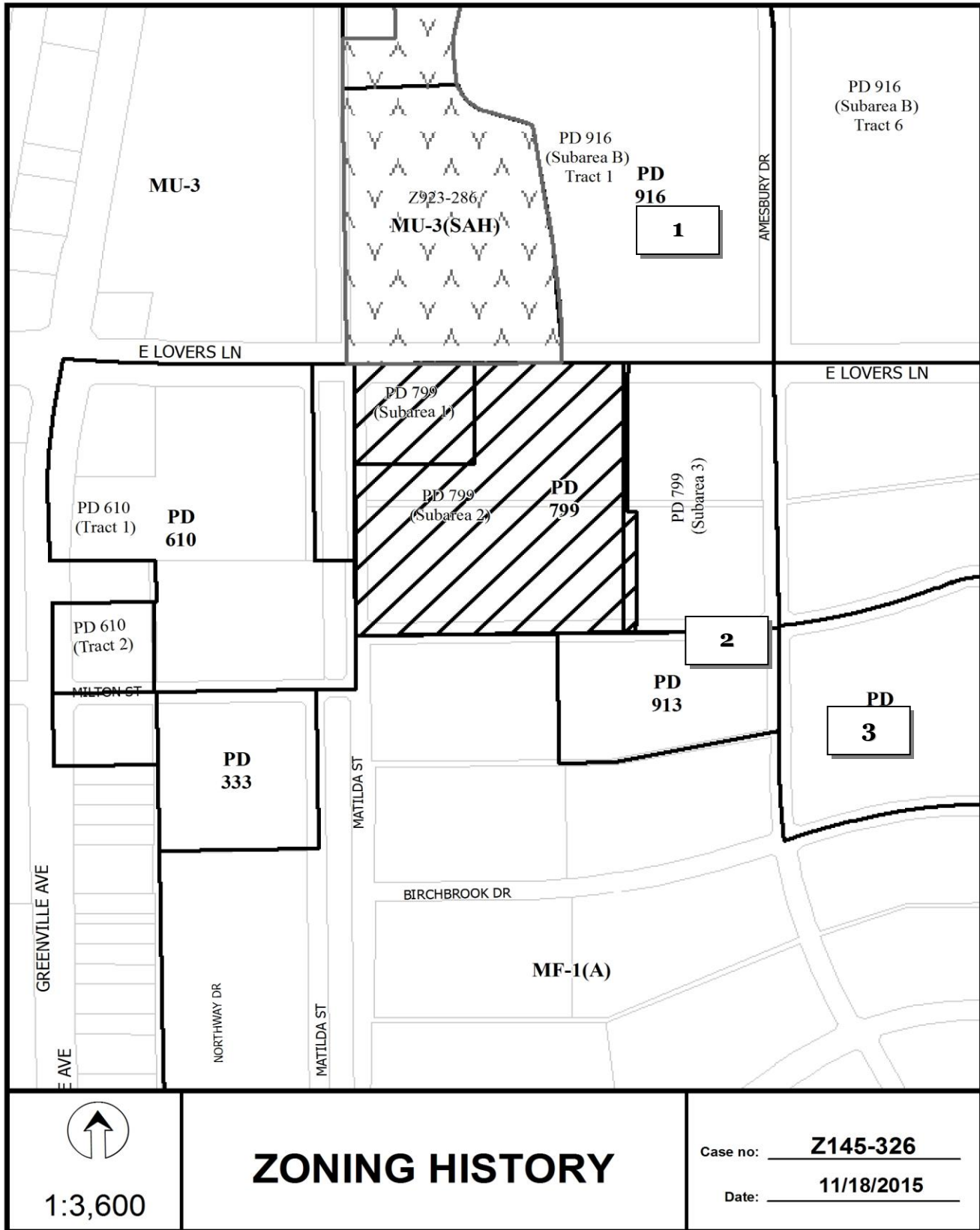




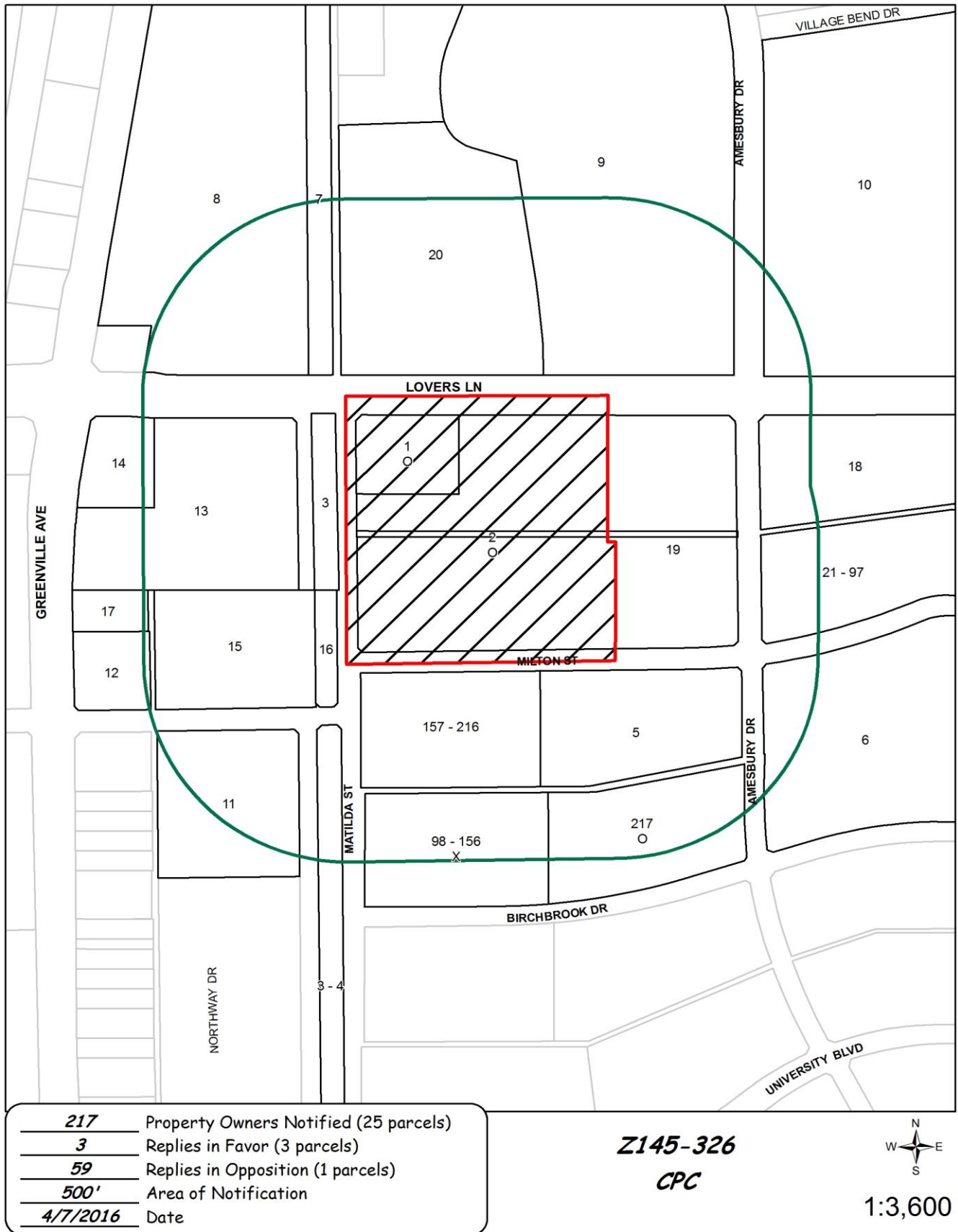












04/06/2016

***Reply List of Property Owners******Z145-326******217 Property Owners Notified******3 Property Owners in Favor******59 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	5836 E LOVERS LN	LOVERS MEDICAL INVESTORS LP
O	2	5850 E LOVERS LN	LOVERS TRADITION II LP
	3	4500 GREENVILLE AVE	TEXAS UTILITIES ELEC CO
	4	4500 GREENVILLE AVE	TEXAS UTILITIES ELEC CO
	5	5025 AMESBURY DR	STILLWATER AP2 DEVELOPMENT LLC
	6	5020 AMESBURY DR	STILLWATER AP1 DEVELOPMENT LLC
	7	5700 E LOVERS LN	TEXAS UTILITIES ELEC CO
	8	5500 GREENVILLE AVE	OT TX GREENVILLE LP
	9	5349 AMESBURY DR	PC VILLAGE APTS DALLAS LP
	10	5350 AMESBURY DR	LINCOLN PROPERTY CO
	11	5720 MILTON ST	SH 710 LLC
	12	5114 GREENVILLE AVE	MUSSO & CIVELLO ET AL
	13	5750 E LOVERS LN	LINCOLN LAG LTD
	14	5200 GREENVILLE AVE	HEDRICK L W TRUST
	15	5750 LOVERS LN	LINCOLN LAG LTD
	16	4500 GREENVILLE AVE	LINCOLN LAG LTD
	17	5118 GREENVILLE AVE	LINCOLN LAG TWO LTD
	18	6044 E LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
	19	5936 E LOVERS LN	CT LOVERS LANE APARTMENTS LP
	20	5809 E LOVERS LN	OT TEXAS GREENVILLE LP
	21	5130 AMESBURY DR	CHAVEZ CONSUELO BERNAL
	22	5130 AMESBURY DR	REINHART COLIN
	23	5130 AMESBURY DR	AVIVA INVESTMENTS LP
	24	5132 AMESBURY DR	COUSINO JAY FREDERICK &
	25	5132 AMESBURY DR	LABARBA FRANK JR
	26	5132 AMESBURY DR	SALGADO GARY

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5130	AMESBURY DR	JONES TERRY P & REBECCA B
28	5130	AMESBURY DR	COUSINO JAY & LORI
29	5130	AMESBURY DR	PARKER LORI
30	5132	AMESBURY DR	SEAL SETH COLTON
31	5132	AMESBURY DR	G4 LLC
32	5132	AMESBURY DR	MORANTE JAVIER
33	5136	AMESBURY DR	BUFORD R LEE
34	5136	AMESBURY DR	WANG YI
35	5138	AMESBURY DR	RICCOBONI ANTHONY & JEANINE
36	5138	AMESBURY DR	RICKRICH WHITE LLC
37	5138	AMESBURY DR	COUSINO JAY
38	5136	AMESBURY DR	GILBREATH CYNTHIA
39	5136	AMESBURY DR	STRAIN ELIZABETH A
40	5138	AMESBURY DR	CCHIRCA ANATOMIO
41	5138	AMESBURY DR	PHILLIPS ROGER
42	5140	AMESBURY DR	BARONET ALICE K
43	5140	AMESBURY DR	CHAVEZ RIGOBERTO &
44	5142	AMESBURY DR	KRANICH GEORGE W
45	5142	AMESBURY DR	KRANICH GEORGE W
46	5142	AMESBURY DR	ERNST BOBBIE JEAN
47	5140	AMESBURY DR	WOODALL CHASE & LESLIE
48	5140	AMESBURY DR	CVIJETIC GORAN
49	5142	AMESBURY DR	FERIA JULIA V
50	5142	AMESBURY DR	GARZA ERICK
51	5142	AMESBURY DR	KENNEDY CAROLE K
52	5148	AMESBURY DR	AVIVA INVESTMENTS LP
53	5148	AMESBURY DR	FELLOWS HOWARD F JR &
54	5148	AMESBURY DR	BARNHART RICK & KRISTIN
55	5148	AMESBURY DR	KELLER PHILLIP LANCE
56	5148	AMESBURY DR	JOHNSON MARGARET E
57	5148	AMESBURY DR	KAROVA RENI TZVETANOVA

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5148	AMESBURY DR	NEGA AKLIL
59	5148	AMESBURY DR	BROTHERTON KATHERINE
60	5150	AMESBURY DR	KANSKA AGNIESZKA
61	5150	AMESBURY DR	FAITH DORIS
62	5150	AMESBURY DR	SABOGAL ANDREW
63	5150	AMESBURY DR	GRAY GARY T
64	5150	AMESBURY DR	LINDLEY TODD P
65	5150	AMESBURY DR	LOZANO JR LINO GARZA &
66	5150	AMESBURY DR	DONLIN PATRICK
67	5150	AMESBURY DR	SIKORSKI JOSEPH
68	5154	AMESBURY DR	COLE MICHAEL
69	5154	AMESBURY DR	DEVITO JILL
70	5154	AMESBURY DR	MORENO BARBARA
71	5154	AMESBURY DR	GRIMES STACEY L
72	5154	AMESBURY DR	ORTEGA TABITHA C & JOSE B
73	5154	AMESBURY DR	HOLMES WILLIAM H
74	6001	MILTON ST	GHENNET MICHELE
75	6003	MILTON ST	SCHORN DESIREE WELCH
76	6005	MILTON ST	VANGRUBER Yael
77	6007	MILTON ST	DAMETIE TADELE
78	6009	MILTON ST	DUNN ZENEBECH
79	6011	MILTON ST	GREEN CLIFFORD JOHN
80	6015	MILTON ST	NORMAN THOMAS E
81	6017	MILTON ST	DAVENPORT LESLIE C
82	6019	MILTON ST	HUPP ANW & EKAERINA KONOVALOVA
83	6021	MILTON ST	IBRAHIM MARY
84	6023	MILTON ST	SMITH CLAELE
85	6025	MILTON ST	CARTER KEVIN R & BARBARA
86	6033	MILTON ST	DAMARYS QUINTANA D
87	6035	MILTON ST	SMITH MARLYS L
88	6037	MILTON ST	HERNANDEZ WENDY

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	6039 MILTON ST	ROBBINS MYRA ELIZABETH
	90	6041 MILTON ST	COCANOUGH ANDREW MARK
	91	6043 MILTON ST	FRERICH BRADLEY J
	92	6045 MILTON ST	PATTERSON FAMILY LTD PS
	93	6047 MILTON ST	NAKPAIRAT SOPON & ANN M
	94	6049 MILTON ST	RESENDEZ JENNIFER & SCOTT WILSON
	95	6051 MILTON ST	CORSE CATHY DOWDY TR
	96	6053 MILTON ST	MERCHED CHADI J
	97	6055 MILTON ST	MADERO MIGUEL ALBERTO
X	98	5805 BIRCHBROOK DR	BLACKMAN CLAIRE R
X	99	5805 BIRCHBROOK DR	SMITH CHRISTINA
X	100	5811 BIRCHBROOK DR	MCMILLAN DARLENE J
X	101	5811 BIRCHBROOK DR	LUEDTKE GRETCHEN M
X	102	5805 BIRCHBROOK DR	STAFFORD TRAVIS W
X	103	5805 BIRCHBROOK DR	KALKER AVIE
X	104	5811 BIRCHBROOK DR	MCDANIEL STEPHEN D &
X	105	5811 BIRCHBROOK DR	ELLIOTT WENDY
X	106	5819 BIRCHBROOK DR	EMMONS MIKE
X	107	5819 BIRCHBROOK DR	JONES TRICIA L
X	108	5833 BIRCHBROOK DR	PLIMPTON PAMELA
X	109	5833 BIRCHBROOK DR	FANTINI DAVID P
X	110	5825 BIRCHBROOK DR	CLUMPNER JSTIN & ATASIA L VILLESAS
X	111	5833 MILTON ST	BELL ELLEN M
X	112	5833 BIRCHBROOK DR	TWAY DUANE C & CONSTANCE
X	113	5010 MATILDA ST	AGUILAR JOSE I
X	114	5010 MATILDA ST	MCBEATH SHERRY L
X	115	5010 MATILDA ST	CARLSTROM ERIC C
X	116	5010 MATILDA ST	ZAVITKOVSKY F KARL &
X	117	5016 MATILDA ST	MORGAN BRYAN II
X	118	5016 MATILDA ST	BLANKENSHIP JAMES T &
X	119	5020 MATILDA ST	DUPUY CHARLOTTE B

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	120	5020 MATILDA ST	VERSCHOYLE JOAN
X	121	5016 MATILDA ST	REYNOLDS ROBERT F & HOANG
X	122	5016 MATILDA ST	PEDIGO PATRICK J &
X	123	5020 MATILDA ST	LI TIANYI
X	124	5020 MATILDA ST	WHISNANT DENISE
X	125	5026 MATILDA ST	ZABY VINCENT RAY
X	126	5026 MATILDA ST	BRYSON MARK H
X	127	5026 MATILDA ST	JONES BRADY
X	128	5026 MATILDA ST	HOANG TINA THANH
X	129	5032 MATILDA ST	THOMPSON LAURALEE
X	130	5032 MATILDA ST	TSADA NEGUSE &
X	131	5032 MATILDA ST	FORTENBERRY AUSTIN
X	132	5032 MATILDA ST	FORTENBERRY AUSTIN EVIN
X	133	5038 MATILDA ST	FANTINI DAVID
X	134	5038 MATILDA ST	MEINHARDT CONNIE
X	135	5038 MATILDA ST	ANSLEY WILLIAM F
X	136	5038 MATILDA ST	BENAVIDES NATHAN
X	137	5044 MATILDA ST	SHEEHAN MARY L TRUSTEE
X	138	5044 MATILDA ST	DRISKELL STANLEY B SR
X	139	5050 MATILDA ST	ALLEN STEPHANIE M
X	140	5050 MATILDA ST	BURCH RICHARD M &
X	141	5056 MATILDA ST	TAYLOR TIMOTHY F
X	142	5056 MATILDA ST	GARCIA ERIC
X	143	5062 MATILDA ST	FRANKLIN JOSHUA
X	144	5062 MATILDA ST	SOTELO ANTONIA
X	145	5068 MATILDA ST	ROBERTSON JESSICA R
X	146	5068 MATILDA ST	DICKINSON DUDLEY
X	147	5044 MATILDA ST	MONGARAS JAMES J
X	148	5044 MATILDA ST	HARMAN ASHLEY
X	149	5050 MATILDA ST	MANGER TEDDY DAVE
X	150	5050 MATILDA ST	YANG VICTOR

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	151	5056 MATILDA ST	ANSTEAD CLIFFORD R
X	152	5056 MATILDA ST	GOLDIN LILIA
X	153	5062 MATILDA ST	KIDANE TESHAMARIAN &
X	154	5062 MATILDA ST	IBRAHIM DANA L
X	155	5068 MATILDA ST	ASSEFA HAILE A
X	156	5068 MATILDA ST	WELCH JULIE
	157	5804 MILTON ST	JACKSON OLIVIA ZENA
	158	5804 MILTON ST	MKAY CHARLES E
	159	5808 MILTON ST	SELVADURAI JOHNSON J & SABRINA
	160	5808 MILTON ST	ROSE SHEILA DIANNE
	161	5804 MILTON ST	FANTA SOLOMON
	162	5804 MILTON ST	ACEVEDO MARIA C
	163	5808 MILTON ST	YILMA ALEMNESH F
	164	5812 MILTON ST	BAKEWELL THOMAS B
	165	5812 MILTON ST	BERNSTEIN IRL D &
	166	5816 MILTON ST	FIELDS MARION LYNN
	167	5816 MILTON ST	COFFEY BARBARA
	168	5820 MILTON ST	DANIEL RAVI
	169	5820 MILTON ST	BUTTS DWAYNE M
	170	5816 MILTON ST	MCCULLY MICHAEL JOHN
	171	5816 MILTON ST	BAGG DAVID S
	172	5820 MILTON ST	WULF JOSHUA
	173	5820 MILTON ST	BENSKIN NORA &
	174	5098 MATILDA ST	JONES RANDY L & LU ANN
	175	5098 MATILDA ST	PORRAS MARLENE YEPEZ
	176	5098 MATILDA ST	DIAZ OSCAR
	177	5098 MATILDA ST	COLEMAN BENNIE J JR
	178	5090 MATILDA ST	HUTTASH HARRY JAMES
	179	5090 MATILDA ST	MOORE PARWIN
	180	5088 MATILDA ST	VANDERHEYDEN TERRANCE
	181	5088 MATILDA ST	DELGADO CABRERA JUAN

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	5090 MATILDA ST	HAYNES KELLY
	183	5090 MATILDA ST	SHELMIRE DOROTHY M
	184	5088 MATILDA ST	CHONG YANWAH
	185	5088 MATILDA ST	HOANG MINH THI
	186	5086 MATILDA ST	COTTLE LAWRENCE W JR
	187	5086 MATILDA ST	MULLER DANIEL V
	188	5086 MATILDA ST	KHLAF HUSAM
	189	5086 MATILDA ST	VATSKAY JOHN R & JULIE ANNE TROST
	190	5084 MATILDA ST	LUNA GERARDO
	191	5084 MATILDA ST	PATEL VIREN S
	192	5084 MATILDA ST	MACALUSO MATTIE G
	193	5084 MATILDA ST	ABREHAM HAILE S MR
	194	5082 MATILDA ST	BASU AMIT & EUGENIA D
	195	5082 MATILDA ST	HUTTASH JAMES ADAM
	196	5082 MATILDA ST	GILVALENZUELA LIBRADA
	197	5082 MATILDA ST	LOWRANCE CHRISTOPHER K
	198	5072 MATILDA ST	SAVAGE SHANNON COOPER
	199	5072 MATILDA ST	BARRIOS ALBERT &
	200	5074 MATILDA ST	SUPUNYABOOT SUNISA
	201	5074 MATILDA ST	DAVIS JANIS
	202	5076 MATILDA ST	WEISS JERRY I
	203	5076 MATILDA ST	AGANLIC MUHAMED
	204	5078 MATILDA ST	PEDIGO PATRICK J & SAMIA
	205	5078 MATILDA ST	ZUHEIRI HAIDAR AL
	206	5080 MATILDA ST	BOGGS NANCY A
	207	5080 MATILDA ST	ROCK HIVE LLC
	208	5072 MATILDA ST	BIADAILIGNE HABTAMU
	209	5072 MATILDA ST	BARRIOS ALBERT &
	210	5074 MATILDA ST	EATON DONNA &
	211	5074 MATILDA ST	ROUNGRONG PORNTHIP &
	212	5076 MATILDA ST	KING PAUL & VICKIE MASSIE



Z145-326(JM)

04/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	5076 MATILDA ST	GRIMES MATHEW
	214	5078 MATILDA ST	REDA FREWEINI ASMEROM
	215	5078 MATILDA ST	PUMPHANG KRAISORN
	216	5080 MATILDA ST	CHEN LIJUN
O	217	5909 BIRCHBROOK DR	LA CIMA NEWPORT PARTNERS LLC

**AGENDA ITEM # 80**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 70 H; M; 70A E; J

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z156-135(OTH)



**FILE NUMBER:** Z156-135(OTH)

**DATE FILED:** November 16, 2015

**LOCATION:** Southwest line of Lasater Road, northwest of Stark Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 70-H, M; 70A-E, J

**SIZE OF REQUEST:** Approx. 62 acres

**CENSUS TRACT:** 170.04

**APPLICANT:** David Booth, DR Horton Homes

**OWNER:** Frank Scheer, First Security Bank

**REPRESENTATIVE:** Tom John, JBI Partners

**REQUEST:** An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District.

**SUMMARY:** The applicant is proposing to develop the property with single family dwelling units. The applicant originally applied for an R-5(A) Single Family District. After discussion with the Commissioner for the district, the applicant revised the request for a Planned Development District.

**CPC RECOMMENDATION:** Approval, subject to a conceptual plan and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan and conditions.

**DESIGNATED ZONING CASE**

## **GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning should have no negative impacts upon surrounding property in the area. The property is surrounded by undeveloped land and residential uses.
2. *Traffic impact* – The rezoning of this property will likely impact the surrounding roadways. At the time of platting and permitting, specific roadway design standards for the proposed capacity will be required to mitigate the impact.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan identifies the area as a Residential Neighborhood Building Block. The proposed development is consistent with the Residential Neighborhood Building Block.

**Zoning History:** There have been no zoning changes in the area within the last five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Lasater Road	Local	N/A
Bute Street	Local	N/A

### **Traffic:**

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined that a more detailed TIA will be necessary at the time of platting and permitting to determine the required roadway improvements based upon the number of lots and proposed plat phasing.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

#### **Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	A(A)	Undeveloped
Northeast	City of Seagoville	Undeveloped and single family
Southeast	City of Seagoville	Undeveloped
Southwest	A(A) & R-16(A)	Single family and undeveloped
Northwest	A(A) & MH(A)	Undeveloped and mobile homes

#### **Land Use Compatibility:**

The request site is approximately 62 acres of land and is currently undeveloped. The property is located on the edge of the city limits of the City of Dallas and the City of Seagoville. The applicant is proposing to build single family dwelling units. The existing zoning of the property is A(A) Agricultural District which allows for single family residential uses; however, the lot size requirement in the A(A) District is a minimum of three acres. The request has changed from an R-5(A) District to a Planned Development District for R-7.5(A) Single Family District uses to impose certain conditions for the development of the property. The property is surrounded by undeveloped land to the northeast; undeveloped land to the southeast; undeveloped

land and single family to the southwest; and undeveloped land and mobile homes to the northwest. The proposed zoning district and use of the property will be compatible with the surrounding area.

The applicant is proposing certain conditions for the development of the land. However, the property is split between the City of Dallas and the City of Seagoville. Therefore, those conditions that the applicant is proposing on the conceptual plan for the portion located in the City of Seagoville cannot be enforced by the City of Dallas.

Following are the conditions that the applicant proposes in the development of the property. Some of the proposed items cannot be included as part of the conditions due to the fact that they are not land use issues.

The following standards are included as part of the conditions of the proposed PD:

1. Provide a fence along the southwest line of the property.
2. Maintain an approximate acre of land to preserve the existing trees/remaining trees on the southwest corner of the property as shown in the conceptual plan;
3. Eighty percent of the material for the dwelling units must be brick or stone. If any siding is used, it shall be of cement. If a chimney is built to the ground and faces the street, it shall be 100 percent brick or stone.
4. Front yard setbacks must be sodded.
5. A minimum of two, 3" caliper canopy trees shall be provided for each lot. These trees may be counted towards meeting any mitigation requirements if any trees have to be removed to accommodate a detention pond or other City requirements.

The following items cannot be part of the PD conditions and/or cannot be enforced by the City of Dallas either because it is not a land use issue or because the property is located in the City of Seagoville:

1. The required trees per lot may not be counted towards meeting any mitigation requirements if any trees have to be removed to accommodate the detention pond or other City requirements.
2. The open spaces shall be owned and maintained by a Homeowner Association. This item is part of the platting process. The open space proposed in the Development plan is located within the City of Seagoville boundary; therefore, the City of Dallas does not have any jurisdiction in that portion of the property.
3. Provide a 5 feet trail along the southern portion of the property. The 5 feet trail proposed in the Development plan is located within the City of Seagoville boundary; therefore, the City of Dallas does not have any jurisdiction in that portion of the property.
4. Detention/Open space. The applicant is proposing a detention/open space area along the southern portion of the property. The proposed detention/open space area proposed in the Development plan is located within the City of Seagoville boundary; therefore, the City of Dallas does not have any jurisdiction in that portion of the property.
5. Provide playground equipment in the open space area.
6. Minimum floor area per unit is 1,800 square feet.

7. Minimum garage size is 400 square feet.

**Development Standards:**

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
Proposed							
PD for R-7.5(A) Single Family	25'	Side 5' Rear 10'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

**Parking:**

The applicant is not requesting any parking reductions or changes. Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

**Landscaping:**

Landscape requirements must be provided in accordance with Article X and the additional provisions established in the proposed PD Conditions. The PD conditions specifically call for the number and caliper of the trees to be provided in the front yard of each dwelling lot. In this case, the applicant is proposing to provide two, two-inch caliper large trees. Article X requires a minimum of three trees with a minimum of two inch caliper per lot with at least two of the trees located in the front yard.



**CPC ACTION:**  
**June 2, 2016**

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and conditions on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.

Maker: Haney  
Second: Abtahi  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,  
Anantasomboon, Abtahi, Haney, Jung, Schultz,  
Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Housewright  
Vacancy: 0

**Notices:** Area: 500 Mailed: 27  
**Replies:** For: 2 Against: 0

**Speakers:** For: Jerry Sylo, 16301 Quorum, Addison, TX, 75001  
William Freeman, 13815 Kleberg Rd., Dallas, TX, 75129  
Against (Did not speak): Winston Bline, 6220 Gaston Ave., Dallas, TX, 75214

## **PARTNERS AND PRINCIPLES**

### **REMINGTON MILL**

#### **KEY EXECUTIVES FOR DRHI, INC**

Mr. David V. Auld  
Chief Exec. Officer and President

Mr. Bill W. Wheat  
Chief Financial Officer and Exec. VP

Mr. Michael J. Murray  
Chief Operating Officer and Exec. VP

Mr. Ted I. Harbour  
Chief Legal Officer

Jessica Hansen  
VP of Communications

### **Ciera Bank Officers**

First Security Bank, who is the listed as the owner of the property, merged with two other banks into a holding company known as Ciera Bank. Officials with executive authority for Ciera Bank area listed below.

### **Graham, Texas Office**

Bruce Stephens-Chairman  
Kyle Peavy-Executive Vice President  
Donna Goray-Chief Financial Officer  
Robert Coleman-Regional President

### **Fort Worth Office**

Charlie Powell-Regional President/Chief Operating Officer  
Justin Cowart-Senior Vice President

### **Flower Mound Office**

Frank Scheer-Regional President  
Rhonda Cain-Executive Vice President

**PROPOSED CONDITIONS**

**“ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at \_\_\_\_\_. The size of PD \_\_\_\_ is approximately \_\_\_\_\_ acres.

**SEC. 51P- \_\_\_\_ .103.           DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

**SEC. 51P- \_\_\_\_ .104.           EXHIBIT.**

The following exhibit is incorporated into this article:

Exhibit \_\_\_\_A: conceptual plan.

**SEC. 51P- \_\_\_\_ .105.           CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P- \_\_\_\_\_.106. DEVELOPMENT PLAN.**

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P- \_\_\_\_\_.107. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

**SEC. 51P- \_\_\_\_\_.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P- \_\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

Unless otherwise stated in this paragraph, the yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.

- (b) Rear yard. Minimum yard is 10 feet.

**SEC. 51P- \_\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

**SEC. 51P- \_\_\_\_\_.111. FENCE AND OTHER DESIGN STANDARDS.**

The following items must be incorporated in the development of the property:

- (a) A six feet masonry fence must be built on the property along Lasater Road.
- (b) A six foot solid wood fence must be built along the northern property line.
- (c) A six foot fence made of tubular steel or a similar material must be provided along the western property line, where single family lots are adjacent to the property line.

(d) A minimum of 80 percent of the facade of each dwelling unit must be brick or stone. Any siding material must be cement.

(e) Any chimneys built on the outside and fronting the street must be 100 percent brick or stone.

**SEC. 51P- \_\_\_\_\_.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.113. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Tree preservation. A minimum of one acre of the existing trees must be preserved in accordance with Article X. The location of the trees to be preserved must be southwest corner of the property, as shown on the conceptual plan.

CPC Recommendation:

~~(c) — A minimum of two, three caliper inch canopy trees must be provided in the front yard of each individual lot. These trees may count towards the mitigation requirements to accommodate the development of the property.~~

Applicant's Request:

(c) A minimum of two, three caliper inch canopy trees must be provided in the front yard of each individual lot. These trees may count towards the mitigation requirements to accommodate the development of the property.

**SEC. 51P- \_\_\_\_\_.114. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII.

**SEC. 51P- \_\_\_\_\_.115. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

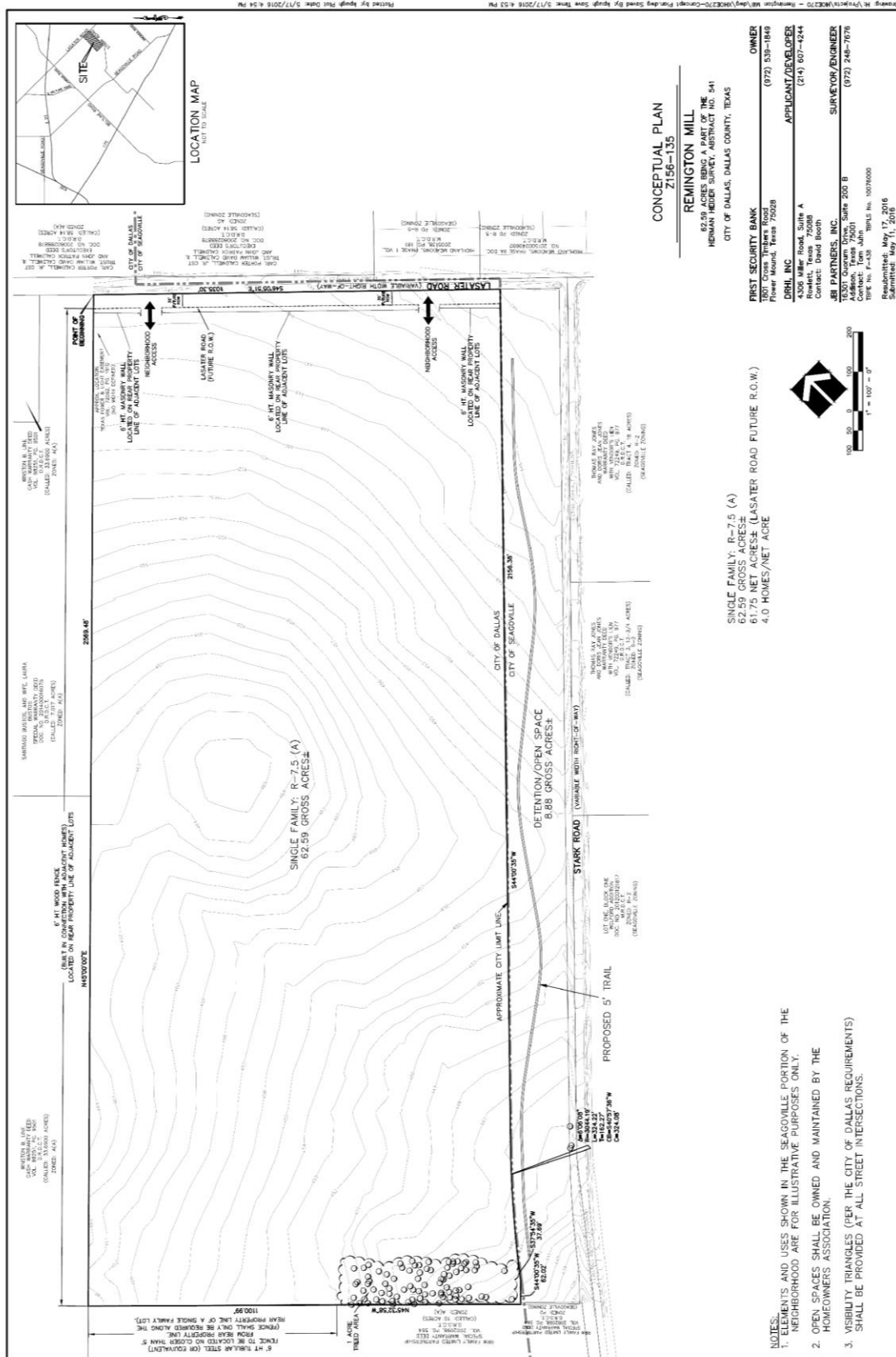
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-\_\_\_\_.115. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

# PROPOSED CONCEPTUAL PLAN







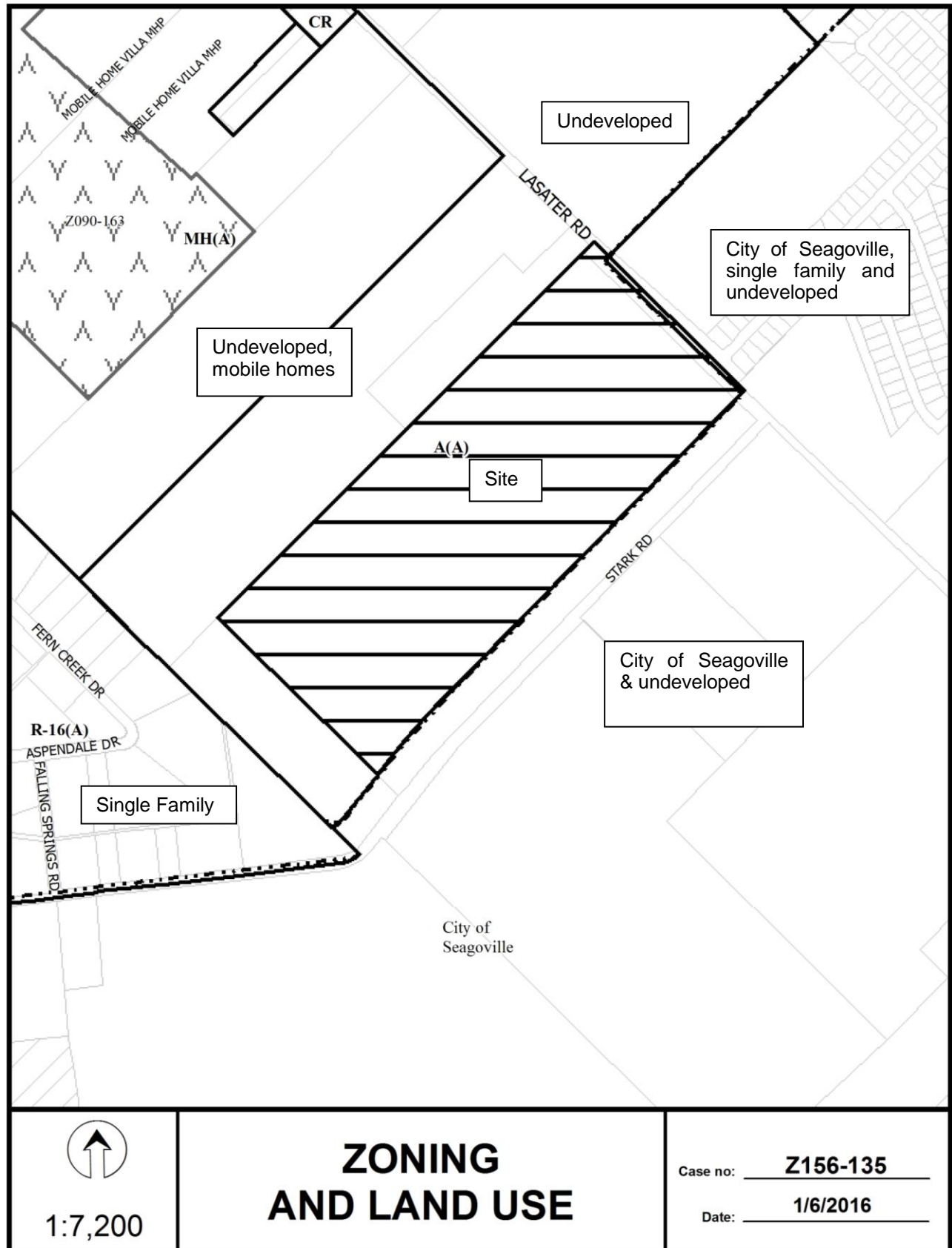


1:7,200

## AERIAL MAP

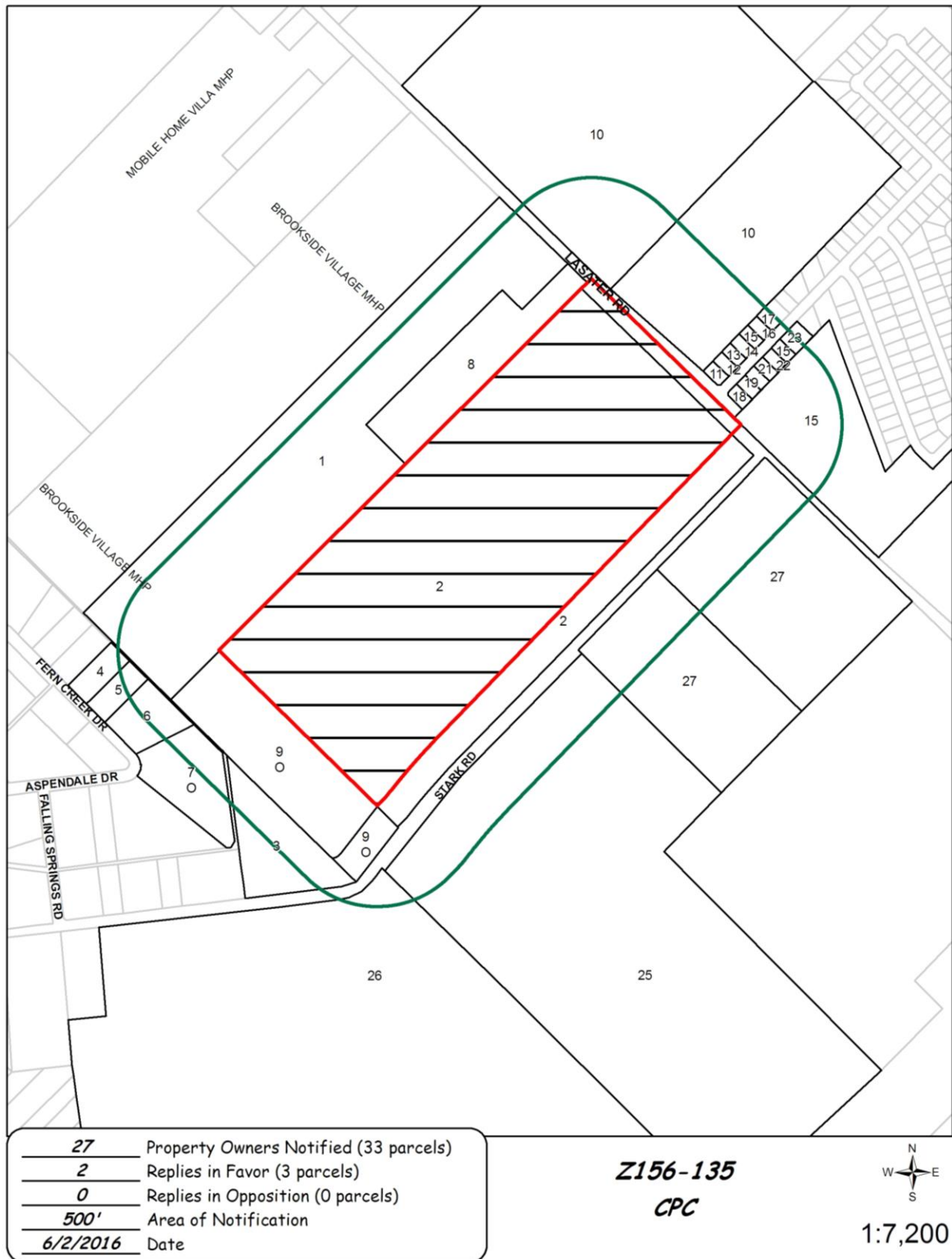
Case no: **Z156-135**

Date: **1/6/2016**





## CPC RESPONSES



06/06/2016

***Reply List of Property Owners***  
***Z156-135***

***27 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	15002 LASATER RD	LINE WINSTON B
	2	1110 STARK RD	FIRST SECURITY BANK NA
	3	628 STARK RD	SHEPHERD CHARLIE & LUZ N
	4	804 FERN CREEK DR	PATTERSON CALVIN L &
	5	800 FERN CREEK DR	SMITH ALICIA E &
	6	710 FERN CREEK DR	DRUMM LINDA J
O	7	704 FERN CREEK DR	WOJTOWICZ THEODORE R &
	8	15010 LASATER RD	BUSTOS SANTIAGO & LAURA
O	9	688 STARK RD	RRW FAMILY LTD PS
	10	14801 LASATER RD	CALDWELL CARL PORTER JR TR
	11	2501 WYNNGATE DR	ELIAS HIGINIO & GRACELIA GARCIA
	12	2503 WYNNGATE DR	WILLIAMS LARRY J
	13	2505 WYNNGATE DR	MCCARTER MARY
	14	2507 WYNNGATE DR	WALKER RACHEL &
	15	2509 WYNNGATE DR	D R HORTON TEXAS LTD
	16	2511 WYNNGATE DR	MADISON ASHLEA
	17	2513 WYNNGATE DR	SANSOM PHILASHONTE M & NECOMA D
	18	2502 WYNNGATE DR	REED CONNIE M
	19	2504 WYNNGATE DR	GARCIA MAX E
	20	2506 WYNNGATE DR	ESTELLE MELANIE
	21	2508 WYNNGATE DR	LICON ORLANDO R & MELISSA
	22	2510 WYNNGATE DR	FOX VANESICA D
	23	2514 WYNNGATE DR	HAVENS MICHAEL E & ALESHA MARIE
	24	2516 WYNNGATE DR	TURNER CANDRA LAPORSHA
	25	234 E STARK RD	WOLFORD DENNIS &
	26	100 STARK RD	MOORE JUDITH SMITH &

Z156-135(OTH)

06/06/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	800 STARK RD	JONES THOMAS RAY

**AGENDA ITEM # 81**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 11

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 4 Z; 5 W

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive

Recommendation of Staff and CPC: Approval, subject to conditions

Z156-247(WE)

**FILE NUMBER:** Z156-247(WE) **DATE FILED:** April 11, 2016

**LOCATION:** Arapaho Road and Knoll Trail Drive, northeast corner

**COUNCIL DISTRICT:** 11 **MAPSCO:** 4Z, 5W

**SIZE OF REQUEST:** Approx. 16.1 acres **CENSUS TRACT:** 136.20

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**APPLICANT / OWNER:** PV Prestonwood II  
Robert W. Kennedy

**REPRESENTATIVE:** Dallas Cothrum, MASTERPLAN

**REQUEST:** An application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses.

**SUMMARY:** The purpose of this request is to allow for an extension of the deadline for making building improvements in Subarea A.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**DESIGNATED ZONING CASE**

**GUIDING CRITERIA FOR RECOMMENDATION:**

1. *Performance impacts upon surrounding property* – Extending the deadline for building improvements to Subarea A should not have an impact on the surrounding properties. Subarea A is developed with existing retail and personal service uses and the proposed exterior improvements to the structure are scheduled to be completed by the February 27, 2018. Due to a contract extension for one of the existing retail structures, the exterior improvements will not meet the established deadline that was approved in the PDD conditions. The only amendment to the PD conditions is the provision that is associated with the extension of the February 27, 2018, deadline to March 31, 2023.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood. The request is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District* – A major portion of Planned Development District No. 878 is developed with multifamily uses. The Subarea that is being impacted by the minor changes to the PDD conditions is developed with retail and personal service uses. Extending the time frame in which the exterior improvement can be made is justifiable in the Planned Development District.

**BACKGROUND INFORMATION:**

- In February 2013, the City Council approved Planned Development District No. 878 for MU-1 Mixed Use District uses [request site].
- A provision in the “Design Standards” of Planned Development District under materials requires the applicant to complete the exterior facade improvements before the February 27, 2018 date. The applicant is requesting to extend the deadline from February 27, 2018 to March 31, 2023.

**Zoning History:** There has been one zoning change in the surrounding area in the last five years.

1. Z123-322 On February 12, 2014, the City Council approved Planned Development District No. 903 for mixed uses on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and North Dallas Tollway.



**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Arapaho Road	Principal Arterial	110 ft.	110 ft.
Knoll Trail	Minor Arterial	64 ft.	64 ft.

**Traffic:** The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

**COMPREHENSIVE PLAN:** The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in an Urban Neighborhood. The proposed development is in compliance with the forwardDallas! Comprehensive Plan.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

**LAND USE****GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

**Area Plans**

The request site is within the boundary of the Greater Far North Dallas Area Land Use and Transportation Plan (1995 Update). This area is recommended for medium density commercial/retail/office development with FARs not to exceed 2.0:1 and 24 dwelling

units per acre.

Planned Development District No. 878 allows a maximum of 650 units combined in Subareas B and C units and 125 beds or units in Subarea D. This equates to a maximum of 55 dwelling units per acre which exceeds the density recommended by the referenced land use plan. However, given the site's proximity to a potential DART Station, higher density development is not inappropriate.

## **STAFF ANALYSIS:**

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 878	Multifamily, retail and personal services
<b>North</b>	RR, MU-1	DART right-of-way, Office
<b>South</b>	PDD No. 614	Retail, townhouses
<b>East</b>	PDD No.114	Multifamily
<b>West</b>	MU-1	Retail

### **Land Use Compatibility:**

The ±16.1-acre site is comprised of two parcels of land: a ±14.1-acre parcel, developed with a multi-tenant shopping center which is predominantly vacant and a ±1.99-acre parcel developed with a ±16,730-square foot multi-tenant building occupied with retail and personal service uses and a motor vehicle fueling station. In addition, a portion of PDD No. 878 is developed with multifamily uses.

The applicant intends to retain the ±16,730-square foot multi-tenant building. Planned Development District No. 878 was approved with a provision in the conditions that requires the façade of the building to be made architecturally consistent with the new buildings proposed for the site but also allow for redevelopment with a maximum of 50,000 square feet of floor area. Due to a contract extension of an existing retail use, the applicant is requesting to extend the date to March 31, 2022.

The site is adjacent to DART right-of-way within the Cotton Belt Corridor, a 26-mile regional rail alignment spanning from DFW Airport to the Red Line in Richardson/Plano. This proposed project was included in the DART 2030 Transit System Plan, with a likely implementation date near year 2030.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
PDD No. 878 - existing	15' (Arapaho Road and Knoll Trail)	10' (eastern property line)	Max. 350 units 650 mf units in Subareas B & C 125 beds/units 15,000 sf nonres	32 ft. Sub. A  75 ft. Sub A & C  62ft. Sub. D	70%		Multifamily; retail and personal service

**Landscaping:** Planned Development District No. 878 requires the landscaping must be provided in accordance with Article X, with the following exception:

- (a) For the purposes of this section, this district shall be considered one lot.
- (b) Article X requirements shall not be triggered by paving improvements necessary to build the mews street.
- (c) Street trees count toward the minimum requirement for site trees.
- (d) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.
- (e) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126

**CPC Action** (June 16, 2016)

**Motion:** In considering an application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive, it was moved to **hold** this case under advisement until June 30, 2016.

Maker: Schultz  
Second: Murphy  
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves\*, Houston, Davis, Shidid,  
Anantasomboon, Haney, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Abtahi  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 25
<b>Replies:</b>	For: 3	Against: 0

**Speakers:** None

**CPC Action** (June 30, 2016)

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 878 for MU-1 Mixed District uses, subject to staff's revised recommended conditions to include the following changes: 1) By March 31, 2017, the exterior of the existing retail building in Subarea A must be painted to match as closely as possible a color of the buildings in Subareas B, C, and D, 2) By March 31, 2023, the exterior materials of the existing retail building in Subarea A must be changed to be consistent with the exterior materials of the buildings in Subareas B, C, and D and 3) If Subarea A is redeveloped the exterior materials must be consistent with the exterior materials of the buildings in Subareas B, C, and D on the northeast corner of Arapaho Road and Knoll Trail Drive.

Maker: Schultz  
Second: Murphy  
Result: Carried: 13 to 0

For: 13 - Anglin, Houston\*, Shidid, Anantasomboon,  
Abtahi, Haney, Jung, Housewright, Schultz,  
Peadon, Murphy, Ridley, Tarpley

Against: 0

Absent: 2 - Rieves, Davis

Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 25

**Replies:** For: 3 Against: 0

**Speakers:** For (Did not speak): Dallas Cothrum, 900 Jackson St.,  
Dallas, TX, 75201  
Against: None

<b>LIST OF OFFICERS</b>
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**Amendment to PDD 878 Property Ownership Summary**

Prestonwood Perimeter, BLK D/8222, LT 1.4; 6.424 acres and Prestonwood Perimeter, BLK D/8222 W P  
LT 1; 4.737 acres

TRG Arapaho II, LLC% Brian J Tusa

3100 Monticello Avenue, #900

Dallas, TX 75205-3450

Prestonwood Perimeter, BLK D/8222 E PT LT 1; 2.810 acres

Prestonwood Tradition AL LP

5850 E Lovers Lane, Suite 100

Dallas, TX 75206-2902

Prestonwood Perimeter, BLK D/8222 LT 1.1; 1.996 acres

PV Prestonwood II LTD

16475 Dallas Parkway, Suite 800

Addison, TX 75001-6840

<b>LIST OF OFFICERS</b>
-------------------------

TRG Arapaho II, LLC

Managing Director – Brian J. Tusa

Managing Director – Gregory A. Jones

COO – Joe Barrett

Director of Asset Management – Sheri Thomas

Managing Director, North Texas and San Antonio – Adam Brown

Construction Vice President, Texas – Timothy Welsh

PV Prestonwood II, Ltd.

**Managers**

Robert S. Folsom

Estate of Margaret Folsom

Denny Holman

Steve Folsom

Haddon Winckler

Robert W. Kennedy

Prestonwood Tradition AL LP

Principal – Jonathan Perlman

**CPC PROPOSED PDD CONDITIONS**

**ARTICLE 878.**

**PD 878.**

**SEC. 51P-878.101. LEGISLATIVE HISTORY.**

PD 878 was established by Ordinance No. 28924, passed by the Dallas City Council on February 27, 2013.

**SEC. 51P-878.102. PROPERTY LOCATION AND SIZE.**

PD 878 is established on property located on the northeast corner of Arapaho Road and Knoll Trail Drive. The size of PD 878 is approximately 16.109 acres.

**SEC. 51P-878.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(3) MEWS STREET means a tree-lined, pedestrian-oriented private drive located between Subareas B and C.

(4) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(5) OPEN SPACE means an area that is unobstructed to the sky, and contains no structures except for street furniture; pedestrian amenities; city kiosks; and community kiosks.

(6) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(7) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Body piercing means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.



(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

#### **SEC. 51P-878.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 878A: conceptual plan.
- (2) Exhibit 878B: development plan for Subareas B, C, and D.
- (3) Exhibit 878C: mews street landscape plan.

#### **SEC. 51P-878.105. CREATION OF SUBAREAS.**

This district is divided into four subareas: Subarea A, Subarea B, Subarea C, and Subarea D.

#### **SEC. 51P-878.106. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 878A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

#### **SEC. 51P-878.107. DEVELOPMENT PLAN.**

(a) Development of Subareas B, C, and D must comply with the development plan for Subareas B, C, and D (Exhibit 878B). If there is a conflict between the text of this article and the development plan for Subareas B, C, and D, the text of this article controls.

(b) A development plan for Subarea A must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan for Subarea A, the text of this article controls.

#### **SEC. 51P-878.108. MAIN USES PERMITTED.**

(a) Subarea A.

(1) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in Subarea A only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in Subarea A; etc.

(2) The following uses are prohibited:

- Alternative financial establishment.
- Auto service center.
- Bail bond office.
- Commercial amusement (outside).
- Massage establishment.
- Mini-warehouse.
- Nursery, garden shop, or plant sales.
- Swap or buy shop.
- Tattoo or body piercing studio.

(b) Subarea B. The following uses are the only main uses permitted:

- Dry cleaning or laundry store.
- Financial institution without drive-in window.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Local utilities.
- Multifamily.
- Personal service uses. [Except massage establishment and tattoo or body piercing studio.]
- Private street or alley.
- Restaurant without drive-in or drive-through service.
- Retirement housing.
- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

(c) Subarea C. The following uses are the only main uses permitted:

- Local utilities.
- Multifamily.
- Private street or alley.
- Retirement housing.
- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

(d) Subarea D. The following uses are the only main uses permitted:

- Convalescent and nursing homes, hospice care, and related institutions.
- Local utilities.
- Multifamily.
- Private street or alley.
- Radio, television, or microwave tower. [Must be mounted on the roof or attached to a building or parking structure.]
- Retirement housing.
- Tower/antenna for cellular communication. [Must be mounted on the roof or attached to a building or parking structure.]

## **SEC. 51P-878.109. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

## **SEC. 51P-878.110. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) All subareas.

(1) Setbacks.

(A) The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(B) Except as provided in this subsection, minimum setback is:

(i) 15 feet along Arapaho Road.

(ii) 15 feet along Knoll Trail Drive.

(iii) 15 feet along the northern boundary of the Property.

(iv) 10 feet along the eastern boundary of the Property.

(C) Buildings existing as of February 27, 2013 are considered conforming with respect to building setbacks.

(2) Urban Form Setback and Tower Spacing. No urban form setback is required. No tower spacing is required.

(3) Lot Coverage. The maximum lot coverage for all subareas combined is 70 percent.

(4) Projections.

(A) For residential uses, balconies, bay windows, awnings, patios, signs, and entryways affixed to the building or part of the foundation may project up to five feet into a required setback.

(B) Stoops, retaining walls, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback.

(b) Subarea A.

(1) Floor area. Maximum floor area is 50,000 square feet.

(2) Density. No maximum number of dwelling units.

(3) Height. Maximum structure height is 32 feet. Roof-mounted mechanical equipment may project up to eight feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(c) Subarea B.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. Maximum floor area for non-residential uses is 15,000 square feet.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(d) Subarea C.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(e) Subarea D.

(1) Density.

(A) For multifamily or retirement housing, maximum number of dwelling units is 125.

(B) For a convalescent and nursing homes, hospice care, or related institutions, maximum number of beds is 125.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 62 feet. Roof-mounted mechanical equipment may project up to 10 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

**SEC. 51P-878.111. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations contained in Division 51A- 4.200 for the specific off-street parking/loading requirements for each use.

(b) Required parking for any use in this district may be provided in any subarea.

(c) The use of tandem parking is permitted only in Subareas B and C for residential uses.

(d) If a DART station is located within 500 feet, the following parking ratios apply:

(1) Convalescence and nursing homes, hospice care, and related institutions. A minimum of 0.25 parking spaces per unit is required. No additional parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(2) Dry cleaning or laundry store. One space per 220 square feet of floor area is required.

(3) Financial institution without drive-in window. One space per 400 square feet of floor area is required.

(4) General merchandise or food store 3,500 square feet or less. One space per 220 square feet of floor area is required.

(5) General merchandise or food store greater than 3,500 square feet. One space per 220 square feet of floor area is required.

(6) Personal services uses. One space per 220 square feet of floor area is required.

(7) Retirement housing. A minimum 0.56 parking spaces per unit is required. No additional required parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

## **SEC. 51P-878.112. DESIGN STANDARDS.**

(a) Purpose. Continuous facades along pedestrian-oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards are intended to ensure that continuous facades that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade walls. Facade walls facing a public right-of-way, including DART right-of-way, or the mews street must incorporate at least three of the following design elements. The remaining facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) Trim, molding, or accent elements using decorative contrasting colors on at least five percent of the area of the facade wall.

(3) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) Awnings or lintels.

(4) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(5) Display windows, faux windows, or decorative windows.

(6) Arcades, awnings, canopies, covered walkways, or porticos.

(7) Any other comparable design elements approved by the building official.

(c) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(d) Materials.

(1) The exterior facade walls must be comprised of at least 80 percent masonry. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered masonry. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

(2) When adjacent to or visible from a public right-of-way, exterior parking structure facades must be constructed in a way that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

(3) Except as provided in this paragraph, openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Openings in parking structure facades that are visible from an adjacent public right-of-way, excluding garage entrances and exits, may not exceed 45 percent of the total parking structure.

(4) By ~~[February 27, 2018]~~ March 31, 2017, ~~[or within 12 months after issuance of a final certificate of occupancy for a use in Subarea B, whichever comes first the exterior materials of the building elevations of the existing retail building in Subarea A must be changed to be architecturally consistent with the buildings in Subareas B, C, and D]~~ the exterior of the existing retail building in Subarea A must be painted to match as closely as possible a color of the buildings in Subareas B, C, and D,  
2) By March 31, 2023, the exterior materials of the existing retail building in Subarea A must be changed to be consistent with the exterior materials of the buildings in Subareas B, C, and D and 3) If Subarea A is redeveloped the exterior materials must be consistent with the exterior materials of the buildings in Subareas B, C, and D.

(e) Roofs.

(1) Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so they are not visible from a point 5.5 feet above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fences may not be used as a screening material.

(2) Roofs must have at least one of the following design elements: (A) Parapets having a rhythmic pattern and detailing such as cornices, moldings, trim, or variations in brick coursing. (B) Sloping roofs with the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(3) Sloping roofs must be either asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.

(4) Overhanging eaves must extend at least two feet beyond the supporting wall.

**SEC. 51P-878.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P.878.114. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For the purposes of this section, this district shall be considered one lot.

(c) Article X requirements shall not be triggered by paving improvements necessary to build the mews street.

(d) Street trees count toward the minimum requirement for site trees.



(e) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.

(f) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126.

## **SEC. 51P.878.115. SIDEWALKS AND PEDESTRIAN AMENITIES.**

### **(a) Sidewalks.**

(1) A minimum eight-foot-wide sidewalk with at least four feet of unobstructed width must be provided along Arapaho Road and the mews street in the locations shown on the development plan for Subareas B, C, and D.

(2) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(3) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

### **(b) Pedestrian amenities.**

(1) The following pedestrian amenities are required along the mews street:

(A) a minimum of 20 benches;

(B) a minimum of six trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 75 feet of mews street frontage.

(2) The following pedestrian amenities are required along Arapaho Road:

(A) a minimum of six benches;

(B) a minimum of three trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 75 feet of street frontage.

(3) The following pedestrian amenities are required along Knoll Trail Drive:

(A) a minimum of two benches;

(B) a minimum of two trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 150 feet of frontage in Subarea A. The existing parking lot lights located along the east side of Knoll Trail Drive count toward meeting the minimum pedestrian lighting requirement. If a development plan is approved for Subarea A, the development plan must show pedestrian lighting with a maximum height of 16 feet spaced at a maximum of one per 75 feet of frontage in Subarea A.

(D) Pedestrian lighting spaced at a minimum of one per 75 feet of frontage in Subarea B.

(4) All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(5) Except as provided in Section 51P-878.116(b)(3)(C), pedestrian lighting may be pole, bollard style, or other structure mounted lighting, provided the maximum height of the lighting source is no more than 16 feet above the ground.

(6) A minimum of 10 percent of the Property must be designated as open space.

#### **SEC. 51P-878.116. SIGNS.**

(a) Signs must comply with the provisions for business zoning districts in Article VII.

(b) For multifamily uses in Subareas B and C, three blade signs are permitted, subject to the following regulations:

(1) Maximum effective area for each blade sign is 72 square feet per side.

(2) Blade signs must be attached to a main structure.

(3) Blade signs may project a maximum of 2.5 feet into required setbacks.

#### **SEC. 51P-878.117. ADDITIONAL PROVISIONS.**

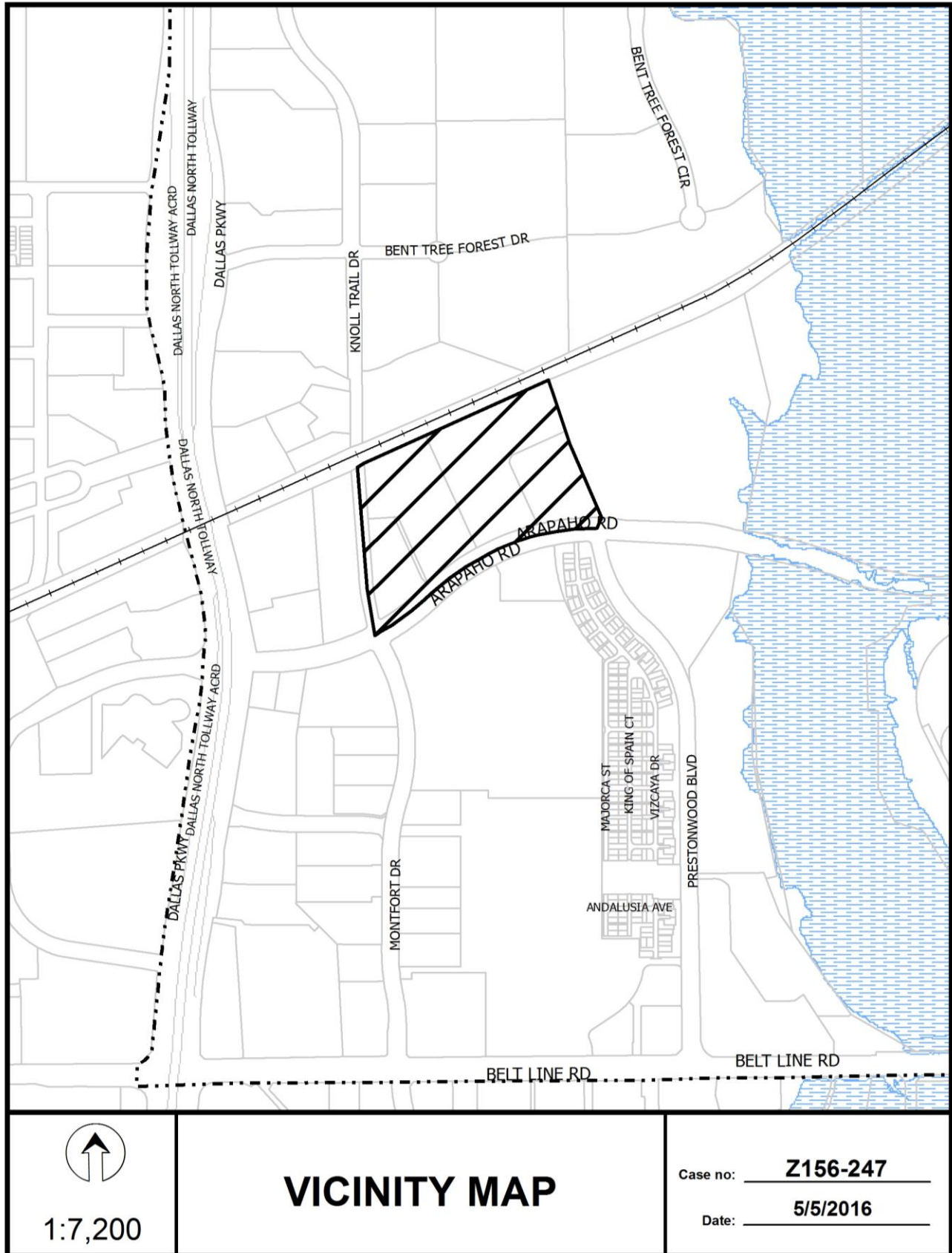
(a) One temporary leasing office may be erected for up to 180 days from the date of issuance of a building permit without the requirement of a development plan. The temporary leasing office is permitted within the building setbacks. The building official may approve additional 30-day extensions.

(b) The Property must be properly maintained in a state of good repair and neat appearance. (c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-878.118. COMPLIANCE WITH CONDITIONS.**

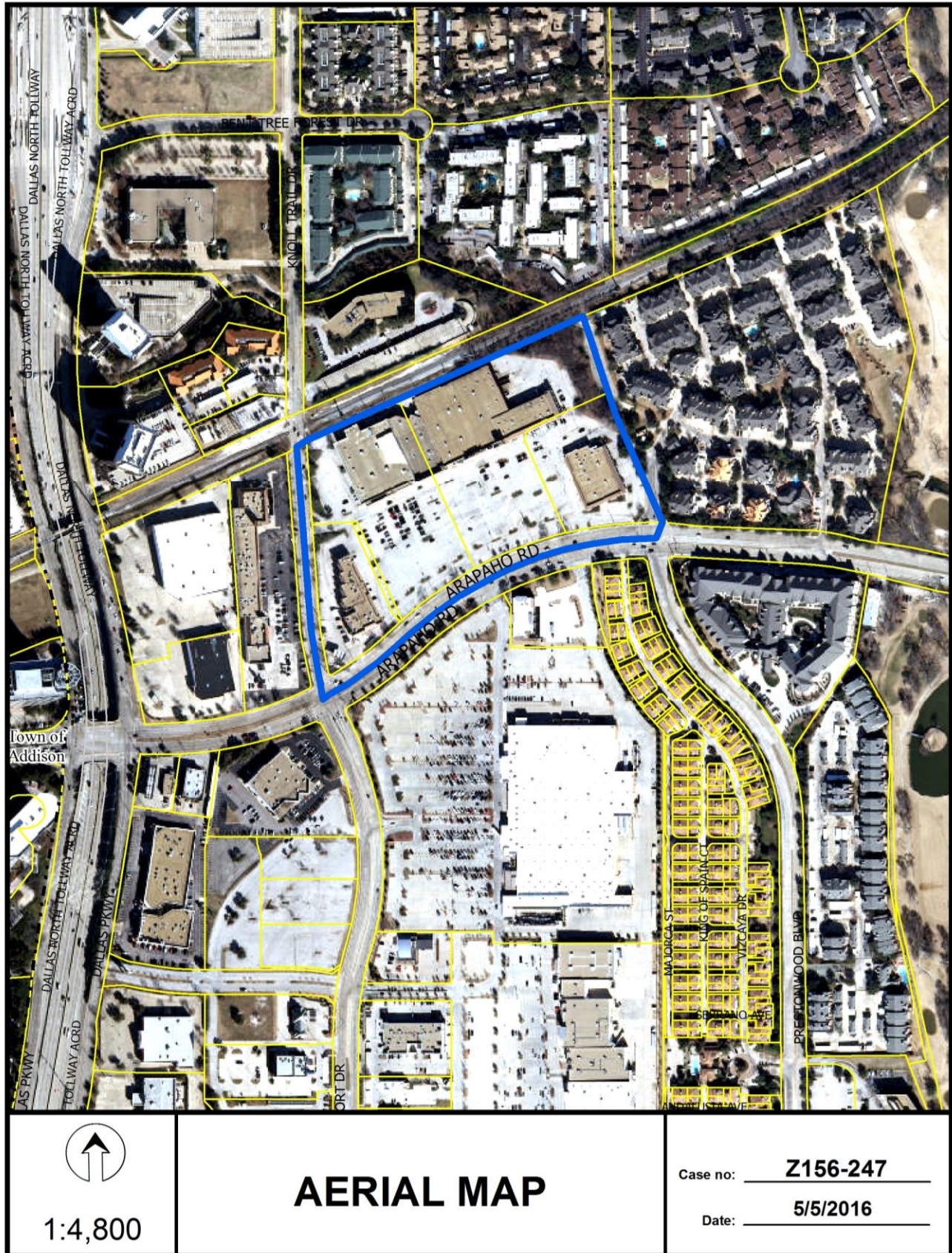
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

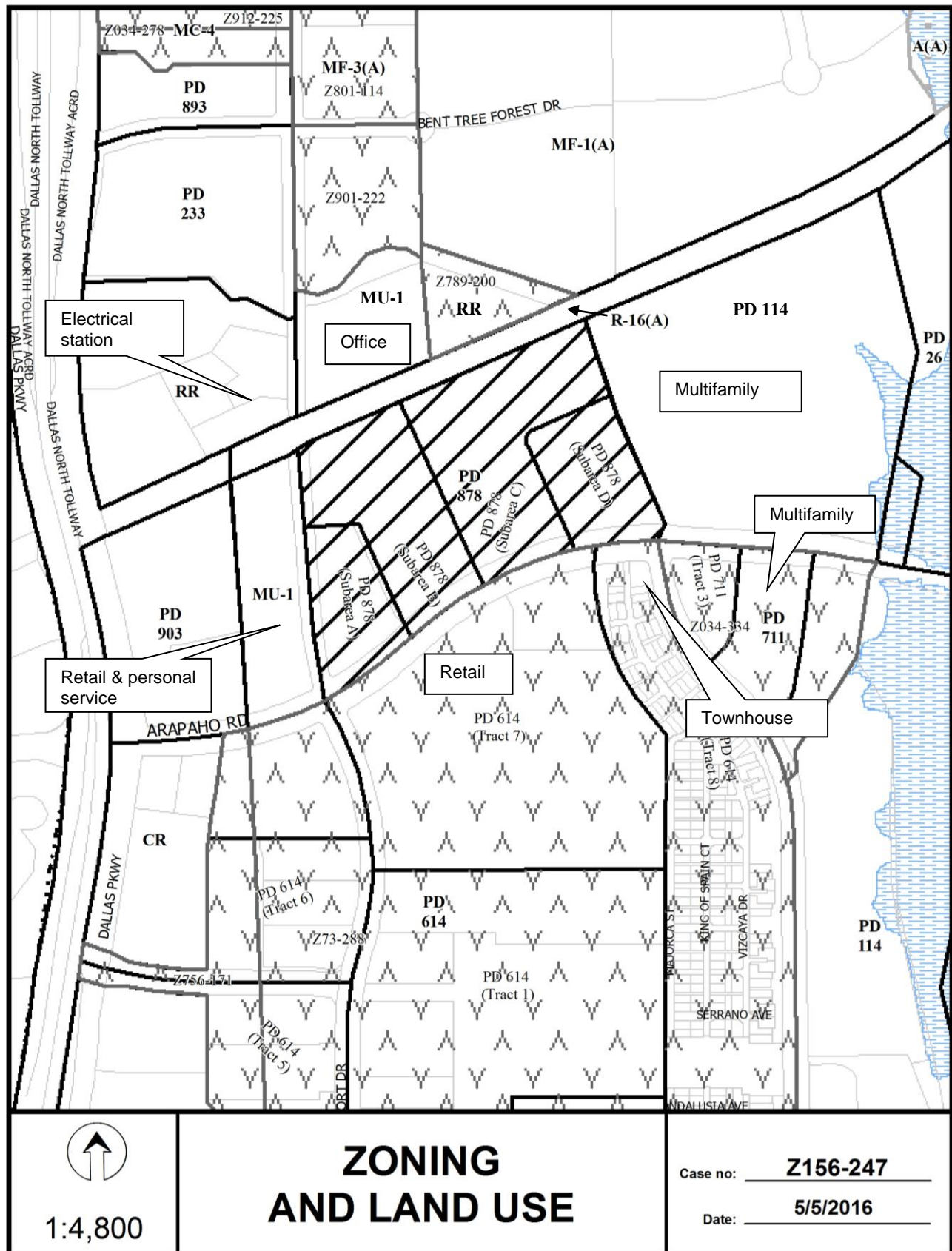


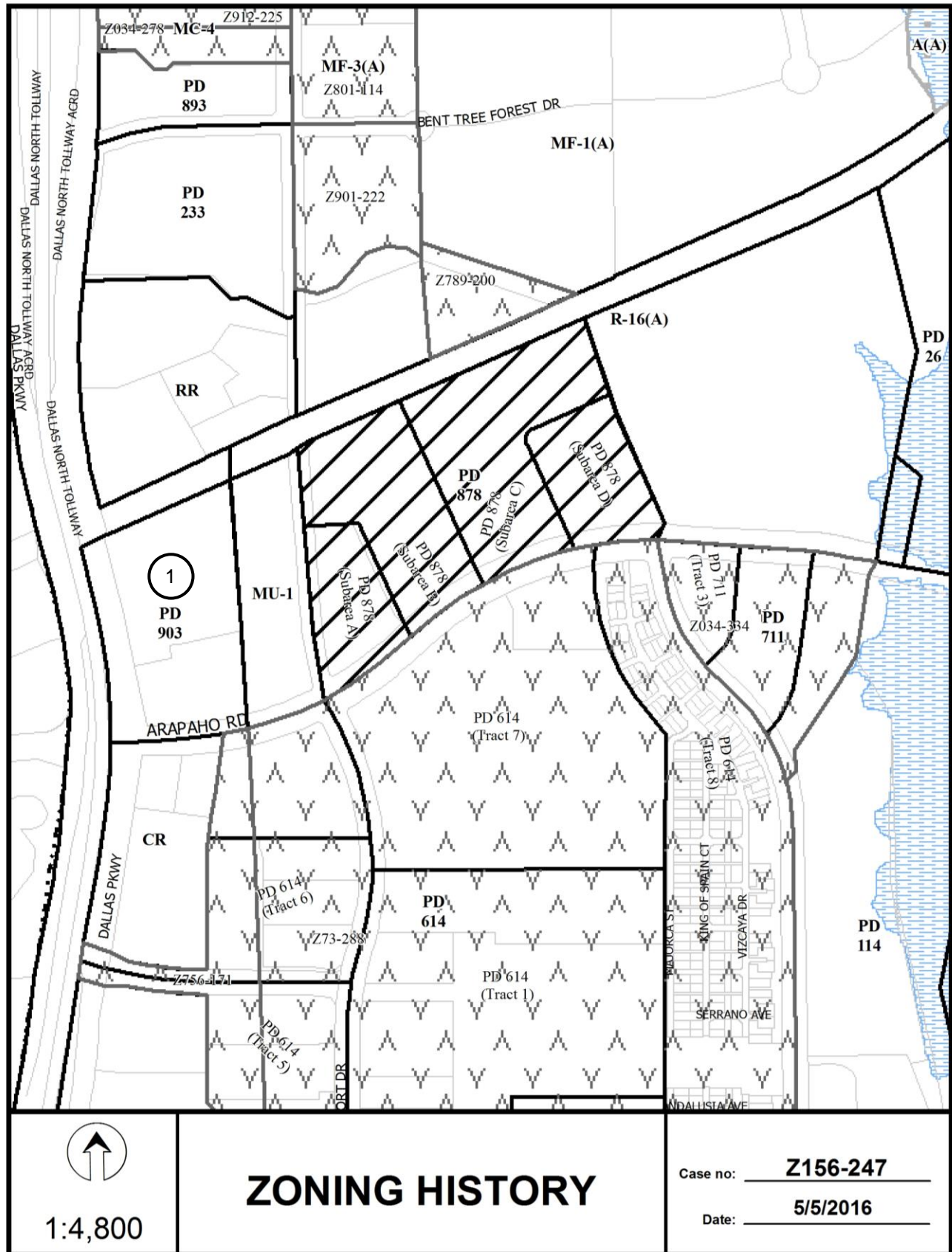


Z156-247(WE)









**CPC RESPONSES**



<u>25</u>	Property Owners Notified (63 parcels)
<u>3</u>	Replies in Favor (4 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>6/30/2016</u>	Date

**Z156-247**  
**CPC**



1:4,800



## ***Notification List of Property Owners***

***Z156-247***

***25 Property Owners Notified    3 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	5519 ARAPAHO RD	PV PRESTONWOOD I LTD
O	2	5403 ARAPAHO RD	PV PRESTONWOOD II LTD
	3	5555 ARAPAHO RD	PRESTONWOOD TRADITION AL LP
	4	5519 ARAPAHO RD	TRG ARAPAHO LLC
	5	15250 PRESTONWOOD BLVD	PRESTONWOOD TRADITION LP
O	6	15203 KNOLL TRAIL DR	PRESTONWOOD PARTNERS LTD
	7	15400 KNOLL TRAIL DR	PRATT CO PRESTONWOOD LLC
	8	5330 BENT TREE FOREST DR	SPP COVINGTON POINTE LTD
	9	15905 BENT TREE FOREST DR	APTCO BENT TREE LP
	10	5314 ARAPAHO RD	PRESTONWOOD CT ASSOCIATES LLC
	11	200 VIZCAYA DR	BIR ESTANCIA LIMITED PS
	12	15402 PRESTONWOOD BLVD	JEWISH FAMILY SERVICE OF
	13	15313 MONTFORT DR	BLUE WAVE MONTFORT
	14	15237 MONTFORT DR	GENIUSCHILD II LLC
	15	15220 MONTFORT RD	WAL-MART REAL ESTATE BUSI
	16	5540 ARAPAHO RD	HALLE PROPERTIES LLC
	17	5665 ARAPAHO RD	BERKELY INDUSTRIES LTD
	18	15490 DALLAS PKWY	IMT CAPITAL III PRESTONWOOD LP
	19	15550 KNOLL TRAIL	HOWSEA USA INC
	20	15850 DALLAS PKWY	15850 HOLDINGS LLC
	21	15770 DALLAS PKWY	ONE WEST LTD
	22	15660 DALLAS PKWY	GRANITE ONE WEST LTD
	23	15443 KNOLL TRAIL DR	KNOLL OFFICE INVESTMENTS LLC
	24	15401 KNOLL TRAIL DR	TEXAS UTILITIES ELEC CO
	25	401 S BUCKNER BLVD	DART

**AGENDA ITEM # 82**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Sustainable Development and Construction

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 G; H; L; M

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298, in an area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z145-233(OTH)

Note: This item was considered by the City Council at a public hearing on June 22, 2016, and was deferred until August 10, 2016, with the public hearing open

**FILE NUMBER:** Z145-233(OTH)

**DATE FILED:** July 11, 2012

**LOCATION:** Bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street.

**COUNCIL DISTRICT:** 14

**MAPSCO:** 45 G, H, L, M

**SIZE OF REQUEST:** Approx. 2.1895 acres

**CENSUS TRACT:** 22.00

**APPLICANT:** Greystar GP II, LLC

**OWNER:** Biscuit Holdings, Ltd.

**REPRESENTATIVE:** Jackson Walker, L.L.P/Suzan Kedron, Steve Dimitt

**REQUEST:** An application for a subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298.

**SUMMARY:** The applicant proposes to develop the property with a minimum of 350 multifamily units and a minimum of 50,000 square feet for retail uses.

**CPC RECOMMENDATION:** **Approval**, subject to a development plan and conditions.

**STAFF RECOMMENDATION:** **Approval**, subject to a development plan and conditions.

**DESIGNATED ZONING CASE**

## GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed subdistrict will be to accommodate the development of 350 multifamily units and a minimum of 50,000 square feet for retail uses. Staff does not foresee the proposed development to negatively impact upon surrounding properties. The property is surrounded by multifamily to the north and east; undeveloped and construction for multifamily to the south and west; undeveloped, office restaurant, and the Latino Cultural Center to the south east and south. The proposed uses for the new subdistrict are those of the existing Subarea 5.
2. *Traffic impact* – The proposed development is bounded by Live Oak, Texas Street, Bryan Street and Cantegral Street. Staff requested a Traffic Impact Analysis. The TIA shows that the proposed development will significantly increase the level of service in the area. Therefore, staff is requesting that the applicant prepare and re-evaluate the Traffic Impact Analysis one year after the retail component of the development is open or the residential component of the development reaches 80% occupancy, whichever comes first.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. The requested zoning district is consistent with the Urban Neighborhood Building Block. The proposed development complies with the intent of the comprehensive plan.

**Zoning History:** There has not been any zoning change within the last five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Bryan Street	NA	70 feet
Cantegral Street	NA	50 feet
Live Oak Street	NA	70 feet
Texas Street	NA	Variable ROW

**Traffic:**

As previously stated, staff is concerned about the level of service decrease due to the proposed development. The intensity of the proposed development triggered a Traffic Impact Analysis requirement for staff to make a determination of the appropriateness of the proposed access points and traffic flow. Based on the TIA, staff determined that the proposed development will significantly decrease the level of service in the area. Therefore, staff is requesting that the applicant prepare and re-evaluate the Traffic Impact Analysis one year after the retail component of the development is open or the residential component of the development reaches 80% occupancy, whichever comes first.

The report will give staff the opportunity to review the traffic conditions surrounding the development, on Texas Street at the three lane driveway approach for the grocery store, and at the intersection of Cantegral Street and Live Oak Street. If the Director or the Director's representative and Street Services are not satisfied with the report's findings, staff will request that the applicant change the access points on Texas Street to be reduced to only one left lane and only one right lane to alleviate any deficiencies in the level of services at this location. Other options may be considered when the report is submitted for evaluation. The applicant must bring the site to compliance or implement an acceptable way to improve the level of service within six months of the Director or the Director's representative and Street Services decision. Failure to comply with the Director's request to resolve the issue, the Director shall notify the City Plan Commission.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as Urban Neighborhood Building Block.

Urban Neighborhoods including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or multifamily. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus

on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

In general, the proposed zoning district conforms to the intent of the Comprehensive Plan. This proposed development will contribute to the effort of creating a vibrant community in the Downtown area.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	PD No. 298 Subarea 5 on a portion and Subarea 10 on a portion	Undeveloped
North	PD No. 298 Subarea 5 & 10	Multifamily and undeveloped
South	PD No. 298 Subarea 5 & 10	Multifamily, Latino Cultural Center, parking lot, office and personal service

**Land Use Compatibility:**

The approximately 2.1895 acres request site is currently undeveloped. The request is for a new subarea to develop a minimum of 350 multifamily units and a minimum of 50,000 square feet of retail. Neither Subarea 5 nor Subarea 10 limits retail area or residential density. The proposed development will be compatible with the surrounding uses. The property is mainly surrounded by undeveloped and multifamily development to the north; multifamily, undeveloped, office, personal use service, parking lot and the Latino Cultural Center to the south.

When the property was sold to the previous owner by the City, the City imposed deed restrictions on the property. The process was assisted by the Office of Economic Development. The deed restrictions established that the developer invest a minimum of \$75,000,000 into the development of the property as a high density, mixed use project with approximately 350 residential apartment units and 110,000 square feet of new retail space in accordance with the Deep Ellum TIF District Plan by December 31, 2018, complete any environmental remediation and demolish the buildings currently located on the site by June 30, 2012, and provide the City of Dallas with a final set of construction documents for a parking garage to be located at the Latino Cultural Center. However, the applicant is requesting to amend the deed restrictions to increase the required investment from \$75,000,000 to \$100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and, to extend the deadline for the new retail in accordance with the Deep Ellum TIF District Plan from December 31, 2018 until December 31, 2022. All other restrictions have been completed and/or addressed.

**Parking:** The applicant is proposing a total of 30 bicycle parking spaces for the site. All other parking requirements will comply with Section 51P-298-115 of the PD. Bicycle parking is required as follows:

- (a) The greater of two bicycle parking spaces per building site or one bicycle parking space per 25 required off-street parking spaces required.
- (b) No more than 30 bicycle parking spaces are required on any building site.

A rough calculation of the required number of parking spaces for the proposed uses is 200 for retail at 1 space per 250 square feet of retail use. The applicant is proposing a minimum of 50,000 square feet of retail use. For the residential development, the applicant will be required to provide one parking space per bedroom. The applicant indicated that the development will be of 350 efficiency units. Therefore, the required parking would be 350 spaces. The total required parking for the site would be 550 spaces. Calculating the bicycle parking at 1 per 25 required parking spaces, the total is 22 bicycle spaces. The applicant is proposing 8 surplus spaces for bicycles.

**Landscaping:** The landscaping requirements will comply with PD No. 298 in combination with Article X. The applicant is proposing minor changes in the landscape for the proposed site. Due to the configuration of the structure on Texas Street, there will only be 8 trees on that side of the property. The applicant is compensating for that tree along the other street fronts of the property.

**Setbacks:**

The applicant is proposing to provide a minimum setback five feet on all street frontages. Planned Development District No. 298 in general, requires a minimum front yard setback of 15 feet. No side yard setback is required. Staff supports the proposed setbacks. For the purpose of this subarea, all streets are considered street frontages.

Staff supports the increase in floor area ratio to allow for the proposed density and the proposed retail development on the property. The City is encouraging higher densities in the downtown area and services and uses that support the increased density.

The City Plan Commission recommended the approval of the setback with the exception that a four foot encroachment into the five foot front yard setback in specific locations as depicted in the proposed development plan and condition is allowed.

**Signs:**

The applicant had initially requested an increase in the size of blade signs. Staff believes that the applicant should comply with the existing sign provisions in Planned Development District No. 298. The PD states that the signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

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The City Plan Commission recommended the approval of the sign conditions with the exception to delete reference to blade signs. The applicant indicated the blade sign would be a discussion with the neighborhood and may be a future amendment.



**Comparison of existing zoning and request:**

	<b>Subdistrict 5</b>	<b>Subdistrict 10</b>	<b>Proposed Subdistrict</b>
Front yard	15 feet. For streets fronting Pedestrian linkage streets, setbacks must be as shown in Exhibit 298C	15 feet. For streets fronting Pedestrian linkage streets, setbacks must be as shown in Exhibit 298C	5 feet. For streets fronting Pedestrian linkage streets, setbacks must be as shown in Exhibit 298C
Height	270 feet	100 feet	165 feet
Lot Coverage	90 percent	90 percent	90 percent
Floor Area Ratio	4:1	4:1	5.85:1

**CPC ACTION:**  
**May 19, 2016**

**Motion:** It was moved to recommend **approval** of a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, subject to a revised development plan and revised conditions with the following revisions: Insert a provision to Section 51P-298-112, under Setbacks that encroachments in the setbacks along Live Oak Street, Texas Street and Cantegral Street permitted up to maximum of 4 feet into a 5 foot setback at location identified on the development plan. Locations are: along Cantegral Street from the corner of Live Oak Street to the residential parking entrance, and along Live Oak Street from the area identified as having translucent patio rails around the corner onto Texas Street to the loading dock entrance curb cut, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298 the Bryan Area Special Purpose District on area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street.

Maker: Ridley  
Second: Murphy  
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis,  
Anantasomboon, Abtahi, Jung, Housewright,  
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Haney  
Vacancy: 0

**Notices:** Area: 500 Mailed: 28  
**Replies:** For: 4 Against: 0

**Speakers:** For: Andrew Orr, 600 E. Las Colinas Blvd., Irving, TX, 75039  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Larry Sparks, 600 E. Las Colinas Blvd., Irving, TX, 75039  
Against: None

## **PARTNERS & PRINCIPLES**

### Greystar GP II, LLC – List of Officers and Partners

President: Robert A. Faith

Vice-Presidents:

William C. Maddux  
J. Derek Ramsey  
Scott Wise  
Cliff Nash  
Trent Conner  
Laird Sparks  
Adam Brown  
Derek Brown  
David Reid  
Todd Wigfield  
Ashley Heggie  
Brandon Henry  
Josh Carper

### Biscuit Holdings, Ltd.

General Partner: Malouf Interests, Inc.

President and Secretary: Matt Malouf

Vice President: Steve Gregory

## **CPC PROPOSED CONDITIONS**

### **ARTICLE 298.**

#### **PD 298.**

#### **Bryan Area Special Purpose District**

#### **SEC. 51P-298.101. LEGISLATIVE HISTORY.**

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

#### **SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.**

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

#### **SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Definitions.

(1) **COMMERCIALLY COMPATIBLE SINGLE FAMILY USE** means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) **GROUND COVER** means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) **LABOR AGENCY** means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) **PARKWAY** means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(5) **PEDESTRIAN LINKAGE STREETS** mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(6) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(7) TREE PLANTING ZONE means the area parallel to and between two and one half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914)

#### **SEC. 51P-298.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, and 4.
- ~~(7) Exhibit 298G: development plan for Subarea 11.~~
- (8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.
- (9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.
- (10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.
- (11) Exhibit 298J: tabulation of total floor area in Subarea 12A.
- (12) Exhibit 298K: development plan for Subarea 10B. (Ord. Nos. 28056; 29390)
- (13) Exhibit 298L: development plan for Subarea 5A.

#### **SEC. 51P-298.104. CREATION OF SUBAREAS.**

A map showing the boundaries of the 18-19 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390)

#### **SEC. 51P-298.105. SUBAREA 9 CONDITIONS.**

Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU-1, MU-1-D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 298.103 and 298.106 through 298.117 do not apply to Subarea 9. (Ord. Nos. 20049; 24914)

**SEC. 51P-298.105.1. DEVELOPMENT PLANS.**

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development and use of Subarea 11 must comply with the development plan for Subarea 11 (Exhibit 298G).

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls. (Ord. Nos. 25177; 25960; 29390)

(d) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

**SEC. 51P-298.106. LANDSCAPING.**

(a) General requirements. The landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

(1) Location, number, and type of trees required.

(A) Except as provided in this subsection, each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

(B) The number of trees required is calculated by dividing the number of feet or lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) All required trees must be recommended for local area use by the director of parks and recreation and must be "canopy trees" and "large trees" as defined in Article X.

(D) In Subarea 10B, street trees are not required along Carmel Street.

(E) In Subarea 5A, a total of 36 street trees are required. However, only 9 street trees are required along Texas Street.

(2) Minimum tree height and trunk caliper. Required trees must have a minimum height of 15 feet, and a minimum trunk caliper of four inches.

(3) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of a trunk of a required tree, measured at grade, must be within the following distance of the center of the trunk of another required tree, measured at grade:

(A) Thirty feet along pedestrian linkage streets, as shown in Exhibit 298C<sub>2</sub>

(B) Fifty feet along all other streets.

(4) Tree grates required in sidewalks. Tree grates must be provided for all trees within a public sidewalk. These tree grates must:

(A) conform to city standards and specifications; and

(B) be large enough to permit healthy tree growth.

(5) Points for street trees. Each tree provided in accordance with Paragraph (3)(A) is awarded eight points. Each tree provided in accordance with Paragraph (3)(B) is awarded six points.

(c) Front yard landscaping and parkway landscaping.

(1) Three points will be awarded if, along pedestrian linkage streets, enhanced paving is provided in at least 50 percent of the area between the main structure and the curb, or if ground cover is provided in 25 percent of this area.

(2) Building sites along pedestrian linkage streets must achieve at least one-half of their landscaping credits in the area between the main structure and the curb.

(d) Sidewalks.

(1) Where the director of public works and transportation determines that sufficient right-of-way exists, sidewalks must be a minimum of eight feet in width for pedestrian linkage streets and, except as provided in this subsection, six feet in width in all other cases. If the director of public works and transportation determines that the foregoing standard cannot be satisfied within existing right-of-way, a sidewalk must be no less than four feet in width.

(2) Barrier free ramps, as shown on Drawing No. 1007 of the department of public works and transportation "Standard Construction Details" (Exhibit 298D), must be provided in the Bryan Area SPD.

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(e) Pedestrian amenities.

(1) Three points will be awarded for pedestrian scale lighting. To qualify as pedestrian scale lighting, lighting must:

(A) provide a minimum of 1.5 foot candles; and

(B) be mounted at a height no greater than 14 feet.

(2) A building site located in Subarea 3 must achieve at least two points in the parkway fronting the pedestrian linkage streets through the use of pedestrian scale lighting or pedestrian facilities as described in Section 51A-10.107(f)(2).

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement [other than for the sidewalk required under Paragraph (4) of this section] in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this subsection if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of way. (Ord. Nos. 20049; 24914; 25177; 25960; 28056; 29390; 29558)

## **SEC. 51P-298.107. USES.**

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single family uses must comply with the following requirements:

(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 5 1 A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-



4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

(C) Maximum number of stories is two.

(D) Maximum lot coverage is 60 percent.

(E) Minimum lot size is 2,000 square feet.

(F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

- (3) Required off-street parking: One space per 500 square feet of floor area.
- (4) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	1
Each additional 60,000 or fraction thereof	1

- (5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited. (Ord. Nos. 20049; 20820; 21885; 24914; 25960; 26179; 26388; 26707; 26994; 27322)

#### **SEC. 51P-298.108. NONCONFORMING USES.**

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A. (Ord. Nos. 20049; 24914; 25960)

#### **SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.**

A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located in Subarea 7.

(2) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. (Ord. Nos. 20049; 24914)

#### **SEC. 51P-298.110. MAXIMUM HEIGHTS.**

Unless further restricted under Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Structure Height (in feet)</u>
1, 1A, and 1B	120
3	160
4	54
5	270
<u>5A</u>	<u>165</u>
6	36-40
7	39
8	100
10, 10A, and 10B	100
11 and 11A	100
12 and 12A	160
13	54

(Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390)

#### **SEC. 51P-298.111. STORIES IN SUBAREA 7.**

Maximum number of stories permitted in Subarea 7 is:

- (1) four if at least one-half of the structure is occupied by residential uses; and
- (2) three in all other cases. (Ord. Nos. 20049; 24914; 26388)

#### **SEC. 51P-298.112. SETBACKS.**

##### **(a) Front yard.**

- (1) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.
- (2) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.
- (3) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, 3, 4, 5, 8, 10, 10A, 12, and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.
- (4) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.
- (5) Maximum front yard setback is 25 feet in Subareas 6 and 7.
- (6) No maximum front yard setback is required in Subareas 11A and 12A.

Staff Recommendation

~~(7) Except as provided in this paragraph, the minimum front yard setback is five feet for subarea 5A.~~

~~A. Encroachments up to 4 feet into a 5 foot setback are permitted on Live Oak Street, Cantegral Street and Texas Street at the following locations:~~

~~i) Along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;~~

~~ii) Along Live Oak Street in the area identified on the development plan as the translucent patio rail; and~~

~~iii) Along Texas Street from Live Oak Street to the off-street loading dock.~~

CPC Recommendation:

~~(7) Except as provided in this paragraph, the minimum front yard setback is five feet for subarea 5A.~~

~~A. Encroachments up to 4 feet into a 5 foot setback are permitted on Live Oak Street, Cantegral Street and Texas Street at the following locations:~~

~~i) Along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;~~

~~ii) Along Live Oak Street in the area identified on the development plan as the translucent patio rail; and~~

~~iii) Along Texas Street from Live Oak Street to the off-street loading dock.~~

(b) Side yard.

(1) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 3, 4, 5, 5A, 7, 8, 10, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(2) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(3) No side yard setback is required in Subareas 10A, 10B, 11A, and 12A.

(4) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(c) Rear yard. The minimum rear yard setback is five feet in all subareas. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390)

**SEC. 51P-298.113. MAXIMUM COVERAGE.**

Unless further restricted under Section 51P-298.107(b), maximum lot coverages in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Lot Coverage (percent)</u>
1, 1A, and 1B	90
3	70*
	80***
4	90
5 and 5A	90
6	80
7	70*
	90**
8	70*
	80***
10, 10A and 10B	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

\*Applies if less than one-half of the floor area of the structure is occupied by residential uses.

\*\*Applies if at least one-half of the floor area of the structure is occupied by residential uses.

\*\*\*Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.

(Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390)

**SEC. 51P-298.114. SIGNS.**

(a) The sign provisions for business zoning districts contained in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts contained in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea. (Ord. Nos. 20049; 24914; 26388)

**(b) Subarea 5A**

(1) Except as otherwise provided in this paragraph, the sign provisions for business zoning districts contained in Division 51A-7.300 apply to Subarea 5A.

(2) Definitions. For purposes of this section, the following definitions apply:

(A) ARCADE SIGN means any sign that is mounted under a canopy and is perpendicular to the building to which the canopy is attached. This sign is intended to be read from the pedestrian walkway.

(B) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(C) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(3) The maximum number of words of a height equal to or exceeding four inches allowed on any building façade as set forth in Division 51A-7.305(c) is 12.

(4) Arcade Signs.

(A) Arcade signs may not exceed 27 square feet in effective area.

(B) Arcade signs may not descend closer to grade than 10 feet.

(5) Canopy Signs.

(A) Canopy signs may project up to 6 feet above a canopy.

(B) Canopy signs may not exceed 210 square feet in effective area.

#### **SEC. 51P-298.115.PARKING REQUIREMENTS.**

(a) The parking provisions in Chapter 51A apply in the Bryan Area SPD, except as modified below:

(1) General merchandise establishments located in Subarea 3 are only required to provide one parking space per 250 square feet of floor area.

(2) In Subarea 5, a minimum of 30 bicycle parking spaces are required. Bicycle parking must comply with Sec. 51A-4.332.

(3) In order to provide adequate off-street parking for large scale mixed use development projects, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 150,000 square feet in floor area and is developed on the same lot with a use qualifying for an exception under Subparagraphs (B) or (C).

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 150 guest rooms and is developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (C).

(C) Ten percent of the required parking for the retail and personal service uses, when those uses total in excess of 15,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (B).

(D) Fifteen percent of the required parking for college, university, or seminary classrooms when developed on a campus providing at least 100 units of campus housing.

(E) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 150,00 square feet of floor area or a hotel or motel use with more than 125 guest rooms:

(i) Bar, lounge, or tavern;

(ii) Catering service;

(iii) Country club with private membership; or

- (iv) Restaurant without drive-in or drive-through service.

(3) The college, university, or seminary use located at 3909 Swiss Avenue must provide the following required off-street parking:

- (A) one space per 25 square feet of classroom; and
- (B) that parking required in Section 51A-5.209 for all residential uses located in the campus area.

All required parking must be provided within the campus area generally bounded by North Washington Avenue, Floyd Street, Haskell Avenue, Swiss Avenue, Peak Street, and Live Oak Avenue.

(4) Office uses, other than medical office uses, in all subareas except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

(5) A labor agency use must provide one parking space per 200 square feet of office floor area, and one parking space per 50 feet of lobby floor area.

(6) The city council shall consider the feasibility of reducing the parking requirements for any structure that is designated as a historic landmark in the Bryan Area SPD.

(b) Special parking provisions in Subareas 10A, 11A, and 12A. Except as provided in this subsection, the following special parking provisions apply to Subareas 10A, 11A, and 12A.

(1) In general. All uses within the Baylor expanded district must comply with the Master Parking and Floor Area requirements in Subsection (b)(8) of this section.

(2) Master Parking and Floor Area Plan purpose. Because off-street parking requirements for Baylor-related uses may be provided in remote locations throughout the Baylor expanded district, the Master Parking and Floor Area Plan (Exhibit 298I) identifies available off-street parking, determines the amount of required off-street parking, and ensures that each Baylor-related use within the Baylor expanded district meets the off-street parking requirements. To maintain adequate required off-street parking for all uses within the Baylor expanded district, the Master Parking and Floor Area Plan must be updated when floor area is added or removed from a building (Exhibit 298I-1).

(3) Definitions. In this section:

(A) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(B) BAYLOR-RELATED USE means any of the following uses within the Baylor expanded district:

- Adult day care facility.
- Ambulance service.
- Child-care facility.
- College, university, or seminary.
- Community service center.

- Convalescent and nursing homes, hospice care, and related institutions.
- Day home.
- Extended stay hotel or motel.
- Helistop.
- Hospital.
- Hotel or motel.
- Medical clinic or ambulatory surgical center.
- Medical or scientific laboratory.
- Office.
- Residential hotel.

(C) BAYLOR-RELATED USE SPECIAL PARKING means parking spaces located within the Baylor expanded district and available for use by Baylor-related uses.

(D) BAYLOR SHUTTLE means a private shuttle bus service that connects Baylor-related uses to Baylor-related use special parking spaces.

(E) MASTER PARKING AND FLOOR AREA PLAN means the Master Parking and Floor Area Plan shown on Exhibit 298I, and as revised and supplemented in accordance with this article.

(F) REQUIRED BAYLOR-RELATED USE SPECIAL PARKING means the total number of required parking spaces for all Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(4) Application. Off-street parking requirements for Baylor-related uses may be satisfied with Baylor-related use special parking as shown on the Master Parking and Floor Area Plan and subject to the requirements in this subsection.

(5) Number of spaces available and required. The number of Baylor-related use special parking spaces existing on June 28, 2006, is 8,755. The number of required Baylor-related use special parking spaces existing on June 28, 2006, is 7,089. Reductions in floor area from the floor area existing on June 28, 2006, will result in adjustments to the number of Baylor-related use special parking spaces required as follows: one parking space per bed for hospital use, and one space per 200 square feet of floor area for any other use.

(6) Baylor shuttle.

(A) The Baylor shuttle service must be available for use from 5:30 am to 8 pm Monday through Friday with service to all stops at intervals of not more than 20 minutes for all occupants, employees, and guests of Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(B) The Baylor shuttle service must stop within 300 feet of the nearest entrance to a Baylor-related use and within 300 feet of each parking lot providing Baylor-related use special parking.

(C) In this subsection, distance is measured from the shuttle stop to the nearest entrance of the main use or from the nearest pedestrian access to the parking lot to the shuttle stop, measured along the most convenient pedestrian walkway.



(D) The building official may extend the distance to a maximum of 600 feet unless the extension would:

- (i) significantly discourage use of the Baylor-related use special parking,
- (ii) unreasonably endanger the safety of persons or property, or
- (iii) not otherwise be in the public interest.

(7) Agreement required.

(A) No written agreement is required if the fee simple owner of the real property on which the Baylor-related use is located is the same as the fee simple owner of the real property on which the Baylor-related use special parking is provided. Otherwise, a written agreement is required in accordance with this paragraph.

(B) The written agreement must comply with the special parking agreement requisites in Section 51A-4.328.

(C) A copy of the written agreement must be provided to the building official at the time application is made for a building permit or certificate of occupancy.

(8) Master Parking and Floor Area Plan supplements.

(A) A Master Parking and Floor Area Plan supplement must be submitted to and approved by the building official (see Exhibit 298I-1) if an application is made for:

(i) a building permit, demolition permit, or a certificate of occupancy that modifies the parking requirements for any use satisfying all or part its off-street parking requirement with Baylor-related use special parking;

(ii) approval of a parking agreement for any use or parking within the Baylor expanded district; or

(iii) a building permit, demolition permit, or certificate of occupancy that modifies the parking requirements in connection with additions to or reductions in floor area that have occurred since the last supplement that are not described in this paragraph, such as destruction of a building by fire or expiration or withdrawal of a building permit application.

(B) A Master Parking and Floor Area Plan supplement must include:

(i) the number assigned to each Baylor-related use special parking lot,

(ii) the boundaries of each Baylor-related use special parking lot,

(iii) any changes to the number of Baylor-related use special parking spaces since the last approved supplement,

- (iv) a corresponding table indicating
- (aa) the number of parking spaces available in each Baylor-related use special parking lot;
  - (bb) the number of parking spaces designated for Baylor-related parking lot;
  - (cc) the number of parking spaces designated as on-site
  - (dd) the number of spaces designated as remote parking subject to a parking agreement (citing the recording information of the parking agreement and the location of the use); and
  - (ee) the number of spaces that are not available as Baylor-related use special parking.
- (v) a revised floor area tabulation for the Baylor expanded district in the form shown on Exhibit 298I-2, and
- (vi) a revised Master Parking and Floor Area Plan that shows:
- (aa) the floor area being added or removed; and
  - (bb) other changes to the Master Parking and Floor Area Plan since the last update, including changes to the floor area of existing buildings; new buildings; demolished buildings; changes to parking areas; and revisions to streets, alleys, or private drives.
- (C) The building official shall maintain a copy of each approved Master Parking and Floor Area Plan supplement.
- (D) A property owner may charge a fee to use required off-street parking for Baylor-related uses in the Baylor expanded district.
- (c) Special parking provisions for Subarea 1 0B.
- (1) Enclosed garages fronting Carmel Street may be located within five feet of the Property line, and must be equipped with automatic garage doors that are maintained in working order at all times.
  - (2) The visual obstruction regulations in Section 51A-4.602(d) do not apply to dwelling units fronting on Carmel Street.
  - (3) Dwelling units fronting on Carmel Street do not count toward any guest parking requirements.
  - (4) Along Carmel Street, at no time may the areas in front of the enclosed garages be used for parking of vehicles.

(5) Along Carmel Street, in front of the dwelling units shown on the development plan, no parking is allowed, and “No Parking” signs must be provided in accordance with the standard city specifications and completed to the satisfaction of the director of public works and transportation.

(6) A total of 10 guest parking spaces are required for Subarea 1 0B.

(i) The guest parking spaces must comply with the dimensional requirements of the Dallas Development Code.

(ii) Six guest parking spaces must be located on the Property.

(iii) Four guest parking spaces may be located in the Live Oak Street right-of-way, immediately adjacent to Subarea 10B. (Ord. Nos. 20049; 24914; 26388; 26707; 29390)

**SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.**

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>
1, 1A, and 1B	4:1
3	4:1
4	2:1
5	4:1
<u>5A</u>	<u>5.85:1</u>
6	None
7	3:1*
	2:1**
8	2.5:1
10, 10A, and	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

\*Applies if at least one-half of the floor area of the structure is occupied by residential uses.

\*\*Applies in all other cases.

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390)

**SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.**

The special development standards contained in Ordinance Nos. 16029, 16858, 17676, and 17966 apply to Subarea 6. In the event of a conflict between the provisions of this article and the special development standards, the more restrictive regulation applies. (Ord. Nos. 20049; 24914)

**SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.**

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 20049; 24914)

**SEC. 51P-298.119. FENCES.**

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

- (1) Gaston.
- (2) Good Latimer.
- (3) Haskell.
- (4) Live Oak.
- (5) Peak.
- (6) Ross.
- (7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

- (1) Except as further limited in this subsection, maximum fence height is nine feet.
- (2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A. (Ord. Nos. 25960; 28056)

**SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 10A, 11A, AND 12A.**

(a) Definitions. In this section,

(1) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(2) PROPERTY OWNER means the Baylor University Medical Center or its successors.

(b) Traffic Management Plan (TMP) in general.

(1) Instead of requiring a TMP prior to the passage of this ordinance, the property owner must submit a TMP for review by the director by June 28, 2007.

(2) No building permit may be issued that will result in a total floor area in the Baylor expanded district exceeding 4,068,964 square feet until the property owner submits a revised TMP for review by the director. Thereafter, a revised TMP must be submitted with each additional 500,000 square feet in total floor area. The building official shall determine if a revised TMP is required by using the cumulative floor area calculation for the Baylor expanded district as shown on the last approved supplement to the Master Parking and Floor Area Plan.

(3) The preparation and submission of the TMP and its revisions are the responsibility of the property owner. The TMP and its revisions must be:

(A) prepared by a registered professional engineer skilled in transportation engineering; and

(B) approved by the director.

(c) Contents of the TMP. The TMP and its revisions must be in writing and must report on the following:

(1) The planned and actual operations of the street system within and in the immediate vicinity of the Baylor expanded district, describing traffic controls, lane operations, signal timing patterns, signage, dedicated lanes, crosswalks in the right-of-way, the impact of public transportation, and traffic control personnel including security personnel directing traffic.

(2) The planned and scheduled construction of the street system within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(3) The planned and actual maintenance and management of traffic within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(4) Development and occupancy levels within the Baylor expanded district.

(5) Vehicular congestion and pedestrian safety concerns at locations within and in the immediate vicinity of the Baylor expanded district together with an analysis of and recommendations for appropriate mitigation measures.

(d) Approval by the director. The director shall approve the TMP and its revisions following the procedures and standards in Subsection 51A-4.803(e) through (k) regarding site plan review.

(e) Subarea 12A. The building official shall not issue a building permit for new construction in Subarea 12A without a completed floor area tabulation form (Exhibit 298J). The applicant shall

provide documentation of floor area reduction from demolition of structures or expiration or withdrawal of previous building permit applications for new construction. The applicant must file a copy of each completed floor area tabulation form with the building official at the time the application is made for the building permit. (Ord. Nos. 26388; 26707)

(f) Subarea 5A. The property owner shall prepare a traffic study evaluating the intersection of Cantegral and Live Oak. The traffic study must be submitted to the director after one of the following, whichever occurs first (i) eighty percent occupancy of the multifamily section of the project or (ii) within one year of the final certificate of occupancy for the retail section of the project. If the Director or the Director's representative and Street Services are not satisfied with the report's findings, staff will request that the applicant changes the access points on Texas Street to be reduced to only one left lane and only one right lane to alleviate any deficiencies in the level of services at this location. Other options may be considered when the report is submitted for evaluation. The applicant must bring the site to compliance or implement an acceptable way to improve the level of service within six months of the Director or the Director's representative and Street Services decision. Failure to comply with the Director's request to resolve the issue, the Director shall notify the City Plan Commission.

**SEC. 51P-298.121. GENERAL REQUIREMENTS.**

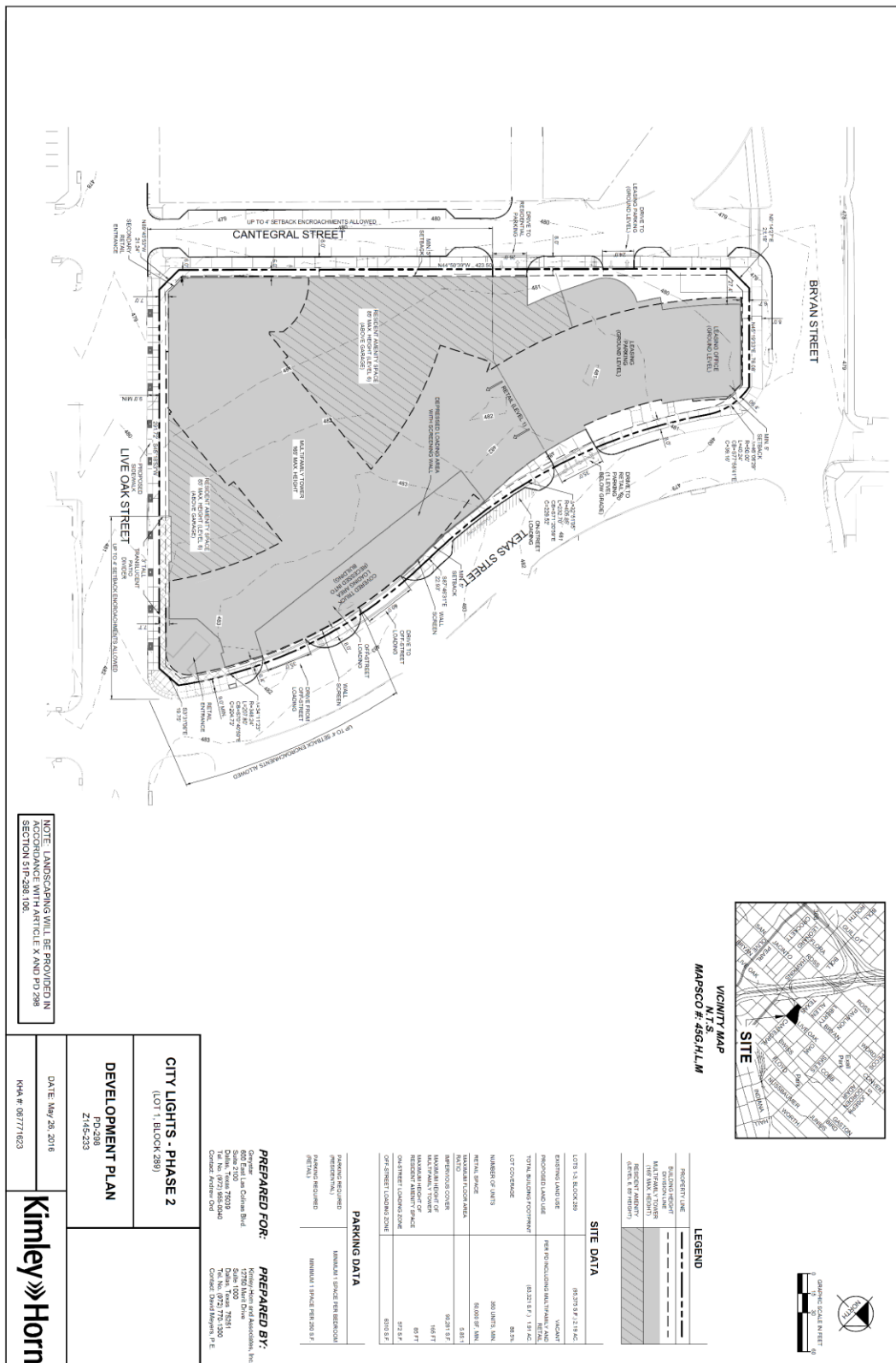
Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

**SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.**

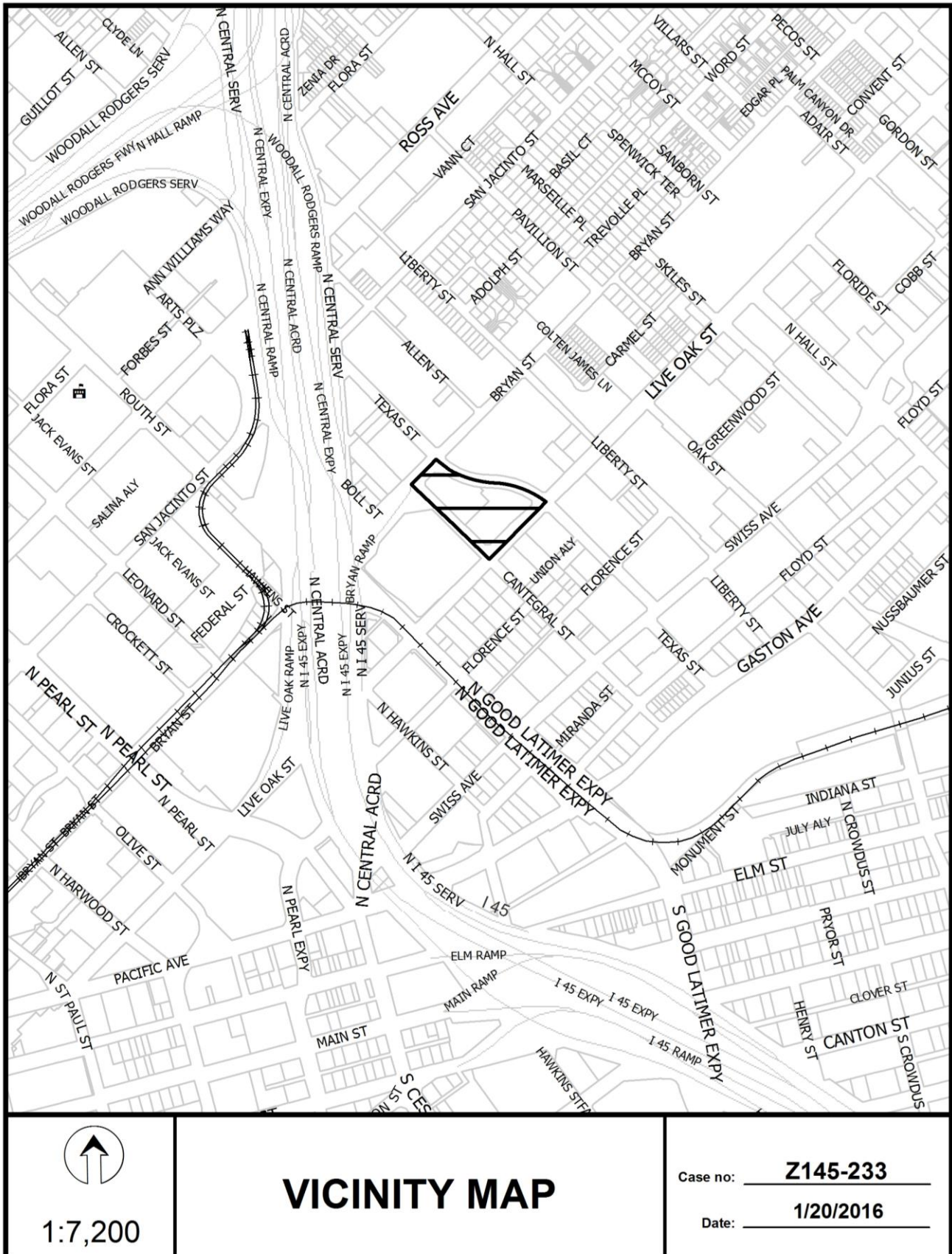
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

## PROPOSED DEVELOPMENT PLAN



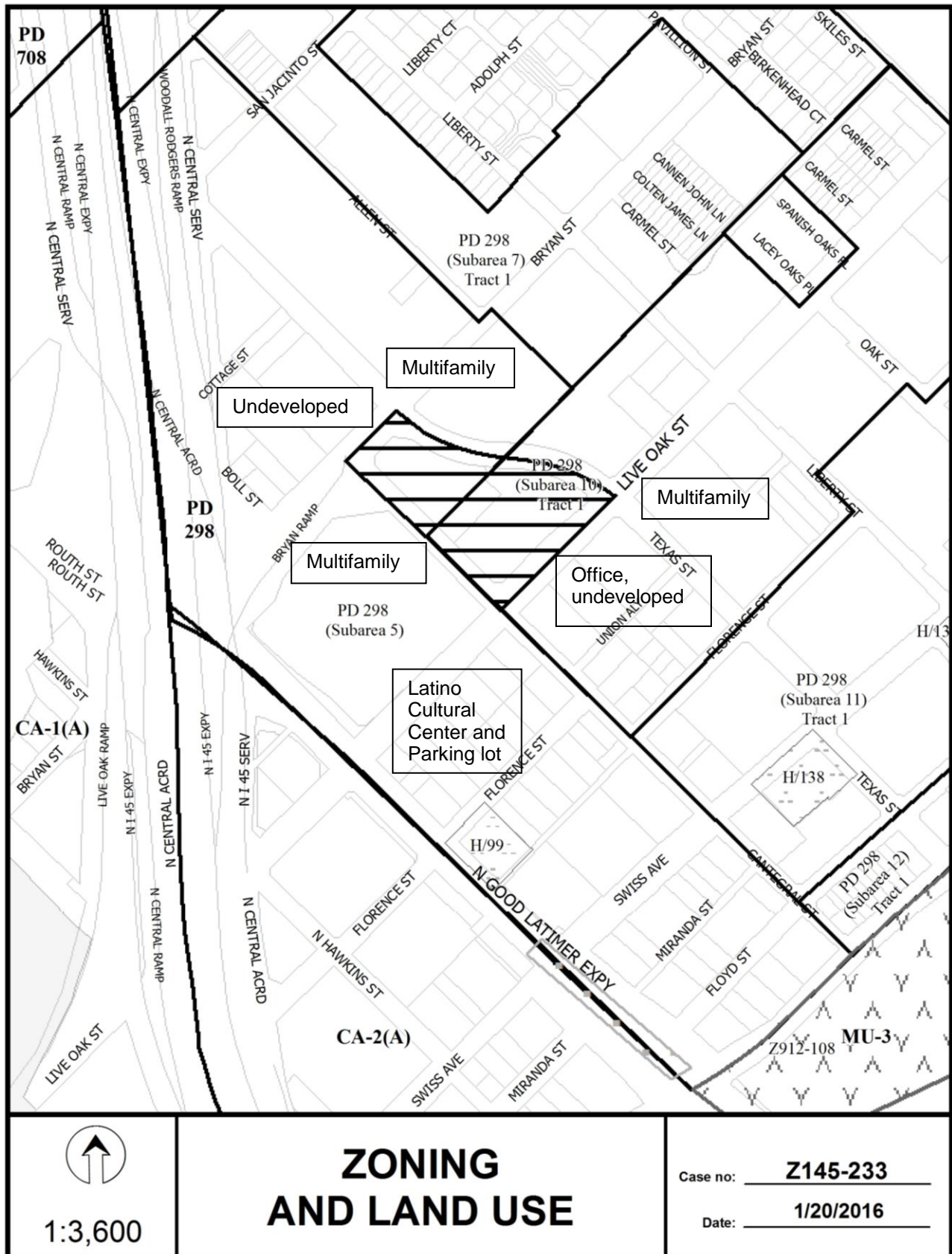












## CPC RESPONSES



05/18/2016

***Reply List of Property Owners******Z145-233******28 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2713 LIVE OAK ST	MINERVA PARTNERS LTD
	2	2633 SWISS AVE	MARTINEZ FERNANDO
	3	2613 SWISS AVE	BONNESS PROPERTY COMPANY
O	4	624 N GOOD LATIMER EXPY	MEADOWS FOUNDATION INC
	5	2709 BRYAN ST	TM DEVELOPMENT PARTNERS LTD
	6	805 TEXAS ST	910 N CENTRAL LLC
	7	815 ALLEN ST	BLACKMAN NEELY L &
	8	2815 LIVE OAK ST	NER O W LLC
	9	707 LIBERTY ST	YEUNG SHIU F
	10	2817 LIVE OAK ST	LIVE OAK SHOPPING CENTER LLC
O	11	2708 LIVE OAK ST	UNION ALLEY I LIMITED
O	12	2700 LIVE OAK ST	UNION ALLEY I LTD PS
	13	607 TEXAS ST	HOPE COTTAGE INC
	14	606 CANTEGRAL ST	CANTEGRAL LP
	15	2707 FLORENCE ST	CARTUSCIELLO CODY A
	16	600 CANTEGRAL ST	DEVLIN ESTANISLADA FLANIGAN
	17	510 CANTEGRAL ST	2705 SWISS AVE LLC
	18	814 N GOOD LATIMER EXPY	ELAN DALLAS CITY LIGHTS OWNER LP
	19	910 TEXAS ST	CH REALTY VI HC MF DALLAS BRYAN PLACE
	20	2801 LIVE OAK ST	CWS TEXAS ST LP &
	21	2720 LIVE OAK ST	SMD LIVE OAK LLC &
	22	2711 FLORENCE ST	LYON RICHARD G
	23	2711 FLORENCE ST	WEINERTH DAVID &
	24	2711 FLORENCE ST	BELL AMAR
O	25	2720 UNION ALLEY ST	UNION ALLEY I LIMITED PARTNERSHIP
	26	2757 SWISS AVE	DALLAS CASA

Z145-233(OTH)

05/18/2016

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2800	LIVE OAK ST	VOLUNTEER CTR OF DALLAS
28	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 22 P T

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**SUBJECT**

A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 8.08 acres of the current 10.90 acres of land in the floodplain, located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River, Fill Permit 15-07 - Financing: No cost consideration to the City

**BACKGROUND**

This request is to fill approximately 8.08 acres of the current 10.90 acres of floodplain, from a total tract of 13.90 acres, to be used for a scrap metal processing facility. The proposed fill is located at 1840 Ryan Road, within the floodplain of Elm Fork of the Trinity River.

A neighborhood meeting was held at the Bachman Therapeutic Recreation Center on June 14, 2016. Attendees included the developer's engineer, the developer's representative, and five City staff members. No citizens from the area attended. There has been no objection to the fill permit.

The fill permit application meets all engineering requirements for filling in the floodplain as specified in Part II of the Dallas Development Code, Section 51A-5.105(h). The applicant has not requested a waiver of any criteria. Accordingly, the City Council should approve this application; or, it may pass a resolution to authorize acquisition of the property under the laws of eminent domain and may then deny the application in order to preserve the status quo until acquisition.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

**FISCAL INFORMATION**

No cost consideration to the City.

**OWNER/APPLICANT**

Venture Metals  
1970 Crown Road  
Farmers Branch, TX 75234

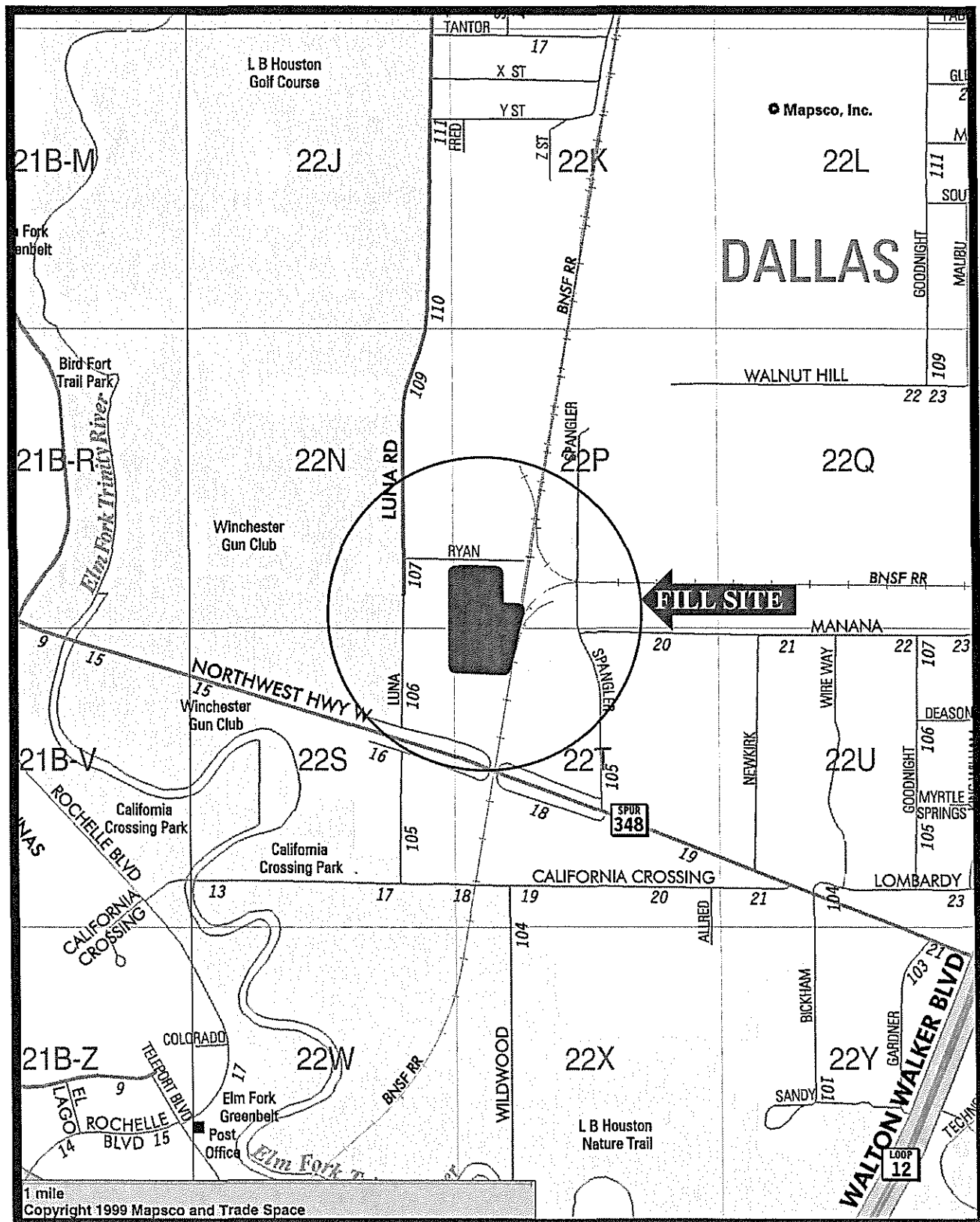
**ENGINEER**

Kyle A. Dickey, P.E., CFM  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court  
Frisco, Texas 75034

**MAP**

Attached

# FILL PERMIT 15-07



# MAPSCO 22-P, 22-T





**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 22 Z

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**SUBJECT**

A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.0988 acres of the current 0.1326 acres of land located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of the Trinity River, Fill Permit 16-03 - Financing: No cost consideration to the City

**BACKGROUND**

This request is to fill approximately 0.0988 acres of the current 0.1326 acres of floodplain, from a total tract of 1.25 acres, to be used for a restaurant. The proposed fill is located at northwest corner of IH-35 and Northwest Highway, within the floodplain of Elm Fork of Trinity River.

A neighborhood meeting was held at the Bachman Therapeutic Recreation Center on July 14, 2016. Attendees included the developer's three engineers, four City staff members, and two citizens from the area attended. There has been no objection to the fill permit.

The fill permit application meets all engineering requirements for filling in the floodplain as specified in Part II of the Dallas Development Code, Section 51A-5.105(h). The applicant has not requested a waiver of any criteria. Accordingly, the City Council should approve this application; or, it may pass a resolution to authorize acquisition of the property under the laws of eminent domain and may then deny the application in order to preserve the status quo until acquisition.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Transportation and Trinity River Project Committee on August 8, 2016.

**FISCAL INFORMATION**

No cost consideration to the City.

**OWNER/APPLICANT**

Ms. LuAron McCormack  
Raising Cane's  
6800 Bishop Road  
Plano, Texas 75034

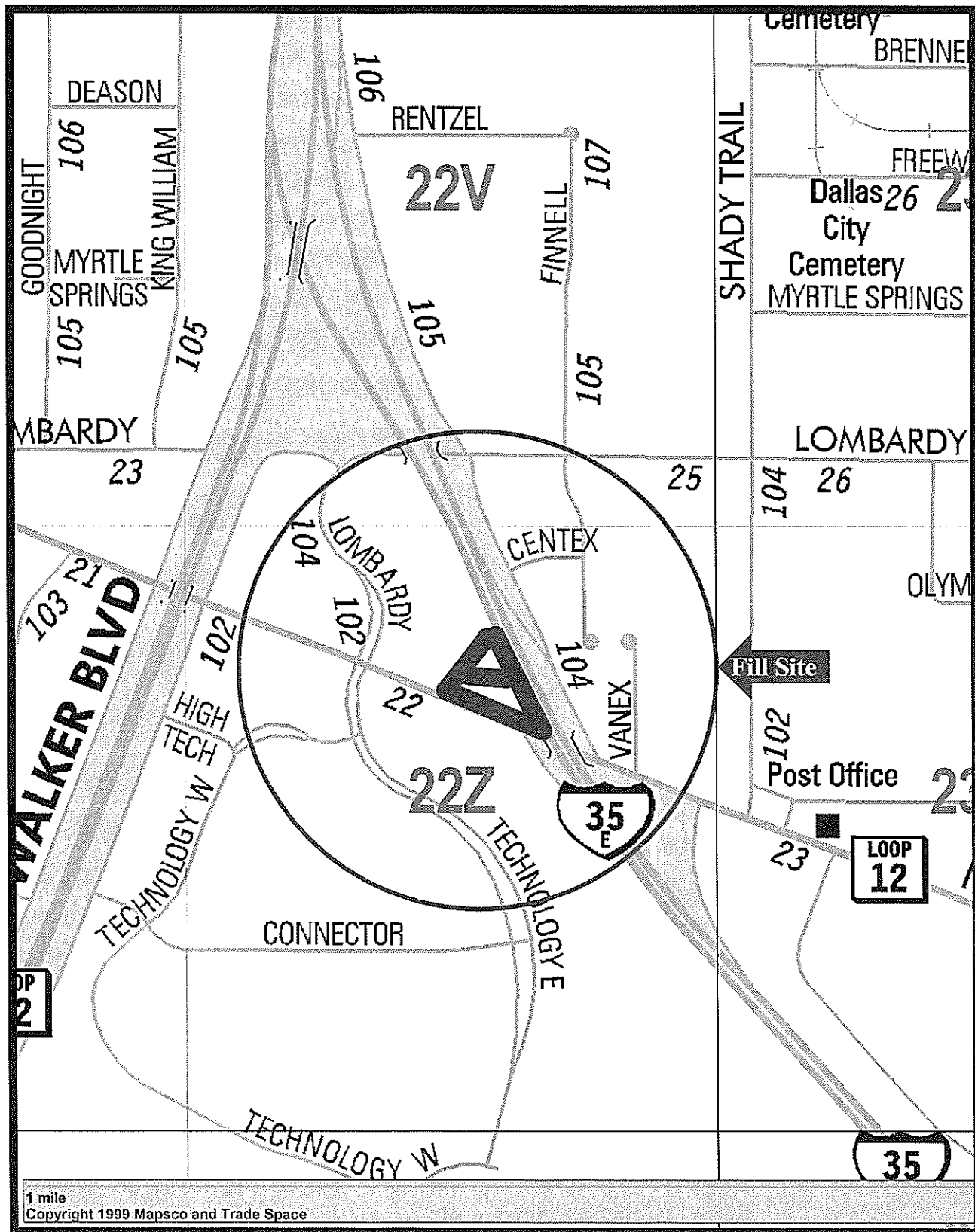
**ENGINEER**

Mr. Kyle A. Dickey, P.E., CFM,  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034

**MAP**

Attached

Fill Permit 16-03





**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 9

**DEPARTMENT:** Planning and Urban Design

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 38 G L M; 39 J K

---

**SUBJECT**

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

**BACKGROUND**

The proposed amendment aligns with the community's vision outlined in the draft Greater Casa View Area Plan which prioritizes pedestrian enhancements. This Complete Streets project will create a multi-modal sustainable roadway that will improve walkability and enhance the pedestrian experience by widening the sidewalk and adding a landscape buffer between pedestrians and vehicles. It will improve safety in the area by adding pedestrian lighting. The reduced cross section can accommodate existing and projected traffic volumes.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The City Plan Commission Transportation Committee acted on this item on May 5, 2016, and followed staff recommendation of approval.

The City Plan Commission acted on this item on May 19, 2016, and followed staff recommendation of approval.

**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

Attached

# Gus Thomasson Road

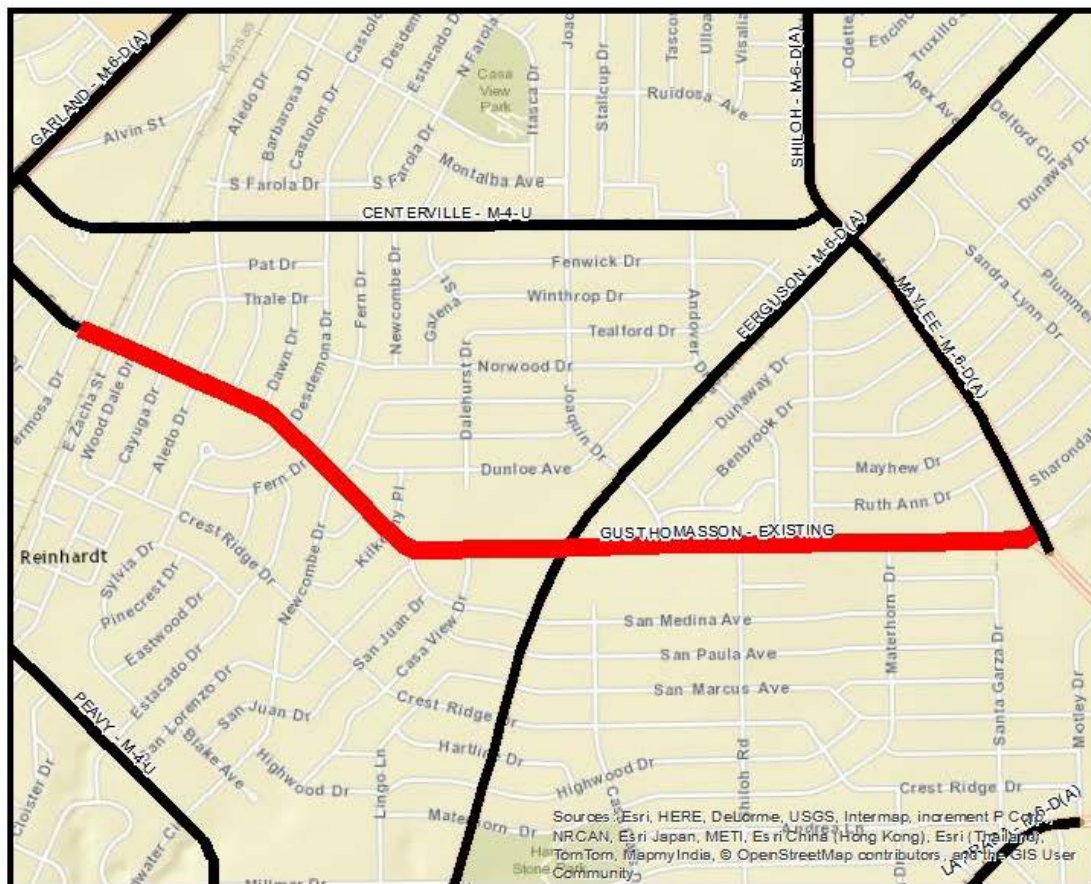
Easton Road to Mesquite City Limits

Council District: 9

MAPSCO: 38-G,L,M; 39-J,K



Thoroughfare Plan Amendment Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community





**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** N/A

---

**SUBJECT**

A public hearing to receive comments regarding the advisability of creating the South Dallas/Fair Park Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing authorize: **(1)** waiver of the City's heightened petition requirements for good cause; **(2)** approval of a resolution creating the District for a period of seven years; **(3)** approval of the District's Service Plan for calendar years 2017-2023; and **(4)** approval of a management contract with the Alliance for Greater Works, a non-profit corporation as the management entity for the District - Financing: No cost consideration to the City

**BACKGROUND**

On June 1, 2016, the Alliance for Greater Works, a non-profit corporation working in collaboration with the collective impact organization, Working In Neighborhoods Strategically, ("WINS"), to represent property owners of the South Dallas/Fair Park area, delivered to the City of Dallas a petition satisfying the requirements of the Act to create the District. The number of signatures collected on the petitions exceeds the percentages required by the Act, both by value and area within the proposed District, but is below the proportion set in the City's PID Policy. There is good cause to waive the heightened percentages set forth in the City's policy adopted by Resolution No. 05-3539, as amended, finding that high number of vacant properties and properties without clear title, together with the mix of land uses in the proposed District, would make achieving a higher percentage of signatures impractical. Staff has also evaluated the service plan, verified the petitions and found that the plan is feasible.

## **BACKGROUND** (Continued)

On June 22, 2016, City Council authorized the public hearing for the creation of the District to be held on August 10, 2016. Notice of the public hearing was published in the Dallas Morning News and mailings were sent to property owners of record in the District.

The City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the creation of the District for a special assessment against each property owner of record for real property and real property improvements, exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

The public improvement district is outlined in the following way:

- a. **Purpose of the District; General Nature of the Proposed Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- b. **Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefit accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The proposed assessment amount for the first collection year shall not exceed \$110,247. This amount is approximately equal to \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. If appraised values rise such that the an assessment rate equal to the amount of \$.15 per \$100.00 valuation would yield an assessment amount that exceeds the estimated costs, the assessment rate shall be reduced until the total assessment equals or is less than the budgeted amount approved in the petition, subject to the appropriations set forth in the petition.

The annual assessment amount shall not exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed.

## **BACKGROUND** (Continued)

- c. **Estimated Cost; No Bonded Indebtedness.** During the seven (7) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately \$110,246 to \$262,037 annually. Based on the estimated maximum cost of improvements and services, the seven year total assessment collection requested by the District shall not exceed a collective total of \$1,219,450. In the event the District requires additional funds, the District shall re-petition the property owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed. The District shall not incur bonded indebtedness.
- d. **Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.
- e. **Annual Assessment Collection and Budget Allocation.** The District shall hold an annual meeting to review the service plan. The annual meeting shall be open to all property owners and held in a public meeting space (with written notice to all property owners in the PID at least two weeks prior to the meeting) to provide an opportunity for property owner questions, comments and input to be considered during the PID annual budget and service plan approval process.
- f. **City Expenses and Dallas County Charges.** The District shall pay the cost of: (i) collections service fee to Dallas County and (ii) City expenses related to oversight of the PID operations.
- g. **District Management.** The District shall be managed by Alliance for Greater Works, a private nonprofit corporation created under the laws of the state of Texas and under the provisions of Section 501(c)(3) of the Internal Revenue Code.

## **BACKGROUND** (Continued)

A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and Alliance for Greater Works will be responsible for managing and implementing the Service Plan of the District.

- h. Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. In the interest of providing efficient District management, the City Council, by accepting this Petition and establishing the District, agrees not to establish a separate advisory body and agrees to assign the responsibility for development and recommendation of the annual service and improvement plans and other responsibilities of the advisory body contained in the Act to WINS.
- i. District Dissolution.** The District shall automatically dissolve on December 31, 2023, unless renewed or dissolved through the petition and approval process as provided by the Act.
- j. Request for District Renewal.** The persons signing this Petition request or concur with the creation of the District and, if approved by the owners of the designated area, the boundaries and request that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to create the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions required under the Act for the benefit of the District.
- k. PID Assessment Collection Budget Projection.** The seven (7) year service plan is projected. If the total PID collection is *less* than the annual budgeted amount, the management entity, Alliance for Greater Works, can:

  - use discretion to re-allocate PID revenues to best service property owners and residents within the PID area. No budget category may be adjusted by more than 20% of projected amount;
  - access amounts in the contingency category for other expenditures;

No over-collection is anticipated, however, if the PID assessment collection is *greater* than the annual projected amount, the managing entity shall:

- return the funds to the property owners;
- reduce the amount of the assessment in the following year to absorb the over-collection, or;
- submit a revised petition to obtain consent of the property owners for an increased collection.

**BACKGROUND** (Continued)

The term of the District is seven years (2017 to 2023). Pending approval, actual operations in the District will commence from January 1, 2017.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 22, 2016, City Council authorized the public hearing to be held on August 10, 2016 to review the creation of the District by Resolution No. 16-1123.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

**FISCAL INFORMATION**

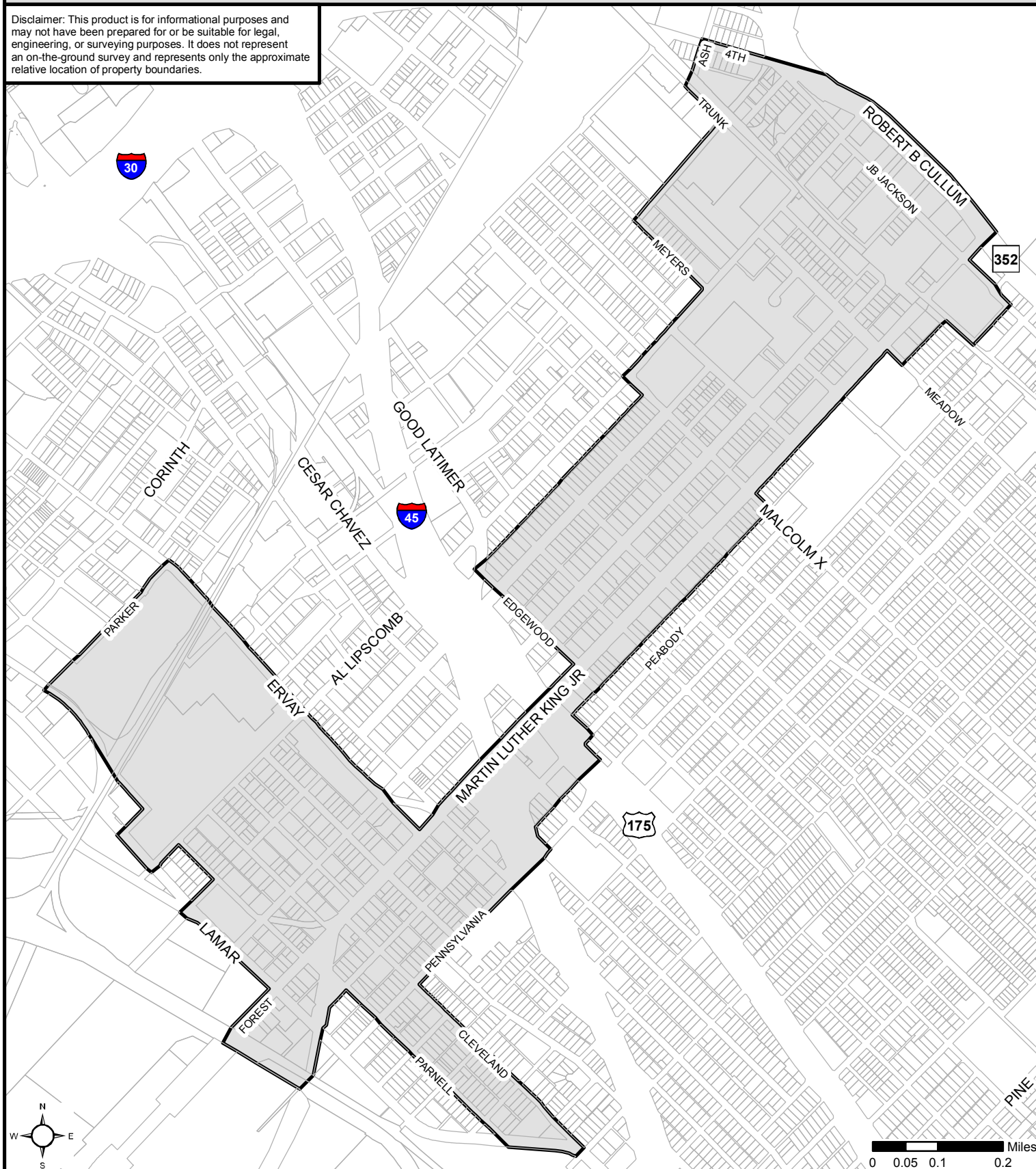
No cost consideration to the City.

**MAP**

Attached.

# South Dallas-Fair Park Public Improvement District

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS  
ECONOMIC  
DEVELOPMENT**

**Research & Information Division**  
214.670.1685  
dallas-ecodev.org

Created 9.24.2015, Updated 7.5.2016 - PID\_Option6.TCG

## Legend



South Dallas-Fair Park Public Improvement District



Parcel

Source: Parcels - Dallas CAD, 2015; All Other Data - City of Dallas, 2016

August 10, 2016

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

**WHEREAS**, on June 1, 2016, the Alliance for Greater Works, representing property owners of the South Dallas/Fair Park area, delivered to the City of Dallas a petition to create the South Dallas/Fair Park Public Improvement District (the “District”) in accordance with Chapter 372 of the Texas Local Government Code, and as shown on the attached Map of the District (**Exhibit A**). City staff reviewed the petition and determined that it meets the Act’s thresholds for the City Council to consider creation or renewal of the District; and

**WHEREAS**, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Alliance for Greater Works verified the petitions, evaluated the creation service plan to determine whether the services should be made as described by the proposed service plan and found the plan to be feasible; and

**WHEREAS**, the number of signatures collected on the petitions exceed the percentages required by the Act, both by value and area within the proposed District, the City Council finds that there is good cause to waive the heightened percentages set forth in the policy adopted by Resolution No. 05-3539, as amended, finding that high number of vacant properties and properties without clear title, together with the mix of land uses in the proposed District, would make achieving a higher percentage of signatures impractical; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution providing for the establishment of the South Dallas/Fair Park Public Improvement District to provide supplemental public services to be funded by assessments on real property and real property improvements, the City Council must hold a public hearing on the advisability of the improvements; the nature of the improvement; the estimated cost of the improvement; the boundaries of the public improvement district; the method of assessment; and the apportionment of costs between the district and the municipality as a whole; and

**WHEREAS**, on June 22, 2016, City Council called for a public hearing to be held on August 10, 2016, to hear comments and concerns regarding the establishment of the South Dallas/Fair Park Public Improvement District (District) and stated its intent at the close of that hearing to consider a resolution creating the District by Resolution No. 16-1123; and

**WHEREAS**, after providing notices required by Section 372.009 of the Act, the City Council on August 10, 2016, conducted a public hearing on the advisability of the improvements and services, and adjourned such public hearing.



August 10, 2016

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on August 10, 2016, hereby finds and declares:

- a. **Purpose of the District; General Nature of the Proposed Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- b. **Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefit accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The proposed assessment amount for the first collection year shall not exceed \$110,247. This amount is approximately equal to \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. If appraised values rise such that the an assessment rate equal to the amount of \$.15 per \$100.00 valuation would yield an assessment amount that exceeds the estimated costs, the assessment rate shall be reduced until the total assessment equals or is less than the budgeted amount approved in the petition, subject to the appropriations set forth in the petition.

The annual assessment amount shall not exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed.

- c. **Estimated Cost; No Bonded Indebtedness.** During the seven (7) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately \$110,246 to \$262,037 annually.

August 10, 2016**Section 1. (Continued)**

Based on the estimated maximum cost of improvements and services, the seven year total assessment collection requested by the District shall not exceed a collective total of \$1,219,450. In the event the District requires additional funds, the District shall re-petition the property owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed. The District shall not incur bonded indebtedness.

- d. **Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.
- e. **Annual Assessment Collection and Budget Allocation.** The District shall hold an annual meeting to review the service plan. The annual meeting shall be open to all property owners and held in a public meeting space (with written notice to all property owners in the PID at least two weeks prior to the meeting) to provide an opportunity for property owner questions, comments and input to be considered during the PID annual budget and service plan approval process.
- f. **City Expenses and Dallas County Charges.** The District shall pay the cost of: (i) collections service fee to Dallas County and (ii) City expenses related to oversight of the PID operations.
- g. **District Management.** The District shall be managed by Alliance for Greater Works, a private nonprofit corporation created under the laws of the state of Texas and under the provisions of Section 501(c)(3) of the Internal Revenue Code.

August 10, 2016**Section 1. (Continued)**

- A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and Alliance for Greater Works will be responsible for managing and implementing the Service Plan of the District.
- h. Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. In the interest of providing efficient District management, the City Council, by accepting this Petition and establishing the District, agrees not to establish a separate advisory body and agrees to assign the responsibility for development and recommendation of the annual service and improvement plans and other responsibilities of the advisory body contained in the Act to WINS.
- i. District Dissolution.** The District shall automatically dissolve on December 31, 2023, unless renewed or dissolved through the petition and approval process as provided by the Act.
- j. Request for District Renewal.** The persons signing this Petition request or concur with the creation of the District and, if approved by the owners of the designated area, the boundaries and request that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to create the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions required under the Act for the benefit of the District.
- k. PID Assessment Collection Budget Projection.** The seven (7) year service plan is projected. If the total PID collection is *less* than the annual budgeted amount, the management entity, Alliance for Greater Works, can:
- use discretion to re-allocate PID revenues to best service property owners and residents within the PID area. No budget category may be adjusted by more than 20% of projected amount;
  - access amounts in the contingency category for other expenditures;

August 10, 2016

**Section 1. (Continued)**

No over-collection is anticipated, however, if the PID assessment collection is *greater* than the annual projected amount, the managing entity shall:

- return the funds to the property owners;
- reduce the amount of the assessment in the following year to absorb the over-collection, or;
- submit a revised petition to obtain consent of the property owners for an increased collection.

**Section 2.** That the City of Dallas PID Policy of requiring that property owners representing at least 60% of the value and 60% of all record property owners or 60% of land area support the creation of a new or renewing PID, adopted by Resolution No. 05-3539, as amended, is hereby waived, finding that high number of vacant properties and properties without clear title, together with the mix of land uses in the proposed District, would make achieving a higher percentage of signatures impractical.

**Section 3.** That the South Dallas/Fair Park Public Improvement District is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this resolution, with an effective date of January 1, 2017. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 1 of this resolution.

**Section 4.** That the City Secretary is directed to give notice of the authorization for the establishment of the District by publishing a copy of this resolution once in the newspaper of general circulation in the City of Dallas. Such authorization shall take effect and the District shall be deemed to be established effective upon the publication of this notice. The District shall automatically dissolve on December 31, 2023 unless the District is renewed through the petition and approval process as provided by the Act, or the District is sooner terminated as provided by law.

The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Dallas and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient for creation of a public improvement district as provided in Section 372.005(b) of the Act.

August 10, 2016

**Section 5.** That the City Council authorizes that the District shall be managed through the Alliance for Greater Works, a private nonprofit corporation established under the provisions of Section 501(c) of the Internal Revenue Code, to develop and recommend a service plan, improvement plan and assessment plan for approval by the City Council in order to promote the efficient management of the District. The Alliance for Greater Works shall be the entity responsible for the management of the District.

**Section 6.** That City Council hereby approves the Service Plan prepared by the Alliance for Greater Works, which is attached hereto and made part hereof and marked **(Exhibit B)** and directs the Alliance for Greater Works, to implement it in accordance with the Act. The Service Plan covers a period of seven (7) years and defines the annual indebtedness and projected cost for services and improvements. The Alliance for Greater Works, is hereby granted the ability to modify or substitute items without City Council approval within the program categories in the Service Plan, with City staff review and approval, if such changes serve the common interest of owners and tenants in the District and the increase and/or decrease in the amount of a program category does not exceed twenty percent (20%) of the budgeted amount for that category and subject to the total authorized by the petition. "Program categories" in the Service Plan are listed in **Exhibit B** and are permitted by the Act.

**Section 7.** That pursuant to the exception granted by Section 252.022(a)(9) of the Texas Local Government Code, the City Manager is hereby authorized and directed, upon approval as to form by the City Attorney, to enter into a contract with the Alliance for Greater Works, to manage special supplemental services to be paid from the assessments collected. The contract with the Alliance for Greater Works shall be in accordance with the Service Plan and this resolution and shall provide for compliance by the Alliance for Greater Works, with the Business Inclusion and Development Plan for participation of minorities and women providing services and improvements to the District.

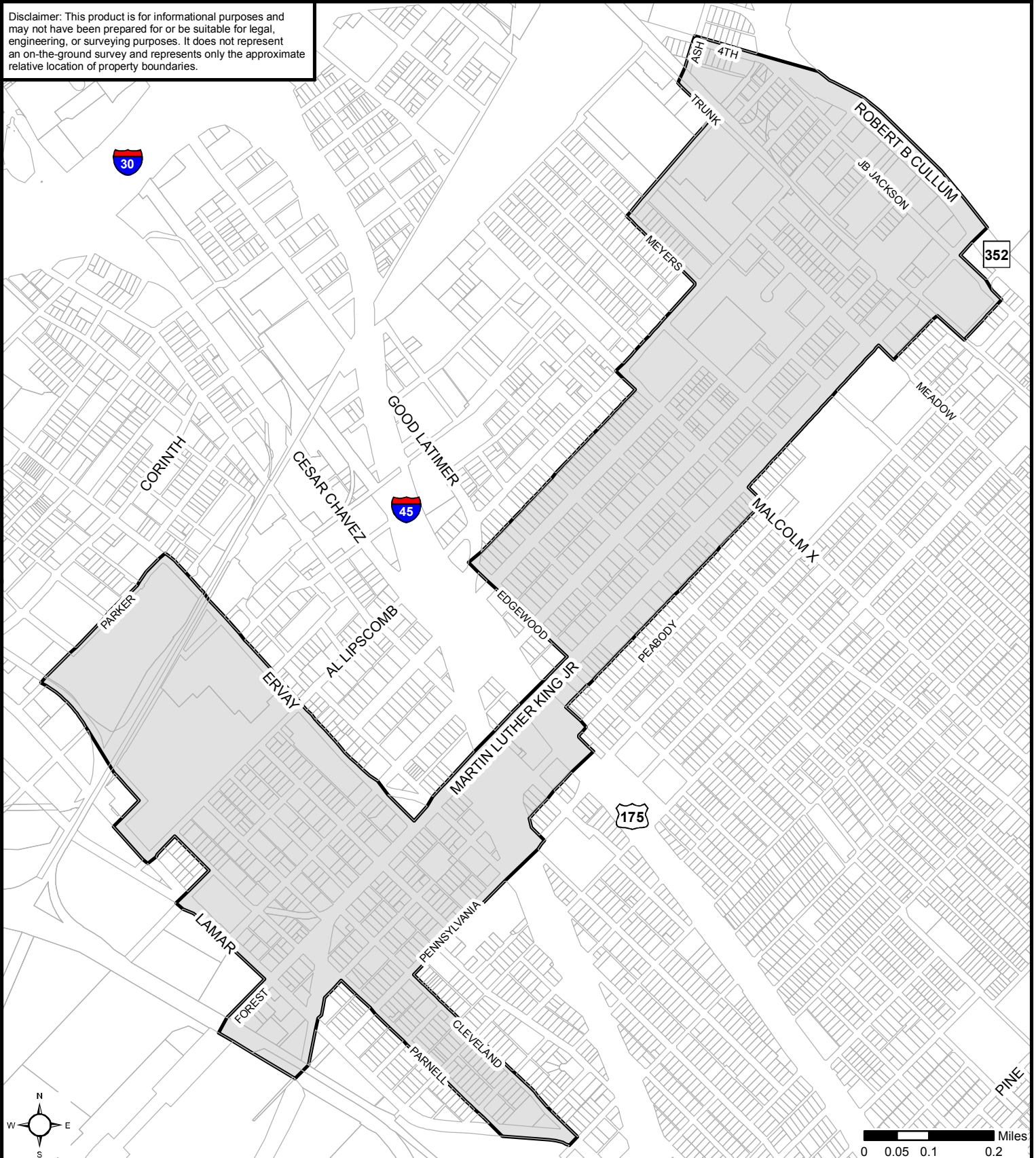
**Section 8.** That the contract with the Alliance for Greater Works shall also provide for assessment collection services that the County will provide to the Alliance for Greater Works, for collection of the special assessments. The County shall receive a fee per account as compensation for its collection services.

**Section 9.** That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

**Section 10.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# South Dallas-Fair Park Public Improvement District

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS  
ECONOMIC  
DEVELOPMENT**

Research & Information Division  
214.670.1685  
dallas-ecodev.org

Created 9.24.2015, Updated 7.5.2016 - PID\_Option6.TCG

## Legend



South Dallas-Fair Park Public Improvement District



Parcel

Source: Parcels - Dallas CAD, 2015; All Other Data - City of Dallas, 2016

## South Dallas/Fair Park Public Improvement District Service Plan Budget (2017-2023)

	(Yr 1) 2017	(Yr 2) 2018	(Yr 3) 2019	(Yr 4) 2020	(Yr 5) 2021	(Yr 6) 2022	(Yr 7) 2023
<b>INCOME</b>							
Net Assessment	110,247	121,271	133,399	153,408	176,420	202,883	233,315
Interest on Cash Balance							1,130,943
Surplus Carried forward	-	3,307	7,045	11,258	16,198	21,977	28,722
<b>Total Income</b>	<b>110,246.79</b>	<b>124,578.87</b>	<b>140,443.39</b>	<b>164,666.48</b>	<b>192,617.74</b>	<b>224,859.22</b>	<b>\$ 1,219,449.87</b>

### EXPENDITURES

(1) Public Safety	49,611	43,603	49,155	49,400	48,154	67,458	52,407	20%
(2) Improvements	27,562	49,832	56,177	74,100	96,309	101,187	151,982	58%
(3) Promotion	11,025	6,229	7,022	8,233	9,631	11,243	13,102	5%
(4) Administration	11,025	12,458	14,044	16,467	19,262	22,486	26,204	10%
(5) Contingency/Carryover	3,307	3,737	4,213	4,940	5,779	6,746	-	0%
(6) Insurance	5,512	6,229	7,022	8,233	9,631	11,243	13,102	5%
(7) Audit	2,205	2,492	2,809	3,293	3,852	4,497	5,241	2%
							-	
	100%	100%	100%	100%	100%	100%	100%	100%
<b>Total Expenses</b>	<b>110,246.79</b>	<b>124,578.87</b>	<b>140,443.39</b>	<b>164,666.48</b>	<b>192,617.74</b>	<b>224,859.22</b>	<b>262,037.39</b>	<b>\$ 1,219,449.87</b>

- (1) Public Safety: Courtesy patrol, patrol vehicles, safety related expenses  
(2) Improvements: Landscaping, lighting, sidewalks, streets, parks, fountains, roadways, improvement related expenses  
(3) Promotion: Outreach, business development, marketing, website, forums, promotion related expenses  
(4) Administration: Office supplies, administration, mailings, administrative related expenses  
(5) Contingency/Carryover: Contingency allocation for other expenditures; future capital improvement project  
(6) Insurance: Insurance policy  
(7) Audit: Annual audit fee

## AGENDA ITEM # 87

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** N/A

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### **SUBJECT**

A public hearing to receive comments concerning the petitioned request to renew the Tourism Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act"), for the purpose providing supplemental public services and undertaking certain improvements to increase hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms, and at the close of the hearing, authorize: **(1)** approval of a resolution renewing the District for a period of thirteen years; **(2)** approval of the Service Plan that defines the projected costs for the supplemental services and improvements authorized by the petition; and **(3)** approval of a management contract with the Dallas Tourism Public Improvement District Corporation, a non-profit corporation as the management entity for the Tourism Public Improvement District - Financing: No cost consideration to the City

### **BACKGROUND**

The City Council first established the District by resolution on June 13, 2012, following receipt of a valid petition and holding a public hearing. Unlike the City's other eleven Public Improvement Districts, the District is defined by its common characteristics rather than a contiguous boundary, and its assessment is based on room-nights sold rather as authorized by Section 372.0035 of the Act.

On May 23, 2016, the Dallas Tourism Public Improvement District Corporation, which manages the District and represents Dallas hotels within it, presented to the City staff petitions requesting the renewal of the District and approval of a thirteen year service plan with an effective date of October 1, 2016. The thirteen year extension will align the Tourism PID's authorized term with the Dallas Convention & Visitors Bureau's term.



## **BACKGROUND** (Continued)

City staff reviewed the petitions and determined that property owners of record representing approximately ninety percent (90%) of the appraised value of Dallas hotels with 100 or more rooms and approximately sixty-four percent (64%) of the hotels' land area executed the petitions. The following table shows the details of the review:

<b>Tourism PID Renewal</b>			
	<b>Property Values</b>	<b>Area (SF)</b>	<b>Record Owners</b>
Total Accounts within the PID*	\$1,959,946,700	359.16	120
Accounts supporting PID	\$1,758,596,440	228.65	72
<b>% Supporting the creation of the Tourism PID</b>	<b>89.7%</b>	<b>63.7%</b>	<b>60.0%</b>

**\*60.0% of taxable value and 60.0% total land area.**

The petitions exceed the Act's signature threshold and satisfy the requirements for calling a public hearing to renew the District. Staff has also evaluated the service plan and recommended that the services be made as proposed by the plan and found the plan to be feasible.

The City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any interested person to speak for or against the renewal of the District for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms.

The public improvement district is described as follows:

- A. Nature of the Services and Improvements.** The purpose of the District will continue to be to enhance services, undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the District, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city-wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City. The District will continue to supplement and enhance services within the area of assessment; no more than five percent of district proceeds may be used to fund existing Dallas Convention and Visitor Bureau expenses.

## **BACKGROUND** (Continued)

- B. Estimated Cost of the Services and Improvements.** During the thirteen (13) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately \$16,528,576 to \$29,682,948; however, in no event shall the assessment amount exceed two percent of the price paid to hotels for a room in a hotel. Based on the estimated maximum cost of improvements and services, the thirteen year total assessment collection requested by the District shall not exceed a collective total of \$292,770,388. In the event the District requires additional funds, the District shall re-petition the hotel owners for such an increase. The District shall not incur bonded indebtedness. At no time shall the total amount levied exceed the total amount shown in the approved petition budget for the services and improvements to be provided for the year in which the hotel is assessed except as provided in the petition and subject to the collective total for the 13 year period.

The service plan budget and assessment amount are subject to annual review by the tourism public improvement district board, and are subject to an annual public hearing and approval by the City Council.

- C. Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached map marked Exhibit "A" and shall solely include non-contiguous hotel properties with 100 or more rooms within the City of Dallas as shown on the attached list marked Exhibit "A-1".
- D. Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms ("qualifying hotels") located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the District territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment. The total assessment must be reviewed and approved annually by the Dallas City Council.

## **BACKGROUND** (Continued)

The future cost of services and improvements that are budgeted in the 2016-17 Service Plan may be increased in amounts indicated in subsequent Service Plans, beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided, and subject to the limitations on the assessment per occupied room and the aggregate amount approved in the petition.. Each year's assessment must be reviewed and approved annually by the Dallas City Council following a public hearing. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted service plan.

- E. Apportionment of costs between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in the Service Plan by assessment against the hotels with 100 or more rooms within the District, including City-owned qualifying hotels located within the District territory, such as the Omni Hotel.
- F. District Management.** The District shall be managed through a private nonprofit corporation created under the provisions of section 501(c)(6) of the Internal Revenue Code, the Dallas Tourism Public Improvement District Corporation. The Dallas City Council will review and approve annually the District's Service Plan and Assessment Plan, determine and levy assessments, and conduct other functions as required by the Act. The Dallas Tourism Public Improvement District Corporation will continue to manage the District pursuant to a contract with the City. The Dallas Tourism Public Improvement District Corporation shall have the authority to make minor adjustments of up to ten percent of the funds within approved budget categories of the adopted service plan.
- G. Advisory Body.** The District shall continue to be managed through a contract between the City and the Dallas Tourism Public Improvement District Corporation, an advisory body established to develop and recommend an improvement plan to the governing body of the municipality.
- H. District Dissolution.** The District shall automatically dissolve on September 30, 2029 unless it is renewed or dissolved through the petition and approval process as provided by the Act. (Additionally, a public hearing may be called for the purpose of dissolving the District if a petition requesting dissolution is filed with the Dallas City Secretary and the petition contains the signatures for at least enough Dallas hotels with 100 or more rooms to make the petition sufficient for the creation of a public improvement district as provided in Section 372.005(b) of the "Act." If the District is dissolved, the District nonetheless shall remain liable for the payment of any indebtedness for the District).

## **BACKGROUND** (Continued)

The term of the District upon renewal is thirteen years (October 2016 to September 2029). Pending approval, actual operations in the District will commence from October 1, 2016.

The following accomplishments occurred during the Tourism PID's initial term:

- Hotel lodging revenue has increased by approximately \$632 million since the District's creation.
  - \$186 million more than if Dallas grew at national levels
- Using the 12-month period prior to the District's creation as a baseline; and comparing it to the most recent completed 12-month period:
  - Hotel occupancy has increased over 10 percentage points to a sustained level of 70%
  - Room demand has increased by almost 20% or 1.3 million room nights
  - Average daily rate (ADR) has increased by approximately \$20.00 from \$98.00 to \$118.00
  - Lodging revenue has increased by \$280 million (44%)
  - RevPAR has increased approximately \$24.00 (41%)
- Over 130 arts, cultural and related events have successfully applied for over \$2.5 million in funding as part of the District's Event Application Program
  - Generated over 250,000 room nights and \$37 million in hotel lodging revenue
  - 7.5% of total District's budget is allocated to this program, approaching \$1.2 million this next fiscal year.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 13, 2012, City Council authorized the creation of the Tourism Public Improvement District for a five year period by Resolution No. 12-1581.

On September 9, 2015, City Council authorized the assessment rate for 2015 by Ordinance No. 29868.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

Information about this item was provided to the Economic Development Committee on June 6, 2016.

On June 22, 2016, City Council authorized the public hearing to be held on August 10, 2016 to review the renewal of the District by Resolution No. 16-1062.

**FISCAL INFORMATION**

No cost consideration to the City.

August 10, 2016

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

**WHEREAS**, on June 13, 2012, City Council authorized creation of the Tourism Public Improvement District (the “District”) by Resolution 12-1581 to promote increased hotel activities within the City of Dallas; and

**WHEREAS**, on September 9, 2015, City Council authorized the method of assessment for 2015 by Ordinance No. 29868; and

**WHEREAS**, on May 23, 2016, the Dallas Tourism Public Improvement District Corporation, which manages the District and represents Dallas hotels within the District, delivered to the City of Dallas a petition in accordance with Chapter 372 of the Texas Local Government Code (the “Act”) to renew the District with boundaries shown on the attached Map (**Exhibit A**). City staff reviewed the petition and determined that property owners of record representing approximately ninety percent (90%) of the appraised value of Dallas hotels with 100 or more rooms (“Qualifying Hotels”), and approximately sixty-four percent (64%) of the land area for Qualifying Hotels executed the petition, meeting the Act’s thresholds for calling a public meeting after which the City Council may consider authorizing renewal of the District; and

**WHEREAS**, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Dallas Tourism Public Improvement District Corporation verified the petitions, evaluated the Service Plan to determine whether the improvements and services should be made as proposed by the petition, and found the improvements and services to be desirable and feasible; and

**WHEREAS**, on June 22, 2016, the City Council called for a public hearing to be held on August 10, 2016, to hear comments and concerns regarding the reestablishment of the District and stated its intent at the close of that hearing to consider a Resolution renewing the District by Resolution 16-1062; and

**WHEREAS**, after providing notices required by Section 372.009 of the Act, the City Council on August 10, 2016, conducted a public hearing on the advisability of the improvements and services, and adjourned such public hearing.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**Section 1.** That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on August 10, 2016, hereby finds and declares:

**A. Nature of the Services and Improvements.** The purpose of the District will continue to be to enhance services, undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the District, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city-wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City. The District will continue to supplement and enhance services within the area of assessment; no more than five percent of district proceeds may be used to fund existing Dallas Convention and Visitor Bureau expenses.

**B. Estimated Cost of the Services and Improvements.** During the thirteen (13) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately \$16,528,576 to \$29,682,948; however, in no event shall the assessment amount exceed two percent of the price paid to hotels for a room in a hotel. Based on the estimated maximum cost of improvements and services, the thirteen year total assessment collection requested by the District shall not exceed a collective total of \$292,770,388. In the event the District requires additional funds, the District shall re-petition the hotel owners for such an increase. The District shall not incur bonded indebtedness. At no time shall the total amount levied exceed the total amount shown in the approved petition budget for the services and improvements to be provided for the year in which the hotel is assessed except as provided in the petition and subject to the collective total for the 13 year period.

The service plan budget and assessment amount are subject to annual review by the tourism public improvement district board, and are subject to an annual public hearing and approval by the City Council.

The District shall not incur bonded indebtedness. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.

**C. Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached map marked Exhibit "A" and shall solely include non-contiguous hotel properties with 100 or more rooms within the City of Dallas as shown on the attached list marked Exhibit "A-1".

August 10, 2016**Section 1. (Continued)**

- D. Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms (“qualifying hotels”) located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the District territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District. Rooms that are not subject to the City’s hotel occupancy tax shall not be included for the District assessment. The total assessment must be reviewed and approved annually by the Dallas City Council. The future cost of services and improvements that are budgeted in the 2016-17 Service Plan may be increased in amounts indicated in subsequent Service Plans, beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided, and subject to the limitations on the assessment per occupied room and the aggregate amount approved in the petition. Each year’s assessment must be reviewed and approved annually by the Dallas City Council following a public hearing. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted service plan. Each year’s assessment must be reviewed and approved annually by the Dallas City Council following a public hearing. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the adopted service plan. No over-collection is anticipated, however if the District assessment collection is greater than the approved amount for any year, the managing entity shall: return the funds to the property owners, reduce the amount of the assessment in the following year to absorb the over-collection, or submit a revised petition to obtain consent of the property owners for an increased collection.
- E. Apportionment of costs between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in the Service Plan by assessment against the hotels with 100 or more rooms within the District, including City-owned qualifying hotels located within the District territory, such as the Omni Hotel.



August 10, 2016**Section 1.** (Continued)

- F. District Management.** The District shall be managed through a private nonprofit corporation created under the provisions of section 501(c)(6) of the Internal Revenue Code, the Dallas Tourism Public Improvement District Corporation. The Dallas City Council will review and approve annually the District's Service Plan and Assessment Plan, determine and levy assessments, and conduct other functions as required by the Act. The Dallas Tourism Public Improvement District Corporation will continue to manage the District pursuant to a contract with the City. The Dallas Tourism Public Improvement District Corporation shall have the authority to make minor adjustments of up to ten percent of the funds within approved budget categories of the adopted service plan.
- G. Advisory Body.** The District shall continue to be managed through a contract between the City and the Dallas Tourism Public Improvement District Corporation, an advisory body established to develop and recommend an improvement plan to the governing body of the municipality.
- H. District Dissolution.** The District shall automatically dissolve on September 30, 2029 unless it is renewed or dissolved through the petition and approval process as provided by the Act. (Additionally, a public hearing may be called for the purpose of dissolving the District if a petition requesting dissolution is filed with the Dallas City Secretary and the petition contains the signatures for at least enough Dallas hotels with 100 or more rooms to make the petition sufficient for the creation of a public improvement district as provided in Section 372.005(b) of the "Act." If the District is dissolved, the District nonetheless shall remain liable for the payment of any indebtedness for the District).

The term of the District upon renewal is thirteen years (October 2016 to September 2029). Pending approval, actual operations in the District will commence from October 1, 2016.

**Section 2.** That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

**Section 3.** That the Tourism Public Improvement District is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this Resolution, with an effective date of October 1, 2016. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 2 of this Resolution.

August 10, 2016

**Section 4.** That the City Secretary is directed to give notice of the authorization for the establishment of the District by publishing a copy of this Resolution once in the newspaper of general circulation in the City of Dallas. Such authorization shall take effect and the District shall be deemed to be established effective upon the publication of this notice. The District shall automatically dissolve on September 30, 2029, unless the District is renewed through the petition and approval process as provided by the Act, or the District is sooner terminated as provided by law. The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Dallas and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient for creation of a public improvement district as provided in Section 372.005(b) of the Act.

**Section 5.** That the City Council authorizes that the District shall be managed through the Dallas Tourism Public Improvement District Corporation, a private nonprofit corporation established under the provisions of Section 501(c)(6) of the Internal Revenue Code, to develop and recommend a service plan, improvement plan, assessment roll and assessment plan for approval by the City Council in order to promote the efficient management of the District. The Dallas Tourism Public Improvement District Corporation shall be the entity responsible for the management of the District.

**Section 6.** That City Council hereby approves the Service Plan prepared by the Dallas Tourism Public Improvement District Corporation, which is attached hereto and made part hereof and marked **(Exhibit B)** and directs the Dallas Tourism Public Improvement District Corporation, to implement it in accordance with the Act. The Service Plan covers a period of thirteen (13) years and defines the annual indebtedness and projected cost for services and improvements. The City Council may approve a Service Plan that increases and/or decreases the amount within program categories in the Service Plan if such changes serve the common interest of owners in the District and the increase and/or decrease in the amount of a program category does not exceed ten percent (10%) of the budgeted amount for that category. "Program categories" in the Service Plan include marketing the District's hotels, and providing related incentives that are authorized by the Act. Program Categories in subsequent years may include other types of services and improvements authorized by the Act subject to the approval of City Council and the hotel property owners.

**Section 7.** That pursuant to the exception granted by Section 252.022(a)(9) of the Texas Local Government Code, the City Manager is hereby authorized and directed, upon approval as to form by the City Attorney, to enter into a contract with the Dallas Tourism Public Improvement District Corporation, to manage special supplemental services for increasing hotel activities within the City of Dallas, to be paid from the assessments collected.

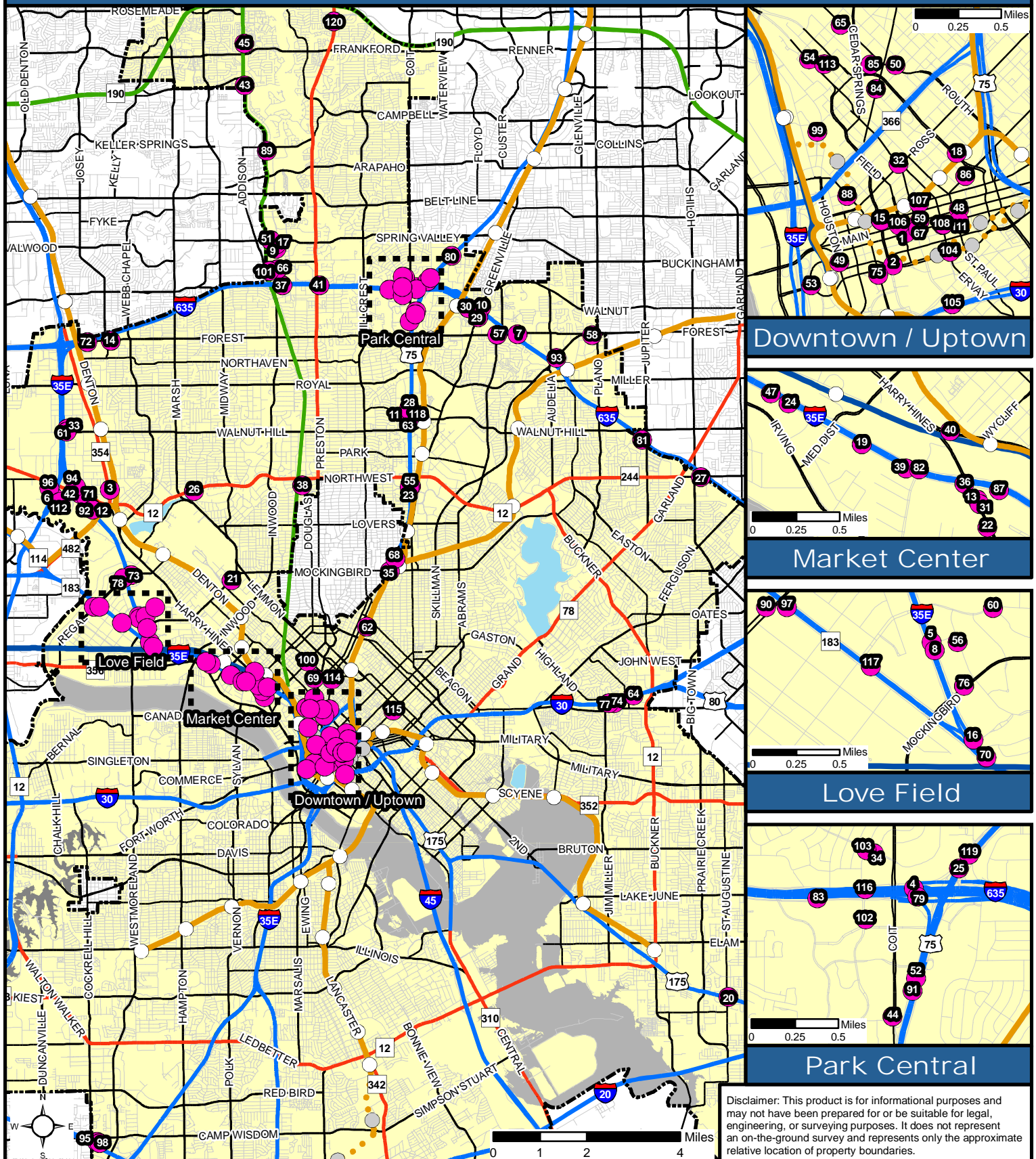
August 10, 2016

**Section 7.** (Continued)

The contract with the Dallas Tourism Public Improvement District Corporation shall be in accordance with the Service Plan and this Resolution and shall provide for compliance by the Dallas Tourism Public Improvement District Corporation with the Business Inclusion and Development Plan for participation of minorities and women providing services and improvements to the District.

**Section 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

# Tourism PID Hotels



## Exhibit A-1

### Hotels Properties that Comprise the Tourism PID

Hotel Name	Street Address	Rooms
Hyatt Regency Dallas	300 Reunion Boulevard	1,120
La Quinta Inn & Suites Dallas Downtown	302 South Houston Street	120
Rosewood Crescent	400 Crescent Court	220
Sheraton Dallas Hotel	400 North Olive Street	1,840
TownePlace Suites Dallas Downtown	500 South Ervay Street	132
Omni Dallas Hotel	555 South Lamar Street	1,001
Dallas Marriott City Center	650 North Pearl Street	416
Lorenzo Hotel	1011 South Akard Street	237
Crowne Plaza Dallas Downtown	1015 Elm Street	293
Homewood Suites by Hilton Dallas Downtown	1025 Elm Street	130
Aloft Dallas Downtown	1033 Young Street	193
Sterling Hotel Dallas	1055 Regal Row	360
Westin Dallas	1201 Main Street	323
Love Field Hotel and Suites	1241 West Mockingbird Lane	348
Adolphus Hotel	1321 Commerce Street	422
Magnolia Hotel Dallas Downtown	1401 Commerce Street	329
The Joule	1530 Main Street	160
Knights Inn Market Center	1550 Empire Central	111
Ramada Dallas Love Field	1575 Regal Row	201
Hilton Garden Inn Downtown	1600 Pacific Avenue	171
Motel 6 Dallas - Market Center	1625 Regal Row	130
Hampton Inn & Suites Downtown	1700 Commerce Street	176
AC Hotels by Marriott Dallas Downtown	1712 Commerce Street	120
Residence Inn Dallas Downtown	1712 Commerce Street	121
Fairmont Dallas	1717 North Akard Street	545
Springhill Suites Dallas Downtown/West End	1907 North Lamar Street	148
Curio Collection Statler Hotel & Residences	1914 Commerce Street	161
Hotel Indigo	1933 Main Street	170
DoubleTree by Hilton Hotel Dallas Market Center	2015 Market Center Boulevard	227
Sheraton Suites Market Center Dallas	2101 North Stemmons Freeway	251
Fairfield Inn & Suites Dallas Medical Market Center	2110 Market Center Boulevard	116
The Ritz-Carlton, Dallas	2121 McKinney Avenue	218
Courtyard Dallas Medical/Market Center	2150 Market Center Boulevard	184
Hilton Anatole	2201 North Stemmons Freeway	1,608
Renaissance Dallas Hotel	2222 North Stemmons Freeway	514
Holiday Inn Express & Suites Dallas	2225 Connector Drive	100
Holiday Inn Express & Suites Dallas Stemmons	2287 West Northwest Highway	103
MCM Elegante Dallas	2320 West Northwest Highway	197
Hilton Garden Inn Dallas/Market Center	2325 North Stemmons Freeway	240
Hotel ZaZa Dallas	2332 Leonard Street	167



Exhibit A-1

Hotel Name	Street Address	Rooms
Country Inn & Suites by Carlton Dallas Love Field	2383 Stemmons Trail	110
Studio 6 Dallas Northwest #6035	2395 Stemmons Trail	189
La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	2421 Walnut Hill Lane	121
W Dallas - Victory	2440 Victory Park Lane	252
Dallas Marriott Suites Medical/Market Center	2493 North Stemmons Freeway	265
Motel 6 Dallas - Galleria #4657	2660 Forest Lane	114
Embassy Suites by Hilton Dallas Market Center	2727 North Stemmons Freeway	248
Homewood Suites Dallas Market Center	2747 North Stemmons Freeway	137
Unnamed Hotel @ The Lexi	2815 North Harwood Street	110
Rosewood Mansion on Turtle Creek	2821 Turtle Creek Boulevard	143
Hyatt House Dallas/Uptown	2914 Harry Hines Boulevard	141
Le Meridien Dallas, The Stoneleigh	2927 Maple Avenue	170
Courtyard Dallas Northwest	2930 Forest Lane	146
Warwick Melrose Hotel Dallas	3015 Oak Lawn Avenue	184
Dream Dallas	3207 McKinney Avenue	128
DoubleTree by Hilton Hotel Dallas Love Field	3300 West Mockingbird	244
Embassy Suites by Hilton Dallas Love Field	3880 West Northwest Highway	248
element Dallas East	4005 Gaston Avenue	151
Townhouse Suites	4150 Independence Drive	108
Super 7 Inn Dallas Southwest	4220 Independence Drive	128
La Quinta Inn & Suites Dallas Uptown	4440 North Central Expressway	101
Holiday Inn Dallas Market Center	4500 Harry Hines Boulevard	200
Hyatt Place Dallas North by the Galleria	5229 Spring Valley Road	121
The Highland Dallas	5300 East Mockingbird Lane	198
Hilton Dallas Lincoln Centre	5410 Lyndon B Johnson Freeway	500
Hilton Dallas/Park Cities	5954 Luther Lane	224
Holiday Inn Express & Suites North Dallas at Preston	6055 Lyndon B Johnson Freeway	103
Magnolia Hotel Dallas Park Cities	6070 North Central Expressway	300
Residence Inn Dallas Market Center	6950 North Stemmons Freeway	142
Crowne Plaza Dallas Market Center	7050 North Stemmons Freeway	354
Residence Inn Dallas Park Central	7642 Lyndon B Johnson Freeway	139
Wyndham Dallas Suites Park Central	7800 Alpha Road	295
The Grand Hotel	7815 Lyndon B Johnson Freeway	145
Hawthorn Suites by Wyndham Park Central	7880 Alpha Road	114
Candlewood Suites Dallas Market Center	7930 North Stemmons Freeway	150
Best Western Plus Dallas Hotel & Conference Center	8051 Lyndon B Johnson Freeway	197
Ramada Dallas North	8102 Lyndon B Johnson Freeway	200
Budget Suites of America Empire Central/Dallas	8150 North Stemmons Freeway	408
InTown Suites Dallas/Market Center Extended Stay	8201 Brookriver Drive	135
Hyatt House Dallas/Lincoln Park	8221 North Central Expressway	155

Exhibit A-1

Hotel Name	Street Address	Rooms
DoubleTree by Hilton Hotel Dallas Campbell Centre	8250 North Central Expressway	300
La Quinta Inn & Suites Dallas Love Field	8300 John W Carpenter Freeway	102
Stay Express Inn Dallas Fair Park Downtown	8303 East R L Thornton Freeway	102
Motel 6 Dallas - Fair Park #4616	8510 East R L Thornton Freeway	105
Lamplighter Motel	9001 East R L Thornton Freeway	107
Extended Stay America - Dallas - Vantage Point Dr.	9019 Vantage Point Drive	134
Super 8 Dallas Love Field Market Center	9229 John W Carpenter Freeway	110
InTown Suites Dallas Northeast Extended Stay	9355 Forest Lane	145
Budget Suites of America North Dallas	9519 Forest Lane	348
Super 7 Inn	9626 C F Hawn Freeway	118
Studio 6 Dallas Garland/Northeast #5003	9801 Adleta Court	126
La Quinta Inn & Suites Dallas North Central	10001 North Central Expressway	127
Budget Suites of America Loop 12/Dallas	10222 North Walton Walker Boulevard	282
Anchor Motel	10230 Harry Hines Boulevard	126
Hampton Inn & Suites Dallas	10310 North Central Expressway	124
Courtyard Dallas Central Expressway	10325 North Central Expressway	160
Express Studios	10326 Finnell Street	146
Residence Inn Dallas Central Expressway	10333 North Central Expressway	103
Super 7 Inn Dallas	10335 Gardner Road	100
InTown Suites Garland Extended Stay	10477 Metric Drive	135
Hampton Inn & Suites Dallas North I-35 at Walnut Hill	11069 Composite Drive	113
Regency Hotel	11350 Lyndon B Johnson Freeway	236
Extended Stay America - Dallas - Coit Rd.	12121 Coit Road	133
Extended Stay America - Dallas - Greenville Ave.	12270 Greenville Avenue	116
Studio 6 Dallas Richardson/North #5010	12301 North Central Expressway	133
Hyatt Place Dallas/Park Central	12411 North Central Expressway	126
Candlewood Suites Dallas Park Central	12525 Greenville Avenue	122
Executive Inn	12670 East Northwest Highway	120
The Westin Dallas Park Central	12720 Merit Drive	536
Embassy Suites by Hilton Dallas Park Central	13131 North Central Expressway	279
La Quinta Inn & Suites Dallas North	13175 North Central Expressway	124
The Westin Galleria Dallas	13340 Dallas Parkway	448
Le Meridien Dallas by the Galleria	13402 Noel Road	258
Red Roof Inn - Dallas Richardson	13685 North Central Expressway	121
Candlewood Suites Dallas Galleria	13939 Noel Road	134
Embassy Suites by Hilton Dallas Near the Galleria	14021 Noel Road	150
Staybridge Suites Dallas Addison	16060 Dallas Parkway	129
Crossland Economy Studios - Dallas - North Addison - Tollway	17425 Dallas Parkway	120
Extended Stay America - Dallas - Frankford Road	18470 North Dallas Parkway	118
InTown Suites Dallas North, Plano Extended Stay	19059 Preston Road	121

## Exhibit B

Tourism Public Improvement District (PID) Service Plan														
Fiscal Year	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	13-year Total
Assessment Revenue	\$ 16,528,576	\$ 17,355,005	\$ 18,222,755	\$ 19,133,893	\$ 20,090,588	\$ 21,095,117	\$ 22,149,873	\$ 23,257,367	\$ 24,420,235	\$ 25,641,247	\$ 26,923,309	\$ 28,269,474	\$ 29,682,948	\$ 292,770,388
Categories	%													
Incentives & Sales Efforts	42.5%	\$ 7,024,645	\$ 7,375,877	\$ 7,744,671	\$ 8,131,905	\$ 8,538,500	\$ 8,965,425	\$ 9,413,696	\$ 9,884,381	\$ 10,378,600	\$ 10,897,530	\$ 11,442,406	\$ 12,014,527	\$ 124,427,415
Marketing (Promotion/Advertising)	35.0%	\$ 5,785,002	\$ 6,074,252	\$ 6,377,964	\$ 6,696,863	\$ 7,031,706	\$ 7,383,291	\$ 7,752,456	\$ 8,140,078	\$ 8,547,082	\$ 8,974,436	\$ 9,423,158	\$ 9,894,316	\$ 102,469,636
Site Visits & Familiarization Tours	10.0%	\$ 1,652,858	\$ 1,735,501	\$ 1,822,276	\$ 1,913,389	\$ 2,009,059	\$ 2,109,512	\$ 2,214,987	\$ 2,325,737	\$ 2,442,023	\$ 2,564,125	\$ 2,692,331	\$ 2,826,947	\$ 29,277,039
Event Funding Application Pool	7.5%	\$ 1,239,643	\$ 1,301,625	\$ 1,366,707	\$ 1,435,042	\$ 1,506,794	\$ 1,582,134	\$ 1,661,240	\$ 1,744,302	\$ 1,831,518	\$ 1,923,094	\$ 2,019,248	\$ 2,120,211	\$ 21,957,779
Operations/Research/Administration	5.0%	\$ 826,429	\$ 867,750	\$ 911,138	\$ 956,695	\$ 1,004,529	\$ 1,054,756	\$ 1,107,494	\$ 1,162,868	\$ 1,221,012	\$ 1,282,062	\$ 1,346,165	\$ 1,413,474	\$ 14,638,519
<b>Total Expenses</b>	<b>100.0%</b>	<b>\$ 16,528,576</b>	<b>\$ 17,355,005</b>	<b>\$ 18,222,755</b>	<b>\$ 19,133,893</b>	<b>\$ 20,090,588</b>	<b>\$ 21,095,117</b>	<b>\$ 22,149,873</b>	<b>\$ 23,257,367</b>	<b>\$ 24,420,235</b>	<b>\$ 25,641,247</b>	<b>\$ 26,923,309</b>	<b>\$ 28,269,474</b>	<b>\$ 292,770,388</b>

Note: Expenditures are limited to actual collections, which can not exceed the 2% fee on each occupied room as defined in the petition.





**AUGUST 10, 2016 CITY COUNCIL ADDENDUM**  
**CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated August 10, 2016. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



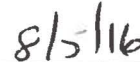
A.C. Gonzalez  
City Manager



Date



Jeanne Chipperfield  
Chief Financial Officer



Date



RECEIVED

2016 AUG -5 PM 4: 29

CITY SECRETARY  
DALLAS, TEXAS

**ADDENDUM  
CITY COUNCIL MEETING  
WEDNESDAY, AUGUST 10, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TX 75201  
9:00 A.M.**

**REVISED 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**

**CLOSED SESSION**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 51

**CONSENT ADDENDUM**

Items 1 - 6

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 52 - 62  
Addendum Items 7 - 11

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 63 - 87

# SUPPLEMENTAL NOTICE

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 10, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

**ADDITIONS:**

Closed Session

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion regarding the search for and hiring of a candidate for the position of city attorney.
- Discussion regarding the search for and hiring of a candidate for the position of city manager.

**CONSENT ADDENDUM**

**Business Development & Procurement Services**

1. Authorize a one-year service contract for reentry services pilot program - Metroplex Economic Development Corporation, Inc. dba T.O.R.I. in the amount of \$535,560 and City Wide Community Development Corporation in the amount of \$464,440, most advantageous proposers of eight - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds

**Office of Emergency Management**

2. Authorize execution of the North Central Texas Public Works Emergency Response Team Mutual Aid Agreement, subject to the supplemental terms and responsibilities of the agreement through the North Central Texas Council of Governments - Financing: No cost consideration to the City

**Public Works Department**

3. Authorize Supplemental Agreement No. 2 to the contract with Gensler to provide construction documents and construction administration services for security enhancements at the Jack Evans Police Headquarters, located at 1400 South Lamar Street and seven Dallas Police Substations, located at 6969 McCallum Boulevard, 9915 East Northwest Highway, 9801 Harry Hines Boulevard, 4230 West Illinois Avenue, 725 North Jim Miller Road, 334 Hall Street and 1999 East Camp Wisdom Road - Not to exceed \$302,230, from \$174,238 to \$476,468 - Financing: Capital Construction Funds

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 10, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Water Utilities**

**West Cell Development**

**Note:** Item Nos. 4, 5 and 6  
must be considered collectively.

4. \* Authorize the City Manager to enter into a Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for treated water service for Dallas' portion of the West Cell Development - Not to exceed \$106,832 - Financing: Water Utilities Current Funds (subject to annual appropriations)
5. \* Authorize the City Manager to enter into a Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for wastewater service for Dallas' portion of the West Cell Development - Not to exceed \$14,878 - Financing: Water Utilities Current Funds (subject to annual appropriations)
6. \* An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell Development) - Financing: No cost consideration to the City

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**City Attorney's Office**

7. Authorize settlement of the lawsuit styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, No. 3:15-CV-1944-N - Not to exceed \$800,000 - Financing: Current Funds
8. Authorize Supplemental Agreement No. 1 to the professional services contract with Messer, Rockefeller & Fort, PLLC for additional legal services in the matter styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N - Not to exceed \$25,000, from \$50,000 to \$75,000 - Financing: Current Funds

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 10, 2016**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**City Manager's Office/Employees' Retirement Fund**

9. An ordinance amending Chapter 40A, "Retirement," of the Dallas City Code; **(1)** adding and revising various definitions; **(2)** adding that administrator also means the executive director of the fund; **(3)** providing for staggered terms for elected members of the retirement fund board; **(4)** providing that a sole nominee to an elected board position be declared elected without a membership vote; **(5)** extending the time in which an election must be held to fill a vacancy in an elected board position; **(6)** requiring the board to meet at least quarterly instead of monthly; **(7)** authorizing the board to adopt, upon the recommendation of the fund's actuary, actuarial equivalency factors, actuarial assumptions, interest rates, and mortality tables to be used in Chapter 40A; **(8)** revising the interest assumption used for commuted value of future retirement benefits; **(9)** classifying fund members, inactive members, and retirees as Tier A (if hired before January 1, 2017 or rehired on or after January 1, 2017 with uncanceled or reinstated credited service) and Tier B (if hired, or rehired with canceled and unreinstated credited service, on or after January 1, 2017); **(10)** providing a reduced tier of benefits for Tier B and their beneficiaries and designees (including extending normal retirement age from 60 to 65 with five years of credited service, extending service retirement from 30 to 40 years, increasing the sum of age and amount of credited service from 78 to 80 in calculating retirement eligibility with reduced benefits for under-65 retirees, reducing pension benefits for joint and one-half survivor options, decreasing the percentage multiplier used to calculate benefits from 2.75% to 2.5%, extending the period over which average monthly earnings are calculated, eliminating health benefit supplements, lowering the cap on cost-of-living adjustments, and modifying interest rates on buybacks of credited service after a break in service); **(11)** allowing certain prior service credit with other governmental entities to be used in determining eligibility of a Tier B member to vest or retire, but not in computing benefits; **(12)** providing for selection of a designee to receive a retiree's earned but unpaid final month's pension; increasing the minimum monthly service death or service disability benefit from \$500 to \$1,000; **(13)** providing a Tier B member with a nonservice disability who has at least five years of credited service is eligible for a disability pension if not eligible for a normal, early, or service retirement; **(14)** allowing a lump sum payment for establishing credited service after a reduction in force to be made in the following calendar year if within 90 days after termination of employment; clarifying that a cost-of-living adjustment cannot reduce pension benefits; **(15)** clarifying that a leased employee is not an employee under Chapter 40A; **(16)** deleting the requirement that the city of Dallas provide office space and utilities for the retirement fund; updating legal citations; deleting obsolete provisions; and **(17)** making certain semantic, grammatical, and structural changes - Financing: No cost consideration to the City



**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 10, 2016**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**City Secretary's Office**

10. An ordinance ordering a special election to be held in the city of Dallas on November 8, 2016 on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas - Financing: No cost consideration to the City
11. A resolution designating absences by Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

DELETIONS:

**Aviation**

2. Authorize a five-year lease agreement with Harry Hines Venture, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 5.27 acres or 229,781 square feet (site 1) of land located at 6612 and 6720 Harry Hines Boulevard for an employee parking facility for Dallas Love Field - Not to exceed \$7,157,844 - Financing: Aviation Current Funds (Not to exceed \$2,102,676 for Year 1 and \$1,263,792 annually for Years 2 through 5) (subject to annual appropriations)
3. Authorize a five-year lease agreement with Harry Hines Venture II, LP, a Texas Limited Partnership, with a purchase option agreement for approximately 3.55 acres or 154,658 square feet (site 2) of land located at 2032, 2108, 2110, 2112, 2114, 2116, and 2128 Hawes Avenue, to be used for an employee parking facility for Dallas Love Field - Not to exceed \$4,675,089 - Financing: Aviation Current Funds (Not to exceed \$1,581,921 in Year 1 and \$773,292 annually in Years 2 through 5) (subject to annual appropriations)

## ADDENDUM DATE August 10, 2016

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			All	C	PBD, IGS	GT	100.00%	0.00%	Authorize a one-year service contract for reentry services pilot program - Metroplex Economic Development Corporation, Inc. dba T.O.R.I. in the amount of \$535,560 and City Wide Community Development Corporation in the amount of \$464,440, most advantageous proposers of eight - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds
2			All	C	OEM	NC	NA	NA	Authorize execution of the North Central Texas Public Works Emergency Response Team Mutual Aid Agreement, subject to the supplemental terms and responsibilities of the agreement through the North Central Texas Council of Governments - Financing: No cost consideration to the City
3			2, 3, 5, 6, 8, 10, 12	C	PBW	\$302,230.00	59.62%	7.57%	Authorize Supplemental Agreement No. 2 to the contract with Gensler to provide construction documents and construction administration services for security enhancements at the Jack Evans Police Headquarters, located at 1400 South Lamar Street and seven Dallas Police Substations, located at 6969 McCallum Boulevard, 9915 East Northwest Highway, 9801 Harry Hines Boulevard, 4230 West Illinois Avenue, 725 North Jim Miller Road, 334 Hall Street and 1999 East Camp Wisdom Road - Not to exceed \$302,230, from \$174,238 to \$476,468 - Financing: Capital Construction Funds
4			6	C	WTR, DEV, ECO	\$106,832.00	NA	NA	West Cell Development: Authorize the City Manager to enter into a Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for treated water service for Dallas' portion of the West Cell Development - Not to exceed \$106,832 - Financing: Water Utilities Current Funds (subject to annual appropriations)
5			6	C	WTR, DEV, ECO	\$14,878.00	NA	NA	West Cell Development: Authorize the City Manager to enter into a Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for wastewater service for Dallas' portion of the West Cell Development - Not to exceed \$14,878 - Financing: Water Utilities Current Funds (subject to annual appropriations)
6			6	C	WTR, DEV, ECO	NC	NA	NA	West Cell Development: An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell Development) - Financing: No cost consideration to the City
7			N/A	I	ATT, FIR	\$800,000.00	NA	NA	Authorize settlement of the lawsuit styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, No. 3:15-CV-1944-N - Not to exceed \$800,000 - Financing: Current Funds
8			N/A	I	ATT	\$25,000.00	100.00%	0.00%	Authorize Supplemental Agreement No. 1 to the professional services contract with Messer, Rockefeller & Fort, PLLC for additional legal services in the matter styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N - Not to exceed \$25,000, from \$50,000 to \$75,000 - Financing: Current Funds

# ADDENDUM DATE August 10, 2016

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
9			All	I	CMO, ERF	NC	NA	NA	An ordinance amending Chapter 40A, "Retirement," of the Dallas City Code; (1) adding and revising various definitions; (2) adding that administrator also means the executive director of the fund; (3) providing for staggered terms for elected members of the retirement fund board; (4) providing that a sole nominee to an elected board position be declared elected without a membership vote; (5) extending the time in which an election must be held to fill a vacancy in an elected board position; (6) requiring the board to meet at least quarterly instead of monthly; (7) authorizing the board to adopt, upon the recommendation of the fund's actuary, actuarial equivalency factors, actuarial assumptions, interest rates, and mortality tables to be used in Chapter 40A; (8) revising the interest assumption used for commuted value of future retirement benefits; (9) classifying fund members, inactive members, and retirees as Tier A (if hired before January 1, 2017 or rehired on or after January 1, 2017 with uncanceled or reinstated credited service) and Tier B (if hired, or rehired with canceled and unreinstated credited service, on or after January 1, 2017); (10) providing a reduced tier of benefits for Tier B and their beneficiaries and designees (including extending normal retirement age from 60 to 65 with five years of credited service, extending service retirement from 30 to 40 years, increasing the sum of age and amount of credited service from 78 to 80 in calculating retirement eligibility with reduced benefits for under-65 retirees, reducing pension benefits for joint and one-half survivor options, decreasing the percentage multiplier used to calculate benefits from 2.75% to 2.5%, extending the period over which average monthly earnings are calculated, eliminating health benefit supplements, lowering the cap on cost-of-living adjustments, and modifying interest rates on buybacks of credited service after a break in service); (11) allowing certain prior service credit with other governmental entities to be used in determining eligibility of a Tier B member to vest or retire, but not in computing benefits; (12) providing for selection of a designee to receive a retiree's earned but unpaid final month's pension; increasing the minimum monthly service death or service disability benefit from \$500 to \$1,000; (13) providing a Tier B member with a nonservice disability who has at least five years of credited service is eligible for a disability pension if not eligible for a normal, early, or service retirement; (14) allowing a lump sum payment for establishing credited service after a reduction in force to be made in the following calendar year if within 90 days after termination of employment; clarifying that a cost-of-living adjustment cannot reduce pension benefits; (15) clarifying that a leased employee is not an employee under Chapter 40A; (16) deleting the requirement that the city of Dallas provide office space and utilities for the retirement fund; updating legal citations; deleting obsolete provisions; and (17) making certain semantic, grammatical, and structural changes - Financing: No cost consideration to the City
10			All	I	SEC	NC	NA	NA	An ordinance ordering a special election to be held in the city of Dallas on November 8, 2016 on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas - Financing: No cost consideration to the City
11			N/A	I	SEC	NC	NA	NA	A resolution designating absences by Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

**TOTAL        \$1,248,940.00**

## ADDENDUM ITEM # 1

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Business Development & Procurement Services  
Intergovernmental Services

**CMO:** Jeanne Chipperfield, 670-7804  
A. C. Gonzalez, 670-3297

**MAPSCO:** N/A

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### SUBJECT

Authorize a one-year service contract for reentry services pilot program - Metroplex Economic Development Corporation, Inc. dba T.O.R.I. in the amount of \$535,560 and City Wide Community Development Corporation in the amount of \$464,440, most advantageous proposers of eight - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds

### BACKGROUND

This item is on the addendum due to the grant funding deadline that must be acted on before the next available agenda.

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 contract will provide social services and job training to formerly incarcerated individuals. The goal of this program is to reduce recidivism rates and increase the rate of employment among formerly incarcerated non-violent offenders who are released to Dallas County through job training, apprenticeship, and employment opportunities. Wrap around services, such as housing, soft skill training and transportation are eligible activities under this contract, provided that the measurable outcome is job training, apprenticeships or employment for the individuals served.

Nearly one third of released individuals are re-incarcerated within three years, and lack of engagement in education or employment is the primary predictor of recidivism. Many formerly incarcerated people return to their communities without the skills necessary for gainful employment. Roughly 30% of state prisoners in Texas could be defined as functionally illiterate, and over 40% enter prison without either a high school diploma or GED. Reentry services help to reduce recidivism rates and increase employment opportunities for formerly incarcerated individuals. This contract will serve individuals released from a Texas Department of Criminal Justice (TDCJ) Prisons or State Jail who are returning to Dallas County.

## **BACKGROUND (Continued)**

On April 27, 2016, the City Council authorized the acceptance of a grant from the Texas Department of Criminal Justice for \$1,000,000 to develop and operate a Reentry Services Pilot Program by Resolution No. 16-0635. Two service providers are being recommended to deliver these services:

- The Metroplex Economic Development Corporation is a non-profit organization which has operated the Texas Offenders Reentry Initiative (T.O.R.I.) since 2005. The program has offered a wide range of services that includes family, housing, employment, education, healthcare, and mentorship to over 10,000 formerly incarcerated men and women across Texas.
- City Wide Community Development Corporation is a non-profit organization that received its 501(c)(3) status in 2001. It aims at revitalizing neighborhoods through economic development, educational and social programs. City Wide offers substantial workforce development and job placement services with companies willing to employ formerly incarcerated individuals.

More than 70,000 formerly incarcerated individuals return home to Texas cities each year. Through this contract, Metroplex Economic Development Corporation and City Wide Community Development Corporation will work with ex-offenders released for non-violent crimes to reduce relapses in criminal behavior and reduce recidivism through wraparound services and job placement.

A six member committee from the following departments reviewed and evaluated the proposals:

- |   |      |
|---|------|
| ● Office of Emergency Management                | (1)  |
| ● Housing/Community Services                    | (1)  |
| ● City Attorney's Office                        | (1)  |
| ● Judiciary                                     | (1)  |
| ● Police  | (1)  |
| ● Business Development and Procurement Services | (1)* |

\*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan.

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- |   |     |
|---|-----|
| ● Experience/qualifications               | 25% |
| ● Staffing plan/approach                  | 35% |
| ● Program budget                          | 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 2,327 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

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 April 27, 2016, City Council authorized the acceptance of a grant from the Texas Department of Criminal Justice by Resolution No. 16-0635.

City Council was briefed by memorandum regarding this matter on April 5, 2016.

Information about this item was provided to the Economic Development Committee on April 18, 2016.

City Council was briefed by memorandum regarding this matter on August 5, 2016.

Information about this item will be provided to the Quality of Life and Environment Committee on August 8, 2016.

## **FISCAL INFORMATION**

\$1,000,000.00 - Texas Department of Criminal Justice Grant Funds

## **M/WBE INFORMATION**

362 - Vendors contacted

362 - No response

0 - Response (Bid)

0 - Response (No bid)

0 - Successful

2,327 - M/WBE and Non-M/WBE vendors were contacted

## **M/WBE INFORMATION (Continued)**

The recommended awardees have fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

## **ETHNIC COMPOSITION**

### **Metroplex Economic Development Corporation, Inc. dba T.O.R.I.**

White Male	0	White Female	1
Black Male	2	Black Female	8
Hispanic Male	0	Hispanic Female	1
Other Male	0	Other Female	1

### **City Wide Community Development Corporation**

White Male	0	White Female	1
Black Male	4	Black Female	1
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

## **PROPOSAL INFORMATION**

The following proposals were received from solicitation number BQZ1611 and were opened on June 10, 2016. This service contract is being awarded to the most advantageous proposers.

\*Denotes successful proposers

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
*Metroplex Economic Development, Corporation, Inc. dba T.O.R.I.	6777 W. Kiest Blvd. Dallas, TX 75236	83.40%	\$535,560.00
*City Wide Community Development Corporation	3730 S. Lancaster Rd. Suite 100 Dallas, TX 75216	76.60%	\$464,440.00

Note: The above vendor scores and pricing are based on fully negotiated services and pricing.

## **PROPOSAL INFORMATION (Continued)**

Vendor scores and pricing listed below are based on initial proposals and were not negotiated.

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
The Way Back House, Inc.	1804 Market Center Blvd. Dallas, TX 75207	72.80%	\$992,287.00
Association of Persons Affected by Addition (APAA)	3116 Martin Luther King Blvd. Dallas, TX 75215	70.40%	\$775,000.00
Impact City Initiative	2931 Canton St. Dallas, TX 75226	50.20%	\$1,000,000.00
Kingdom Outreach Ministries	2657 Marfa Ave. Dallas, TX 75216	44.00%	\$200,834.00
CC's Consulting & Services	1717 N. Akard St. Suite 2550 Dallas, TX 75201	31.20%	\$54,269.00
The Branch of Goodness A Gape Rehabilitation Center	7575 S. Westmoreland Suite 2233 Dallas, TX 75237	24.80%	\$270,501.00

## **OWNERS**

### **Metroplex Economic Development Corporation, Inc. dba T.O.R.I.**

Darwin Bruce, President  
Kim Drayton, Secretary  
Consuela Buckley, Treasurer

### **City Wide Community Development Corporation**

Kevin Curry, President  
Thomas Huckaby, Jr., Vice President  
Michael Dade, Secretary



## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize a one-year service contract for reentry services pilot program - Metroplex Economic Development Corporation, Inc. dba T.O.R.I. in the amount of \$535,560 and City Wide Community Development Corporation in the amount of \$464,440, most advantageous proposers of eight - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds

Metroplex Economic Development Corporation, Inc. dba T.O.R.I. and City Wide Community Development Corporation are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.

**PROJECT CATEGORY:** Other Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$1,000,000.00	100.00%
Total non-local contracts	\$0.00	0.00%
<b>TOTAL CONTRACT</b>	<b>\$1,000,000.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

August 10, 2016

**WHEREAS**, on April 27, 2016, City Council authorized the acceptance of a grant from the Texas Department of Criminal Justice by Resolution No. 16-0635;

**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 Metroplex Economic Development Corporation, Inc. dba T.O.R.I. (VS0000063630) in the amount of \$535,560.00 and City Wide Community Development Corporation (VS0000026872) in the amount of \$464,440.00 for a reentry services pilot program for a term of one year in a total amount not to exceed \$1,000,000.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Metroplex Economic Development Corporation, Inc. dba T.O.R.I. and City Wide Community Development Corporation shall be based only on the amount of the services directed to be performed by the City and properly performed by Metroplex Economic Development Corporation, Inc. dba T.O.R.I. and City Wide Community Development Corporation under the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,000,000.00 from Service Contract number MASCMGTSTATE REENTRY16-17.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



## ADDENDUM ITEM # 2

**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Emergency Management

**CMO:** Eric Campbell, 670-3255

**MAPSCO:** N/A

---

### **SUBJECT**

Authorize execution of the North Central Texas Public Works Emergency Response Team Mutual Aid Agreement, subject to the supplemental terms and responsibilities of the agreement through the North Central Texas Council of Governments - Financing: No cost consideration to the City

### **BACKGROUND**

This item is on the addendum to move forward on execution of the mutual aid agreement before the next available agenda.

This mutual aid agreement ("Agreement") is entered into by, between, and among the North Central Texas Participating Local Governments and/or Public/Political Sub-Divisions located wholly or partially within the State of Texas acting by and through their duly authorized officials. Participating Local Governments and any/or all Public/Political Sub-Divisions of the State of Texas must adopt this agreement upon a formal order of their respective governing bodies. By signing this document, and sending it to the Public Works Emergency Response Team, at an address maintained by the North Central Texas Council of Governments (NCTCOG), the agency has indicated that it consents to be a party to this emergency mutual aid agreement, and acknowledges that it is not necessary to receive copies of the agreement from other agencies that are party to such agreement.

Based on lessons learned from several past natural disasters and large scale incidents, Public Works support has been identified as a necessary resource which needed a more regional approach to coordination. As a result, the North Central Texas Public Works Emergency Response Team (PWERT) was created to provide public works assistance when an emergency or disaster overwhelms local resources especially within the North Central Texas region. While it was formed by and for local governments and operates on a voluntary quid pro quo basis, the team is supported and facilitated by the NCTCOG Emergency Preparedness Department. PWERT first deployed in response to resource requests during the April 3, 2012 tornado outbreak and continues to grow to meet regional needs.

## **BACKGROUND** (Continued)

### **Membership and Benefits**

The North Central Texas Public Works Response Team currently has 39 member cities. While cities sign the mutual aid agreement to join the team, it is always up to that City in any circumstance to either approve or deny a request for assistance. Signing the mutual aid agreement allows for this discretion by management but it also offers the protection of payment terms and allowable Operational Period, which are required to protect the city if reimbursement is sought for a disaster in the future. Additionally, once a member city joins the team, if/when public works resources are necessary to support a local response, it only takes 1 call to get needed resources identified, located and sent. This call goes directly to the 24-hour response line and a team leader or member answers the call and coordinates the request at the direction of the requesting agency.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

### **FISCAL INFORMATION**

No cost consideration to the City.

August 10, 2016

**WHEREAS**, the Parties recognize the vulnerability of the people and communities located within local governments and public subdivisions to damage, injury, and loss of life and property resulting in emergencies, disasters or civil emergencies and recognize that such incidents may present equipment and personnel requirements beyond the capacity of each individual (governmental entity) (Party); and

**WHEREAS**, the governing officials of the Parties desire to secure for each Party the benefits of Mutual Aid for the protection of life and property in the event of an emergency, disaster or civil emergency or public works emergency; and

**WHEREAS**, the Parties that wish to make suitable arrangements to provide Mutual Aid are so authorized, and make this Agreement pursuant to all governmental power inherent in home rule and other municipalities and all statutory authority, including, but not limited to, the Interlocal Cooperation Act Chapter 791 of the Texas Government Code); the Texas Disaster Act of 1975 as amended Chapter 418 of the Texas Government Code including the Texas Statewide Mutual Aid System of the Emergency Management Chapter, set out in Subchapter E-1 of Texas Government Code, Section 418.111 et seq, and any amendments to that authority or other authority that may be set out in the constitution of laws of the State of Texas; and

**WHEREAS**, it is understood that the creation of this Agreement and the Texas Statewide Mutual Aid System (SB11) under Chapter 418 E-1 does not replace or supersede existing mutual aid agreements or interfere with the ability of municipalities to enter into written mutual aid agreements in the future. It is understood that if a written agreement is entered into by governmental entities or municipalities requesting resources, then the terms of that agreement control the rights and responsibilities of the participating parties to the extent the agreement provides terms that differ from the Texas Statewide Mutual Aid System; and

**WHEREAS**, it is expressly understood that any mutual aid extended under this Agreement and the operational plan adopted pursuant thereto, is furnished in accordance with the "Texas Disaster Act" and other applicable provision of law and except as otherwise provided by law, that the responsible local official in whose jurisdiction an incident requiring Mutual Aid has occurred shall remain in charge at such incident including the direction of such personnel and equipment provided him/her through the operation of such Mutual Aid Plans; and

**WHEREAS**, the City of Dallas will benefit from membership in the North Central Texas Public Works Emergency Response Team.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**Section 1.** That the City Manager is hereby authorized to execute the North Central Texas Public Works Emergency Response Team Mutual Aid Agreement. The City Manager shall notify the appropriate City Council Committee of requests for assistance under this agreement not later than 30 days after the request.

**Section 2.** That the City Manager shall keep the appropriate City Council Committee informed of all requests made for assistance by the City of Dallas under this agreement not later than 30 days after the request.

**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.

## **ADDENDUM ITEM # 3**

**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 3, 5, 6, 8, 10, 12

**DEPARTMENT:** Public Works Department

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 5M; 27Z; 33B; 45U; 46J; 53S; 58N; 65V

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### **SUBJECT**

Authorize Supplemental Agreement No. 2 to the contract with Gensler to provide construction documents and construction administration services for security enhancements at the Jack Evans Police Headquarters, located at 1400 South Lamar Street and seven Dallas Police Substations, located at 6969 McCallum Boulevard, 9915 East Northwest Highway, 9801 Harry Hines Boulevard, 4230 West Illinois Avenue, 725 North Jim Miller Road, 334 Hall Street and 1999 East Camp Wisdom Road - Not to exceed \$302,230, from \$174,238 to \$476,468 - Financing: Capital Construction Funds

### **BACKGROUND**

This item is on the addendum because originally, the Administrative Action for Supplemental Agreement No. 2 was canceled at the request of the Public Safety Committee. It was requested that the scope of the proposed action be changed, which warranted a change from an Administrative Action to an Agenda item. On March 28, 2016, the Public Safety Committee endorsed a plan to implement security enhancements at the Jack Evans Police Headquarters and seven Dallas Police Substations. This action will authorize Supplemental Agreement No. 2 to the contract with Gensler for architectural and engineering services to develop construction documents and perform construction administration services to implement the security enhancements.

Supplemental Agreement No. 1 to the contract with Gensler to assess the seven (7) Dallas Police Substations and recommend security enhancements with probable costs was authorized on December 9, 2015, by Resolution No. 15-2220. The final draft report of the assessments was completed on February 4, 2016.

This action will allow Gensler to complete design and construction documents to implement the report's recommendations and provide construction administration services during the construction.



## **BACKGROUND** (Continued)

The recommended security enhancements to be implemented from the report are as follows:

### **Jack Evans Police Headquarters**

A security suite in the lobby,  
A secondary bullet resistant wall along the lobby window wall,  
Modifications to the Records Office teller wall in the lobby,  
Consolidation of the access and alarm monitoring system to Lenel,  
Create an IP-based network video surveillance system,  
Create a telephone and data infrastructure.

### **Dallas Police Substations**

Modify the lobby wall construction to ballistic-resistant construction.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Design	July 2015
Complete Design	January 2017

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized Supplemental Agreement No. 1 to the contract with Gensler on December 9, 2015, by Resolution No. 15-2220.

Briefed to the Public Safety Committee on March 28, 2016 whereby they endorsed the plan to implement security enhancements.

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

## **FISCAL INFORMATION**

Capital Construction Funds - \$302,230.00

Consultant Contract	\$ 49,900.00
Supplemental Agreement No. 1	\$124,338.00
Supplemental Agreement No. 2 (this action)	<u>\$302,230.00</u>
Total	\$476,468.00

**FISCAL INFORMATION** (Continued)

<b><u>Council District</u></b>	<b><u>Amount</u></b>
2	\$ 254,257.90
3	\$ 7,995.35
5	\$ 7,995.35
6	\$ 7,995.35
8	\$ 7,995.35
10	\$ 7,995.35
12	<u>\$ 7,995.35</u>
Total	\$ 302,230.00

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION****Gensler**

Hispanic Female	7	Hispanic Male	9
African-American Female	2	African-American Male	2
Other Female	6	Other Male	7
White Female	81	White Male	83

**OWNER****Gensler**

Ted Kollaja, AIA, Principal

**MAP**

Attached.



## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize Supplemental Agreement No. 2 to the contract with Gensler to provide construction documents and construction administration services for security enhancements at the Jack Evans Police Headquarters, located at 1400 South Lamar Street and seven Dallas Police Substations, located at 6969 McCallum Boulevard, 9915 East Northwest Highway, 9801 Harry Hines Boulevard, 4230 West Illinois Avenue, 725 North Jim Miller Road, 334 Hall Street and 1999 East Camp Wisdom Road - Not to exceed \$302,230, from \$174,238 to \$476,468 - Financing: Capital Construction Funds

Gensler is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Professional Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$180,185.00	59.62%
Non-local contracts	\$122,045.00	40.38%
<b>TOTAL THIS ACTION</b>	<b>\$302,230.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

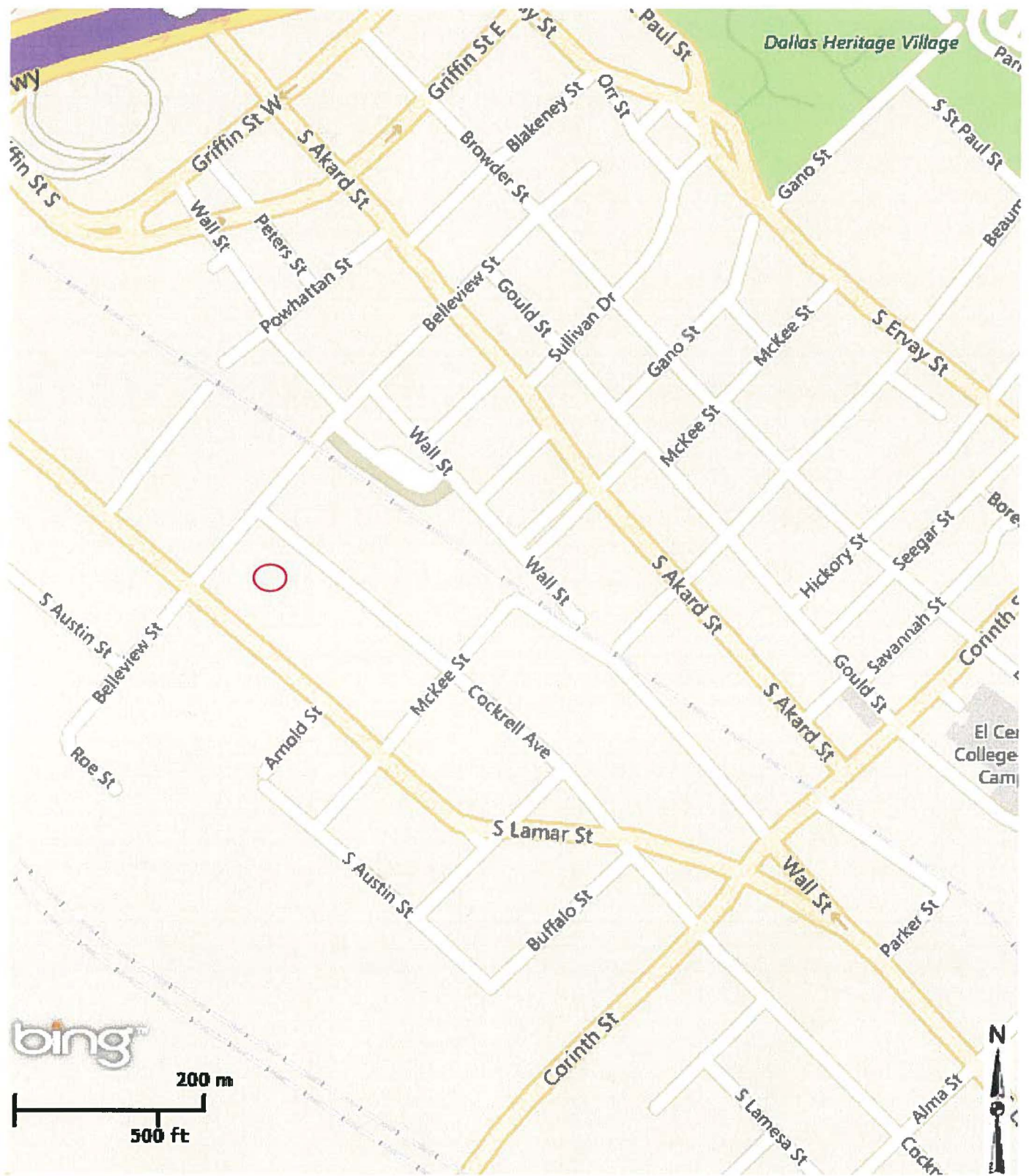
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Abadi Accessibility	HFMB63905N0117	\$4,500.00	2.50%
JQ Infrastructure	IMDB80158Y0716	\$15,900.00	8.82%
B&H Engineers	NMMB64182Y0217	\$8,445.00	4.69%
<b>Total Minority - Local</b>		<b>\$28,845.00</b>	<b>16.01%</b>

#### Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Garza Program Management	HMDB04494Y0816	\$7,215.00	5.91%
<b>Total Minority - Non-local</b>		<b>\$7,215.00</b>	<b>5.91%</b>

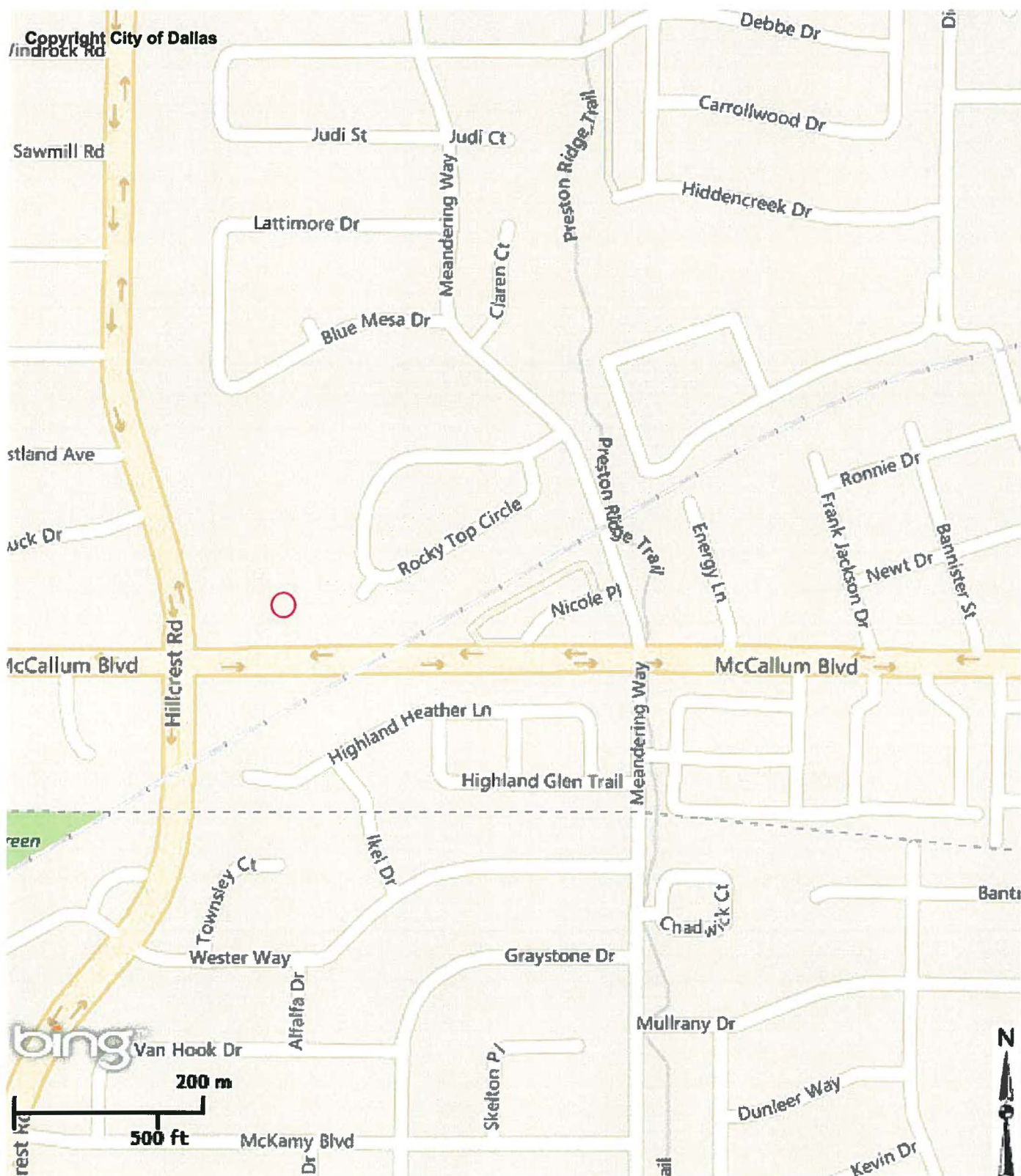
**TOTAL M/WBE PARTICIPATION**

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$7,215.00	2.39%	\$7,215.00	1.51%
Asian American	\$15,900.00	5.26%	\$15,900.00	3.34%
Native American	\$8,445.00	2.79%	\$8,445.00	1.77%
WBE	\$4,500.00	1.49%	\$4,500.00	0.94%
Total	\$36,060.00	11.93%	\$36,060.00	7.57%



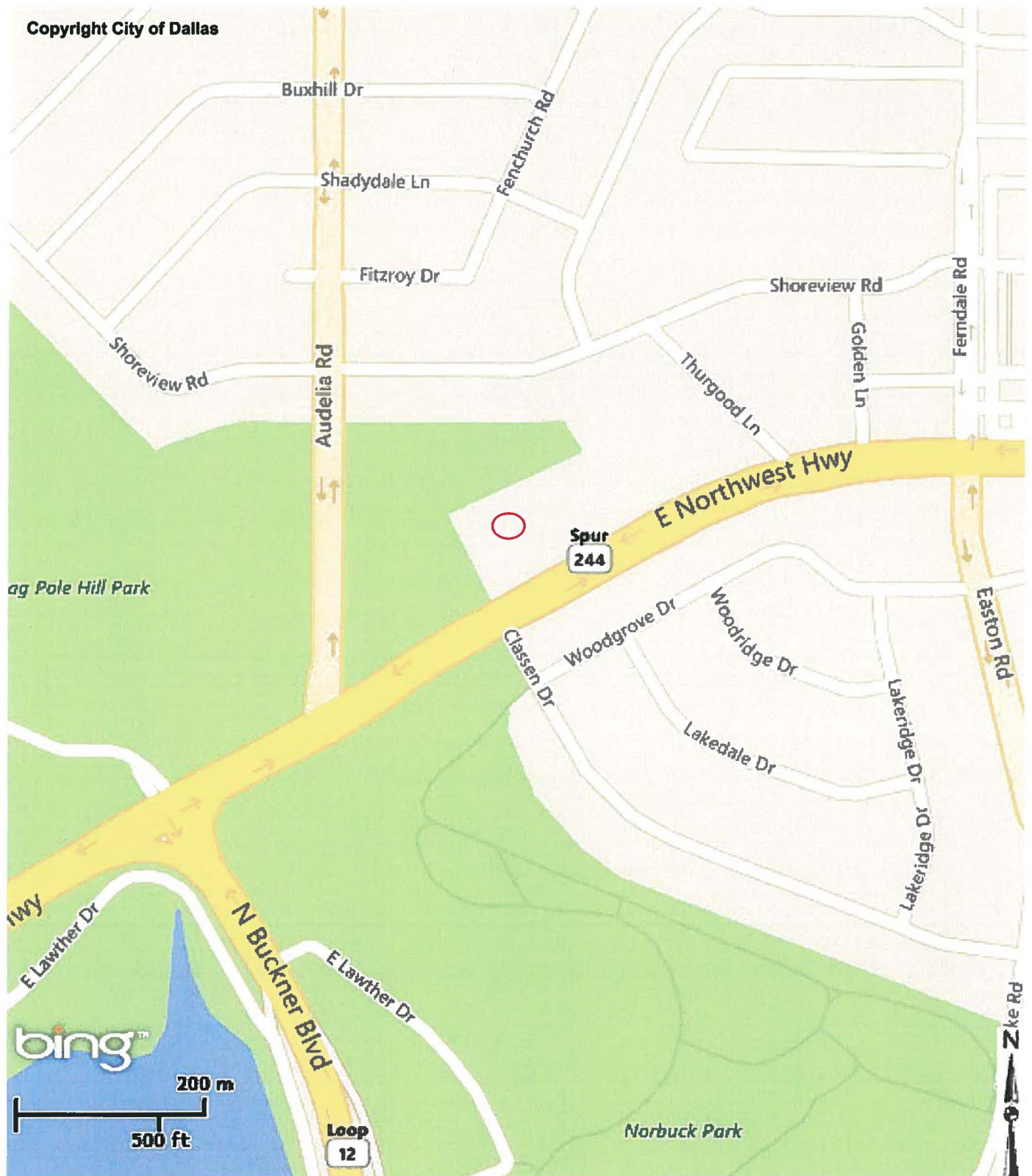
**Jack Evans Police Headquarters**  
**Mapsco 45U**





North Central Police Map  
Mapsc0 5M

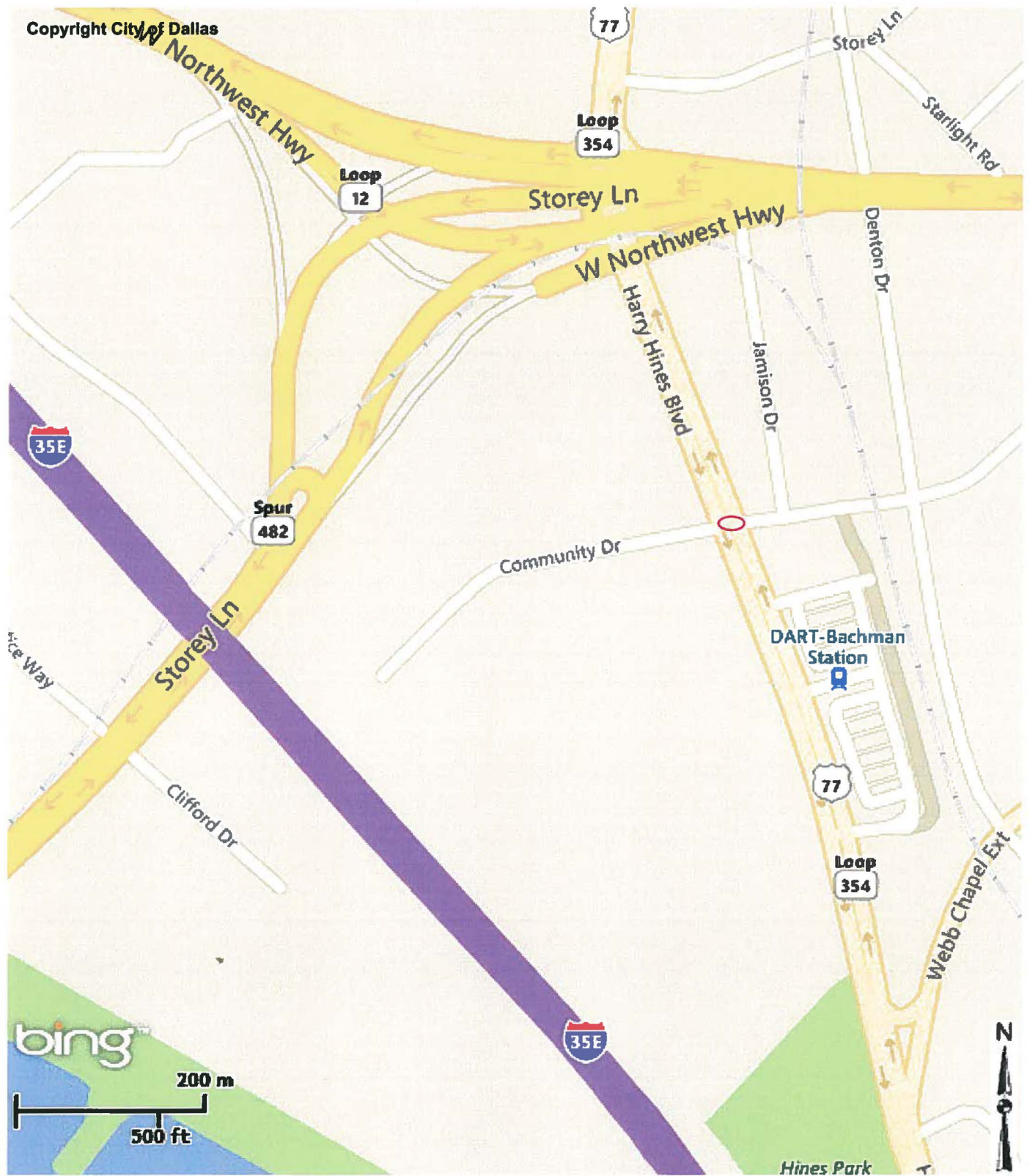
Copyright City of Dallas



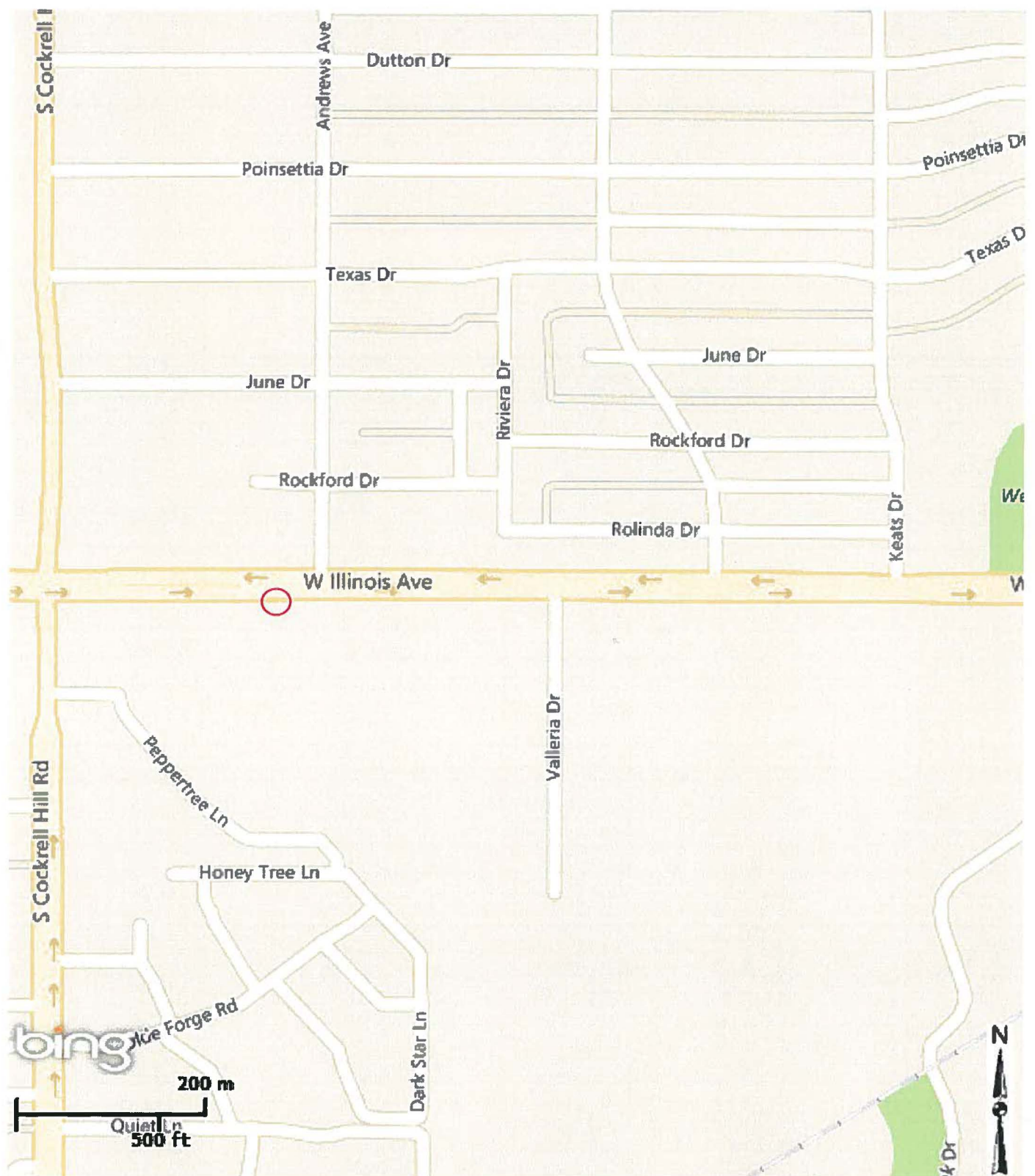
Northeast Operations Division  
Mapsco 27Z



Copyright City of Dallas



Northwest Operations Division  
Mapsco 33B



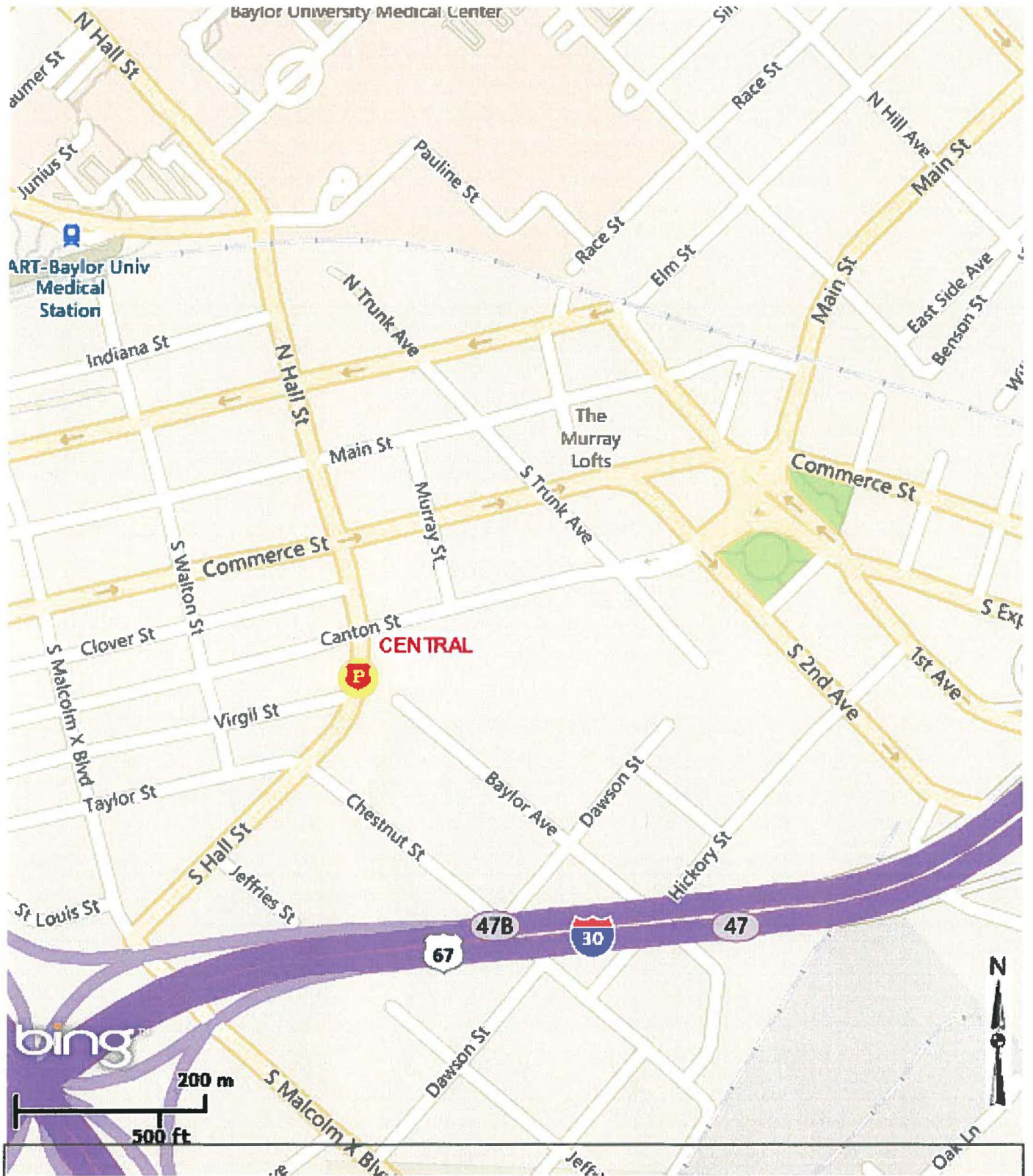
**Southwest Police Sub-station  
Mapsco 53S**





**Southeast Police Sub-station**  
**Mapsco 58N**

## Mapsc0 46J



## Mapsc0 46J Central Police Station



Copyright City of Dallas



South Central Division  
Mapsco 65V

August 10, 2016

**WHEREAS**, on July 20, 2015, Administrative Action No. 15-6346 authorized a contract with Gensler, to assess building and site conditions and recommend security enhancements at the Jack Evans Dallas Police Headquarters, in an amount not to exceed \$49,900.00; and,

**WHEREAS**, on December 9, 2015, Resolution No. 15-2220 authorized Supplemental Agreement No. 1 to the contract with Gensler to assess building and site conditions at the seven (7) Dallas Police substations and recommend security enhancements, in an amount not to exceed \$124,338.00, increasing the contract from \$49,900.00 to \$174,238.00; and,

**WHEREAS**, it is necessary for design, construction documents, and construction administration services to implement recommendations for security enhancements at the Jack Evans Dallas Police Headquarters and seven (7) substations; and,

**WHEREAS**, it is now desirable to authorize Supplemental Agreement No. 2 to the contract with Gensler to provide construction documents, and construction administration services for security enhancements at the Jack Evans Police Headquarters, located at 1400 South Lamar Street, and seven (7) Dallas Police Substations, located at 6969 McCallum Blvd., 9915 East Northwest Highway, 9801 Harry Hines Blvd., 4230 West Illinois Avenue, 725 North Jim Miller Road, 334 Hall Street and 1999 East Camp Wisdom Road, in an amount not to exceed \$302,230.00, from \$174,238.00 to \$476,468.00.

**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 Supplemental Agreement No. 2 to the contract with Gensler to provide construction documents, and construction administration services for security enhancements at the Jack Evans Police Headquarters, located at 1400 South Lamar Street and seven (7) Dallas Police Substations, located at 6969 McCallum Blvd., 9915 East Northwest Highway, 9801 Harry Hines Blvd., 4230 West Illinois Avenue, 725 North Jim Miller Road, 334 Hall Street and 1999 East Camp Wisdom Road, in an amount not to exceed \$302,230.00, from \$174,238.00 to \$476,468.00, after it has been approved as to form by the City Attorney.

August 10, 2016

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts from:

Capital Construction Fund  
Fund 0671, Dept. PBW, Unit W019, Activity POFA  
Object 4114, Program No. PB06W049, CT No. PBW98N820J1  
Vendor No. VS0000001122 in an amount not to exceed \$302,230.00

**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.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Water Utilities  
Sustainable Development and Construction  
Office of Economic Development

**CMO:** Mark McDaniel, 670-3256  
Ryan S. Evans, 671-9837

**MAPSCO:** 11 A

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**SUBJECT**

**West Cell Development**

- \* Authorize the City Manager to enter into a Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for treated water service for Dallas' portion of the West Cell Development - Not to exceed \$106,832 - Financing: Water Utilities Current Funds (subject to annual appropriations)
- \* Authorize the City Manager to enter into a Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for wastewater service for Dallas' portion of the West Cell Development - Not to exceed \$14,878 - Financing: Water Utilities Current Funds (subject to annual appropriations)
- \* An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell Development) - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum to allow additional time for contract and supporting documentation review to be finalized between the City Attorney's Office and the legal staff of the City of Irving.

The City of Irving has requested the City of Dallas to consider a boundary adjustment at the common boundary between the City of Dallas and the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road within the West Cell development.



## **BACKGROUND** (Continued)

This existing boundary does not presently allow for the efficient development and delivery of city services. The proposal includes adjusting into the City of Irving an approximate 6.5 acre property out of the 28.5 acre West Cell development currently located in the City of Dallas. The property owner, Billingsley, plans for single family development of the 6.5 acres with approximately 18 lots.

In exchange for the boundary adjustment, the City of Irving will provide water and wastewater services to the remaining West Cell area in Dallas which consists of approximately 91 single-family lots on 22 acres of land. The estimated cost for the City of Dallas to design and construct infrastructure to provide water and wastewater service to the West Cell North would be approximately \$2.3 million. The property proposed for adjustment is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for the mutually agreeable municipal boundary adjustment. On June 17, 2015, the Dallas City Council authorized the City Manager to negotiate and enter into this boundary adjustment by Resolution No. 15-1179. Dallas and Irving City Councils need to ratify and adopt the agreement by ordinance.

Dallas does not have water and wastewater facilities or agreements in place to provide for the development of West Cell. For the West Cell area, the estimated treated water average daily demand is 0.06 million gallons per day ("MGD"). The projected daily wastewater flow demand for West Cell is 0.046 MGD.

All treated water and wastewater services provided to Dallas under the contracts will be measured at metering stations designed and constructed by Dallas. Upon completion of facilities in the spring of 2017, Irving will commence providing water and wastewater services to Dallas and the metering stations will be conveyed to Irving. Irving will invoice Dallas at Irving's commercial water rate for the treated water services provided and at its industrial wastewater rate for the wastewater services provided to Dallas. The residents and businesses served under the Water and Wastewater Service Contracts will be direct customers of the City of Dallas Water Utilities.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 18, 2015, a memo was presented to the Economic Development Committee to call a public hearing for June 10, 2015, to consider the proposed TIF District and Project Plan amendments, a modification in the geographical boundary, changes to the budget of the District, and all other related changes.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On June 17, 2015, the City Council authorized the City Manager to negotiate and enter into an Interlocal Agreement with the City of Irving for water service, financial participation in water supply and infrastructure projects, and wastewater service, by Resolution No. 15-1192.

Information about this item was provided to the Economic Development Committee on May 2, 2016.

City Council was briefed on May 4, 2016.

**FISCAL INFORMATION**

Dallas-Irving Water Service Contract

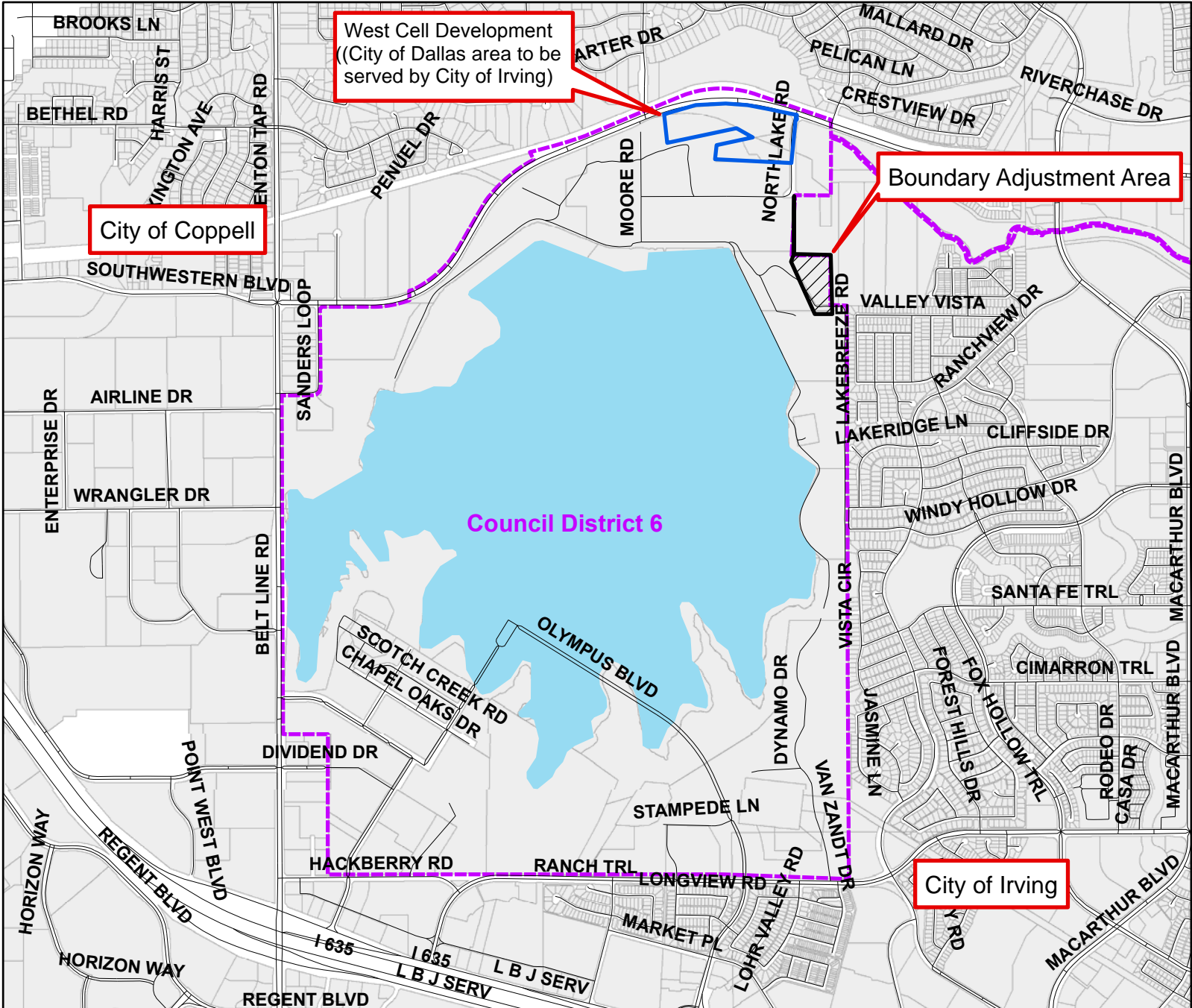
\$106,832 - Water Utilities Current Funds (subject to annual appropriations)

Dallas-Irving Wastewater Service Contract

\$14,878 - Water Utilities Current Funds (subject to annual appropriations)

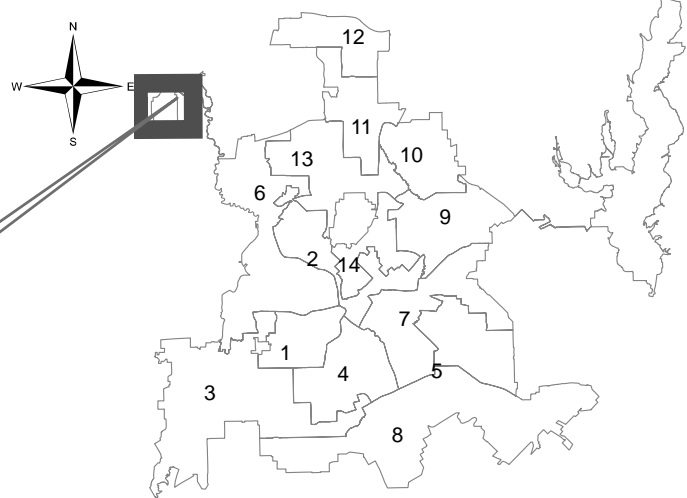
**MAP**

Attached



Mapsc0: 11A

Council District: 6



Dallas Water Utilities  
West Cell Development

August 10, 2016

**WHEREAS**, Dallas Water Utilities currently does not have water facilities to provide water services to the West Cell residential development; and,

**WHEREAS**, Dallas and Irving desire to enter into a Treated Water Service Contract for Irving to provide water services to Dallas for the West Cell development; and,

**WHEREAS**, on June 17, 2015, by Resolution No. 15-1192, the City Council authorized an Interlocal Agreement with the City of Irving, after approval as to form by the City Attorney, which included, among other things, for the City of Irving to provide water and wastewater service for 22 acres of the West Cell development; and,

**WHEREAS**, the City of Irving currently purchases water treatment services and storage in Lake Lewisville from the City of Dallas, and Dallas currently provides water treatment services and storage in Lake Lewisville to Irving as set forth under the terms, covenants and conditions stated in a Water Treatment Services contract between the Cities of Dallas and Irving, dated January 8, 1998; and,

**WHEREAS**, the City of Irving currently purchases wholesale treated water from the City of Dallas, and Dallas currently delivers and sells wholesale treated water to Irving as set forth under the terms, covenants, and conditions stated in a Wholesale Treated Water Contract between the Cities of Dallas and Irving which includes a Reciprocal Water and/or Wastewater Service Agreement, dated January 22, 1998; and,

**WHEREAS**, the City of Dallas agrees to compensate the City of Irving for providing the water services.

**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 Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving to enable the City of Dallas to purchase treated water services from the City of Irving for the West Cell development.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ENCUMBRANCE</u>	<u>AMOUNT</u>	<u>VENDOR</u>
0100	DWU	7310	2171	CTDWU7321C1629	\$106,832	242336

**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.

August 10, 2016

**WHEREAS**, Dallas Water Utilities currently does not have wastewater facilities to provide wastewater services to the West Cell residential development; and,

**WHEREAS**, Dallas and Irving desire to enter into a Wastewater Service Contract for Irving to provide wastewater services to Dallas for the West Cell development; and,

**WHEREAS**, on June 17, 2015, by Resolution No. 15-1192, the City Council authorized an Interlocal Agreement with the City of Irving, after approval as to form by the City Attorney, which included, among other things, for the City of Irving to provide water and wastewater service for 22 acres of the West Cell development; and,

**WHEREAS**, Irving does not treat and dispose of its own wastewater but has a long-term contract with the Trinity River Authority (TRA) for the transportation, treatment and disposal of its wastewater. Irving has determined that the wastewater services requested by Dallas can be provided by Irving and is not inconsistent with Irving's agreement with TRA; and,

**WHEREAS**, the City of Irving currently purchases water treatment services and storage in Lake Lewisville from the City of Dallas, and Dallas currently provides water treatment services and storage in Lake Lewisville to Irving as set forth under the terms, covenants and conditions stated in a Water Treatment Services contract between the Cities of Dallas and Irving, dated January 8, 1998; and,

**WHEREAS**, the City of Irving currently purchases wholesale treated water from the City of Dallas, and Dallas currently delivers and sells wholesale treated water to Irving as set forth under the terms, covenants, and conditions stated in a Wholesale Treated Water Contract between the Cities of Dallas and Irving which includes a Reciprocal Water and/or Wastewater Service Agreement, dated January 22, 1998; and,

**WHEREAS**, the City of Dallas agrees to compensate the City of Irving for providing the wastewater services.

**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 Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving to enable the City of Dallas to purchase wastewater services from the City of Irving for the West Cell Development.

August 10, 2016

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ENCUMBRANCE</u>	<u>AMOUNT</u>	<u>VENDOR</u>
0100	DWU	7320	3084	CTDWU7321C1620	\$14,878	242336

**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.

ORDINANCE NO.

An ordinance ratifying and adopting an agreement between the cities of Dallas and Irving adjusting their common boundary line; releasing a certain area of land to the City of Irving; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, it is the desire of the cities of Dallas and Irving to adjust their common city limit boundaries in order to establish clear demarcation lines to allow the efficient development of and delivery of city services to the citizens in the area; and

WHEREAS, in consideration of water and wastewater services to be provided by Irving to the Dallas west cell area, the cities of Dallas and Irving, pursuant to Section 43.031 of the Texas Local Government Code, have entered into an agreement, authorized by Dallas city council Resolution 151179 on June 17, 2015, adjusting the common boundary line ; and

WHEREAS, the city council finds that it is in the public interest for the City of Dallas to make such an adjustment; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas does hereby ratify and adopt the agreement attached hereto and made a part of this ordinance as Exhibit A, subject to proper execution by the City of Irving.

SECTION 2. That the City of Dallas does hereby release a certain area of land, along with all extraterritorial jurisdiction pertaining thereto, now within its city limits and described in, Attachment No. 1 to the City of Irving.

SECTION 3. That the affected corporate limits of the City of Dallas shall upon final passage of this ordinance be adjusted as set out in Exhibit A.

SECTION 4. That the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph, or section.

SECTION 5. That the city secretary is hereby directed to hold publication of this ordinance until the cities of Dallas and Irving have fully executed the attached boundary adjustment agreement and water and wastewater services agreements

SECTION 6. That upon full execution of the attached boundary adjustment agreement and water and wastewater services agreements the city secretary shall publish this ordinance at least one time in the official newspaper of the City of Dallas.

SECTION 7. That upon final passage and publication of this ordinance, the city secretary shall transmit a certified copy of this ordinance to the city secretary of the City of Irving.



SECTION 8. That this ordinance shall take effect upon ratification and adoption of the attached agreement by the City of Irving or immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, whichever occurs later, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

**EXHIBIT A**  
**BOUNDARY ADJUSTMENT AGREEMENT**

THIS BOUNDARY ADJUSTMENT AGREEMENT (“AGREEMENT”) is made and entered into by and between the City of Dallas, Texas, hereinafter referred to as Dallas, and the City of Irving, Texas, hereinafter referred to as Irving, collectively referred to as Cities.

**WHEREAS**, a portion of Dallas’s boundary is contiguous with the northern boundary of Irving; and

**WHEREAS**, this existing boundary does not presently allow the efficient development and delivery of city services to the area; and

**WHEREAS**, the Cities desire to modify their mutual boundary so as to allow more efficient development of a proposed residential subdivision and delivery of city services to the area; and

**WHEREAS**, representatives of Dallas and Irving have met and agreed to a mutually acceptable boundary which is in the best interest of the citizens of each city; and

**WHEREAS**, pursuant to water and wastewater service agreements, Irving agrees to provide potable treated water and wastewater services to a portion of Dallas known as the Dallas west cell area.

**NOW THEREFORE**, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Dallas and Irving agree as follows:

**SECTION I.**

Statement of Intent

It is the intent of Dallas and Irving to modify their respective boundaries in the following manner:

Adjust 6.5 acres of land in the City of Dallas located south of the terminus of South Northlake Road and northwest of Valley Vista Drive and Lakebreeze Road, and more particularly described in Attachment No. 1 (the “Property”), attached hereto and made a part of this AGREEMENT, into the territorial limits of Irving.

**SECTION II.**

Release of Territory

Dallas agrees to release the Property described in Attachment No. 1 to Irving.

### SECTION III.

#### Waiver of Extraterritorial Jurisdiction

Dallas does hereby waive all of its extraterritorial jurisdiction rights existing by reason of the Property in favor of Irving. It is expressly agreed and understood that this waiver shall operate only in favor of Irving, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights that Dallas may be able to assert against any other municipality.

### SECTION IV.

#### Water and Wastewater Services

Irving agrees that it will provide water and wastewater services to the Dallas west cell area described in the Exhibit A to the water and wastewater service agreements attached to and made a part of this agreement as Attachment No. 4. Irving agrees that it will not unreasonably withhold or condition service after the expiration of any water and wastewater service agreements to service in whole or in part the Dallas west cell area.

### SECTION V.

#### Service Plan

Upon ratification, adoption, and approval of this AGREEMENT, Irving does hereby agree to immediately begin implementation into the affected area of the service plan attached to and made a part of this agreement as Attachment No. 3.

SECTION VI.

Effective Date

Dallas and Irving agree that this AGREEMENT shall take effect only upon ratification and adoption by the governing body of the City of Dallas and approval by the governing body of the City of Irving.

SIGNED this the \_\_th day of \_\_\_\_\_ 2016.

CITY OF IRVING, TEXAS

CITY OF DALLAS, TEXAS

A.C. GONZALEZ, City Manager

\_\_\_\_\_  
Beth Van Duyne, Mayor

By \_\_\_\_\_  
Assistant City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

\_\_\_\_\_  
Kuruvilla Oommen, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

ATTEST:

ATTEST:

\_\_\_\_\_  
Shanae Jennings, City Secretary

\_\_\_\_\_  
Rosa Rios, City Secretary

### **ATTACHMENT NO. 3 SERVICE PLAN**

The following is a Service Plan for the property described in Attachment No. 1 attached to the AGREEMENT and also identified on the attached map.

As the result of a series of negotiations, the cities of Dallas and Irving agreed to a boundary adjustment covering the property described in the AGREEMENT.

#### **Schedule of Municipal Services**

A. **Police Protection**

Police enforcement and protection services are to be provided by the extension of patrol into the boundary adjusted area and by response from the Irving Police Department to individual requests beginning on the effective date of the boundary adjustment ordinance.

B. **Fire Protection (including emergency ambulance)**

Fire protection personnel and equipment, and emergency medical personnel and equipment shall be provided to the boundary adjusted area upon request beginning on the effective date of the boundary adjustment ordinance.

C. **Solid Waste Collection**

Solid waste collection service is to be provided to the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations beginning on the effective date of the boundary adjustment ordinance.

D. **Water Service**

1. Water service is to be provided to the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations beginning on the effective date of the boundary adjustment ordinance.

2. Water mains are to be extended to serve individual owners in the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the boundary adjusted area, water mains are to be extended with City participation in the costs of these extensions in accordance with City of Irving ordinances, resolutions, and regulations.

E. **Sanitary Sewer Service**

1. Wastewater service is to be provided to the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations beginning on the effective date of the boundary adjustment ordinance.

2. Sanitary sewer mains are to be extended to serve individual owners in the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the boundary adjusted area, sanitary sewer mains are to be extended with City participation in the costs of these extensions in accordance with City of Irving ordinances, resolutions, and regulations.

F. Maintenance of Roads and Streets

1. Street maintenance and other street services are to be provided to the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations beginning on the effective date of the boundary adjustment ordinance.

2. As streets are constructed in undeveloped portions of the boundary adjusted areas, the City is to participate in the cost of construction, acceptance upon completion, maintenance, and other services in accordance with City of Irving ordinances, resolutions, and regulations.

G. Parks and Recreation

All of the City of Irving parks and recreation facilities are to be available for use by residents of the boundary adjusted area beginning on the effective date of the boundary adjustment ordinance.

H. Library Service

All of the City of Irving library facilities are to be available for use by residents of the boundary adjusted area beginning on the effective date of the boundary adjustment ordinance.

I. Street Lighting

The City of Irving is to provide for the placement of street lights in accordance with practices in all other areas of the city.

J. Traffic Engineering

Necessary traffic studies are to be performed to determine the need for installation of street identification signs and proper traffic control devices within the boundary adjusted area in accordance with City of Irving ordinances, resolutions, and regulations.

K. Planning and Zoning.

The planning and zoning jurisdiction, including the subdivision platting process, of the City of Irving extend to the boundary adjusted area.

- L. Storm Drainage (including flood plain regulations)  
Studies are to be conducted to ascertain the limits of the 100-year floodplain in order to place the zoning flood plain prefix on any appropriate areas.
- M. Capital Improvements  
Irving will initiate the acquisition or construction of capital improvements necessary for providing services adequate to serve the boundary adjusted area as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.
- N. Miscellaneous  
General municipal administrative and code enforcement services of the City of Irving will be provided to residents of the boundary adjusted area beginning on the effective date of the boundary adjustment ordinance.

## ADDENDUM ITEM # 7

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Attorney's Office  
Fire

**CMO:** Christopher D. Bowers, 670-3491  
Eric Campbell, 670-3255

**MAPSCO:** N/A

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### SUBJECT

Authorize settlement of the lawsuit styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, No. 3:15-CV-1944-N - Not to exceed \$800,000 - Financing: Current Funds

### BACKGROUND

Thomas and Carol Stumpf filed a lawsuit against the City of Dallas and others, including former Dallas Fire-Rescue paramedic Johnny Lynn Rudder, seeking compensation for bodily injuries sustained in an incident on June 7, 2013, when Mr. Stumpf was allegedly struck on the face multiple times by Mr. Rudder. Plaintiffs are represented by the law firm of Byrne, Cardenas & Aris, LLP.

This item is on the addendum because the Parties, Thomas and Carol Stumpf, the City, and Rudder, had reached a tentative settlement agreement regarding the Stumpfs' claims against the City and Rudder; however, Rudder would not agree to release any potential claims against the City. All parties have now agreed to execute the final Memorandum of Settlement and settlement agreement, subject to city council approval resolving all claims between the Parties including any related appeals, and any potential attorney's fees and costs of suit.

### PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed in Closed Session on June 8, 2016.

Council was briefed in Closed Session on June 22, 2016.

Council will be briefed in Closed Session on August 3, 2016.



### **FISCAL INFORMATION**

Funding for this item is budgeted in the current fiscal year.

\$800,000.00 - Current Funds

August 10, 2016

**WHEREAS,** a lawsuit styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, No. 3:15-CV-1944-N, was filed by the plaintiffs seeking compensation for bodily injuries sustained in an incident on June 7, 2013, when Mr. Stumpf was allegedly assaulted by former Dallas Fire-Rescue paramedic Johnny Rudder; and,

**WHEREAS,** the plaintiffs have agreed to a settlement of the case whereby the City will pay Thomas Stumpf and Carol Stumpf, their attorneys, and all other parties having an interest in the settlement proceeds, the total amount of \$800,000; and,

**WHEREAS,** it is in the best interest of the City to settle this lawsuit; **Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the settlement in the lawsuit styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, No. 3:15-CV-1944-N, in an amount not to exceed \$800,000.00, is hereby approved.

**Section 2.** That the Chief Financial Officer is hereby authorized to pay Thomas Stumpf and Carol Stumpf, Byrne, Cardenas & Aris, LLP, and all other persons having an interest in the settlement, the amount of \$800,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3521, Vendor CTORM001.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Attorney's Office

**CMO:** Christopher D. Bowers, 670-3491

**MAPSCO:** N/A

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional services contract with Messer, Rockefeller & Fort, PLLC for additional legal services in the matter styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N - Not to exceed \$25,000, from \$50,000 to \$75,000 - Financing: Current Funds

**BACKGROUND**

Supplemental Agreement No. 1 will authorize Messer, Rockefeller & Fort, PLLC to provide additional legal services such as the preparation of legal documents in connection with finalizing the proposed settlement subject to City Council approval, in the matter styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N.

This item is on the addendum because the Parties, Thomas and Carol Stumpf, the City, and Rudder, had reached a tentative settlement agreement regarding the Stumpfs' claims against the City and Rudder; however, Rudder would not agree to release any potential claims against the City. All parties have now agreed to execute the final Memorandum of Settlement and settlement agreement, subject to city council approval resolving all claims between the Parties including any related appeals, and any potential attorney's fees and costs of suit. These additional funds are needed to pay anticipated legal fees in connection with finalizing the settlement and final disposition of the case.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Council was briefed in Closed Session on June 8, 2016.

Council was briefed in Closed Session on June 22, 2016.

Council will be briefed in Closed Session on August 3, 2016.

**FISCAL INFORMATION**

\$25,000.00 - Current Funds

**M/WBE INFORMATION**

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Resolution No. 08-2826, as amended.

**OWNER**

**Messer, Rockefeller & Fort, PLLC**

William Andrew Messer, Partner

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize Supplemental Agreement No. 1 to the professional services contract with Messer, Rockefeller & Fort, PLLC for additional legal services in the matter styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N - Not to exceed \$25,000, from \$50,000 to \$75,000 - Financing: Current Funds

Messer, Rockefeller & Fort, PLLC is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

**PROJECT CATEGORY:** Professional Services

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### LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$25,000.00	100.00%
Non-local contracts	\$0.00	0.00%
<b>TOTAL THIS ACTION</b>	<b>\$25,000.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

None

#### Non-Local Contractors / Sub-Contractors

None

### TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

August 10, 2016

**WHEREAS**, the City of Dallas is involved in a lawsuit styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N; and,

**WHEREAS**, on July 16, 2015, pursuant to Administrative Action No. 15-6297, the City authorized a professional services contract with Messer, Rockefeller & Fort, PLLC for legal services necessary to represent former paramedic Johnny Rudder, in an amount not to exceed \$50,000.00; and,

**WHEREAS**, the professional services of Messer, Rockefeller & Fort, PLLC continue to be necessary for additional legal services, such as the preparation of legal documents in connection with finalizing the proposed settlement; **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 Messer, Rockefeller & Fort, PLLC for additional legal services in the matter styled Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, Civil Action No. 3:15-CV-1944-N, in an amount not to exceed \$25,000.00, increasing the original contract amount from \$50,000.00 to \$75,000.00.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Messer, Rockefeller & Fort, PLLC an amount not to exceed \$25,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3033, Encumbrance No. ATT019215I004, Vendor No. VC14156.

**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.

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** City Manager's Office  
Employees' Retirement Fund

**CMO:** A. C. Gonzalez, 670-3297  
Cheryl Alston, 214-580-7710

**MAPSCO:** N/A

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**SUBJECT**

An ordinance amending Chapter 40A, "Retirement," of the Dallas City Code; **(1)** adding and revising various definitions; **(2)** adding that administrator also means the executive director of the fund; **(3)** providing for staggered terms for elected members of the retirement fund board; **(4)** providing that a sole nominee to an elected board position be declared elected without a membership vote; **(5)** extending the time in which an election must be held to fill a vacancy in an elected board position; **(6)** requiring the board to meet at least quarterly instead of monthly; **(7)** authorizing the board to adopt, upon the recommendation of the fund's actuary, actuarial equivalency factors, actuarial assumptions, interest rates, and mortality tables to be used in Chapter 40A; **(8)** revising the interest assumption used for commuted value of future retirement benefits; **(9)** classifying fund members, inactive members, and retirees as Tier A (if hired before January 1, 2017 or rehired on or after January 1, 2017 with uncanceled or reinstated credited service) and Tier B (if hired, or rehired with canceled and unreinstated credited service, on or after January 1, 2017); **(10)** providing a reduced tier of benefits for Tier B and their beneficiaries and designees (including extending normal retirement age from 60 to 65 with five years of credited service, extending service retirement from 30 to 40 years, increasing the sum of age and amount of credited service from 78 to 80 in calculating retirement eligibility with reduced benefits for under-65 retirees, reducing pension benefits for joint and one-half survivor options, decreasing the percentage multiplier used to calculate benefits from 2.75% to 2.5%, extending the period over which average monthly earnings are calculated, eliminating health benefit supplements, lowering the cap on cost-of-living adjustments, and modifying interest rates on buybacks of credited service after a break in service); **(11)** allowing certain prior service credit with other governmental entities to be used in determining eligibility of a Tier B member to vest or retire, but not in computing benefits; **(12)** providing for selection of a designee to receive a retiree's earned but unpaid final month's pension; increasing the minimum monthly service death or service disability benefit from \$500 to \$1,000;



## **SUBJECT** (Continued)

(13) providing a Tier B member with a nonservice disability who has at least five years of credited service is eligible for a disability pension if not eligible for a normal, early, or service retirement; (14) allowing a lump sum payment for establishing credited service after a reduction in force to be made in the following calendar year if within 90 days after termination of employment; clarifying that a cost-of-living adjustment cannot reduce pension benefits; (15) clarifying that a leased employee is not an employee under Chapter 40A; (16) deleting the requirement that the city of Dallas provide office space and utilities for the retirement fund; updating legal citations; deleting obsolete provisions; and (17) making certain semantic, grammatical, and structural changes - Financing: No cost consideration to the City

## **BACKGROUND**

This item is on the addendum to allow sufficient time to compile information as related to the November 8, 2016 special election. The City of Dallas Employees' Retirement Fund (ERF) was established by ordinance in November 1943 and became effective in January 1944 after ratification by the voters of the City of Dallas. Chapter 40A of the Dallas City Code establishes benefits and contribution requirements. ERF is a single-employer defined benefit pension plan sponsored by the City of Dallas (the "City"), and it provides retirement, disability and death benefits to its members.

All employees of the City are members except police officers, firefighters, elected officials, non-salaried appointee members of administrative boards or commissions, part-time employees working less than one-half time, temporary employees, individuals working under contract, and individuals whose salaries are paid in part by another government agency. Members are entitled to retirement benefits at the date of eligibility for retirement or to survivor benefits after two years of service.

ERF's actuarial firm, Gabriel, Roeder, Smith & Company, conducts an annual actuarial valuation. The results of the December 31, 2015 valuation showed an increase in the unfunded actuarial accrued liability. In order to reduce this liability over time, ERF is proposing the following changes to Chapter 40A for employees hired after January 1, 2017:

- Change retirement eligibility requirements;
- Reduce the benefit multiplier from 2.75% to 2.5%;
- Reduce the cost of living adjustment from a maximum of 5% to a maximum of 3%;
- Increase the average monthly earnings calculation from a 3-year average to a 5-year average;
- Change the survivor benefits;
- Eliminate the monthly health supplement; and
- Modifying interest rates on buybacks of credited service after a break in service

**BACKGROUND** (Continued)

Except as provided in Subsection 35(b) of Chapter 40A, Chapter 40A may not be amended except by a proposal initiated by either the board or the city council that results in an ordinance approved by the board, adopted by the city council, and approved by a majority of the voters.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 9, 2016, the ERF board will vote on the proposed changes to Chapter 40A.

On August 3, 2016, the City Council was briefed on proposed changes to Chapter 40A.

On June 20, 2016, the City Council's Transportation and Trinity River Committee was briefed on the proposed changes to Chapter 40A.

On December 2, 2015, the City Council was briefed on an overview of the Employees' Retirement Fund.

**FISCAL INFORMATION**

No cost consideration to the City

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 40A, “Retirement,” (composed of Sections 40A-1 through 40A-35) of the Dallas City Code, as amended; adding and revising various definitions; adding that administrator also means the executive director of the fund; providing for staggered terms for elected members of the retirement fund board; providing that a sole nominee to an elected board position be declared elected without a membership vote; extending the time in which an election must be held to fill a vacancy in an elected board position; requiring the board to meet at least quarterly instead of monthly; authorizing the board to adopt, upon the recommendation of the fund’s actuary, actuarial equivalency factors, actuarial assumptions, interest rates, and mortality tables to be used in Chapter 40A; revising the interest assumption used for commuted value of future retirement benefits; classifying fund members, inactive members, and retirees as Tier A (if hired before January 1, 2017 or rehired on or after January 1, 2017 with uncanceled or reinstated credited service) and Tier B (if hired, or rehired with canceled and unreinstated credited service, on or after January 1, 2017); providing a reduced tier of benefits for Tier B and their beneficiaries and designees (including extending normal retirement age from 60 to 65 with five years of credited service, extending service retirement from 30 to 40 years, increasing the sum of age and amount of credited service from 78 to 80 in calculating retirement eligibility with reduced benefits for under-65 retirees, reducing pension benefits for joint and one-half survivor options, decreasing the percentage multiplier used to calculate benefits from 2.75% to 2.5%, extending the period over which average monthly earnings are calculated, eliminating health benefit supplements, lowering the cap on cost-of-living adjustments, and modifying interest rates on buybacks of credited service after a break in service); allowing certain prior service credit with other governmental entities to be used in determining eligibility of a Tier B member to vest or retire, but not in computing

benefits; providing for selection of a designee to receive a retiree's earned but unpaid final month's pension; increasing the minimum monthly service death or service disability benefit from \$500 to \$1,000; allowing a lump sum payment for establishing credited service after a reduction in force to be made in the following calendar year if within 90 days after termination of employment; clarifying that a cost-of-living adjustment cannot reduce pension benefits; clarifying that a leased employee is not an employee under Chapter 40A; deleting the requirement that the city of Dallas provide office space and utilities for the retirement fund; updating legal citations; deleting obsolete provisions; making certain semantic, grammatical, and structural changes; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Chapter 40A, "Retirement," (composed of Sections 40A-1 through 40A-35) of the Dallas City Code, as amended, is amended to read as follows:

**"SEC. 40A-1. DEFINITIONS.**

In this chapter, unless the context clearly indicates otherwise:

(1) ACTUARIAL EQUIVALENT means the equivalent in value on the basis of the actuarial factors recommended by the fund's actuary and adopted by the board ~~[contained in this chapter]~~.

(2) ACTUARIAL VALUATION REPORT means the report issued by the fund's actuary and adopted by the board for any relevant period. The board shall provide a copy of each actuarial valuation report to the city promptly after adoption.

(3) ACTUARIALLY REQUIRED CONTRIBUTION RATE means, for any fiscal year, a rate of contribution to the fund, expressed as a percentage of members' projected wages for such fiscal year, that is the sum of the following as determined in the actuarial valuation report for the preceding plan year:

(A) the actuarial present value of the pension plan benefits and expenses that are allocated to a valuation period by the actuarial cost method; and

(B) the contribution that will amortize the difference between the actuarial accrued liability of the fund and the actuarial value of the assets of the fund over the period of years required by generally accepted accounting principles.

~~[ACTUARIAL VALUATION REPORT means the report issued by the fund's actuary and adopted by the board for any relevant period. The board shall provide a copy of each actuarial valuation report to the city promptly after adoption.]~~

(4) ACTUARY means a person with at least five years of experience as an actuary working with one or more public retirement systems; and is a fellow of the Society of Actuaries, a member of the American Academy of Actuaries, or an enrolled actuary under the Employees Retirement Income Security Act of 1974 (29 U.S.C. Section 1001 et seq.).

(5[4]) AVERAGE MONTHLY EARNINGS means wages paid by the city, divided by the number of months of credited service of a member or inactive member, computed for whichever of the following periods is most beneficial to the member or inactive member:

(A) For Tier A members or inactive members, the:

(i) [the] three calendar years of credited service in which the member or inactive member was paid the highest wage;

(ii[B]) [the] last 6,240 hours [three years] of credited service; or

(iii[C]) [the] length of credited service [time actually served] if less than three years.

(B) For Tier B members or inactive members, the:

(i) five calendar years of credited service in which the member or inactive member was paid the highest wage;

(ii) last 10,400 hours of credited service; or

(iii) length of credited service if less than five years.

(6[5]) BASE PENSION means the amount of retirement pension or death benefits as computed under this chapter at the time of retirement or death of a member, inactive member, or retiree.

(7[6]) BENEFICIARY means a person who is entitled to payment of benefits under this chapter upon the death of a member, inactive member, or retiree.

(8[7]) BOARD means the board of trustees of the employees' retirement fund of the city of Dallas.

(9[8]) CHILD means an unmarried person whose parent is a member, inactive member, or retiree.

(10[9]) CITY means the city of Dallas, Texas.

(11[0]) CITY COUNCIL means the governing body of the city of Dallas, Texas.

(12[4]) COMMUTED VALUE means the present value of a series of payments to be made in the future, the present value to be calculated using the actuarial interest assumption prescribed in Section 40A-9 as the only discounting factor.

(13) CREDITED SERVICE means any period that a person is paid as an employee of the city and contributes to the fund.

(14[2]) CURRENT ADJUSTED TOTAL OBLIGATION RATE means, for any fiscal year, the rate recommended by the fund's actuary and adopted ~~[determined]~~ by the board as follows, using whichever formula is applicable:

(A) If the current total obligation rate minus the prior adjusted total obligation rate is greater than three, then the current adjusted total obligation rate for such fiscal year is equal to the lesser of:

(i) the prior adjusted total obligation rate plus one-half times the difference of the current total obligation rate minus the prior adjusted total obligation rate; or

(ii) 110 percent times the prior adjusted total obligation rate; or

(iii) 36 percent.

(B) If the difference between the current total obligation rate and the prior adjusted total obligation rate is less than three, then the current adjusted total obligation rate for such fiscal year is equal to the prior adjusted total obligation rate.

(C) If the prior adjusted total obligation rate minus the current total obligation rate is greater than three, then the current adjusted total obligation rate for such fiscal year is equal to the greater of:

(i) the prior adjusted total obligation rate minus one-half times the difference of the prior adjusted total obligation rate minus the current total obligation rate; or

(ii) 90 percent times the prior adjusted total obligation rate.

(15[3]) CURRENT TOTAL OBLIGATION RATE means, for any fiscal year, the rate adopted by the board that is equal to the sum of the pension obligation bond credit rate for such fiscal year plus the actuarially required contribution rate for such fiscal year.

(16[4]) DEPENDENT PARENT means a member, inactive member, or retiree's parent who is:

(A) totally and permanently disabled and who receives over half of the support for each calendar year from the member, inactive member, or retiree; or

(B) 65 years of age or older.

(17[5]) DESIGNEE means an estate, a person, or an entity selected by:

(A) a member or inactive member to receive a refund of contributions under Section 40A-21(b); ~~[or]~~

(B) a member, inactive member, or retiree to receive a commuted value lump sum payment under Section 40A-16(e[d]) or 40A-21(c); or

(C) a member, inactive member, or retiree to receive the earned but unpaid portion of the final month's pension due under Section 40A-23(e).

(18[6]) EMPLOYEE:

(A) means[=

(i)——] a person employed by the city on a permanent basis who receives regular compensation from the city; and

~~[(ii) a leased employee, to the extent required by Section 414(n) or 414(o) of the Internal Revenue Code; and]~~

(B) does not mean:

(i) an elective officer or nonsalaried appointive member of an administrative board or commission;

(ii) a person ~~[an individual, other than a leased employee,]~~ retained ~~[employed]~~ under contract for a definite period or for the performance of a particular service;

(iii) ~~[an individual employed on a part time basis of less than one-half time;]~~

~~(iv)]~~ a person ~~[an individual, other than a leased employee,]~~ given a temporary designation for the purpose of employment by the city; ~~[or]~~

(iv) a leased employee; or

(v) a police officer, firefighter, or fire alarm operator as those categories are defined in the classifications of the personnel department of the city.

(19[7]) FISCAL YEAR means the city's fiscal year, which is the 12-month period commencing October 1 and ending the following September 30.

(20[18]) INACTIVE MEMBER means a person:

(A) who has terminated employment with the city but who has not retired; and

(B) whose contributions to the fund have not been forfeited or withdrawn.

(21[19]) INJURY means an accident resulting in damage or harm to the physical structure of the body.

(22[0]) INTERNAL REVENUE CODE means the Internal Revenue Code of 1986, or its successor, as amended.

(23[1]) LEASED EMPLOYEE means an individual who is not a common law employee of the city but who provides services to the city, if:

(A) such services are performed pursuant to an agreement between the city and another person;

(B) the individual has performed such services for the city or for the city and a related person or persons on a substantially full-time basis for at least one year; and

(C) such services are performed under the primary direction or control of the city.

(24[2]) LEAVE OF ABSENCE means:

(A) leave without pay granted by the city in accordance with a uniform and nondiscriminatory leave policy; or

(B) leave during which a member receives worker's compensation benefits or short-term disability benefits.

(25[3]) MEMBER means an employee who is currently contributing to the retirement fund or who is on an approved leave of absence, but does not include a person establishing credited service under Section 40A-14 after termination of employment because of reduction in force.



(26[4]) NONSERVICE DISABILITY means total and permanent disability caused by injury, sickness, or disease while not in the performance of official city duties.

(27[5]) PARENT has the meaning ascribed to that term in Section 51.02 [44.04] of the Texas Family Code, as amended.

(28) PART-TIME EMPLOYEE means an employee classified as part-time by the city under Section 34-8(c) of this code, as amended.

(29[6]) PENSION means an amount payable monthly to a person eligible to receive death or retirement benefits under the retirement fund.

(30[27]) PENSION OBLIGATION BOND CREDIT RATE means, for any fiscal year, the rate adopted by the board that is a percentage calculated by dividing the:

(A) ~~[the]~~ debt service due during such fiscal year on any pension obligation bonds, the proceeds of which have been deposited in the fund, by[÷]

(B) ~~[the]~~ total members' projected wages for such fiscal year, as reported in the relevant actuarial valuation report.

(31[28]) PENSION OBLIGATION BONDS means bonds described in Chapter 107 of the Texas Local Government Code (or any successor law that supersedes such chapter) and issued by the city.

(32[29]) PERCENTAGE MULTIPLIER means the percentage by which the average monthly earnings of a member or inactive member is multiplied in order to compute benefits.

(33[0]) PERMANENT BASIS means employment of an individual for an unfixed continuing period.

(34[1]) PERSON means an individual.

(35[2]) PLAN YEAR means the calendar year or other plan year adopted by the board.

(36[3]) PRICE INDEX means the national Consumer Price Index of Urban Wage Earners and Clerical Workers (CPI-W) published by the Bureau of Labor Statistics of the U. S. Department of Labor, or its successor in function.

(37[4]) PRIOR ADJUSTED TOTAL OBLIGATION RATE means, [÷]

(A) ~~for the fiscal year commencing October 1, 2006, the current total obligation rate that was effective for the prior fiscal year; and~~

~~(B)~~ for any ~~[each]~~ fiscal year ~~[commencing on or after October 1, 2007]~~, the current adjusted total obligation rate that was effective for the prior fiscal year.

(38~~[5]~~) QUALIFIED RECIPIENT means:

(A) the spouse of a deceased member or inactive member at the time of death of the member or inactive member;

(B) the spouse of a deceased retiree, if the spouse was married to the retiree at the time of retirement and at the time of the retiree's death;

(C) each child of a deceased member, inactive member, or retiree under the age of 18, if the child was alive or had been conceived at the time of death of the member, inactive member, or retiree;

(D) each totally and permanently disabled child of a deceased member, inactive member, or retiree if the child was totally and permanently disabled before the age of 18; and

(E) a parent of a deceased member, inactive member, or retiree who was a dependent parent at the time of death of the member, inactive member, or retiree.

(39) RESTRICTED PRIOR SERVICE CREDIT means service credit for work as a permanent, full-time, paid employee of a government entity, agency, authority, or political subdivision of the United States or its states or territories, performed before employment or re-employment by the city.

(40~~[36]~~) RETIREE means a person who was once a member but who has retired from city employment and is receiving a pension from the fund other than a death benefit.

(41~~[37]~~) RETIREMENT means terminating city employment for a reason other than death and fulfilling all requirements for a pension under this chapter.

(42~~[38]~~) RETIREMENT FUND or FUND means the employees' retirement fund of the city of Dallas and the program of benefits established under this chapter and any rule or regulation established by the board.

~~[(39) SERVICE means any period that a person is paid as an employee of the city and contributes to the retirement fund.]~~

(43~~[0]~~) SERVICE DEATH means the death of a member resulting from an injury sustained while in the performance of official city duties. A death resulting from an injury sustained while in the performance of official city duties does not include:

(A) a death caused by an act of God unless the member in the performance of official city duties was subjected to a greater hazard from an act of God than that to which the general public was subjected;

(B) a death caused by an act of a third person who causes the death of the member because of reasons personal to the third person and not for reasons of the member's employment;

(C) a death caused while the member was attempting to injure or kill another person;

(D) a suicide;

(E) a death while on leave of absence, unless the leave was granted solely because of an injury sustained in the performance of official city duties and the injury was the primary cause of death;

(F) a death while on leave for military active duty; or

(G) a death resulting from an injury in which a contributing factor was the member's ingestion of an alcoholic beverage or illegal ingestion, inhalation, or injection of a controlled substance.

(44[1]) SERVICE DISABILITY means total and permanent disability caused by injury while in the performance of official city duties. An injury while in the performance of official city duties does not include:

(A) an injury caused by an act of God unless the member in the performance of official city duties was subjected to a greater hazard from an act of God than that to which the general public was subjected;

(B) an injury caused by an act of a third person who injures the member because of reasons personal to the third person and not for reasons of the member's employment;

(C) an injury in which a contributing factor was the member's ingestion of an alcoholic beverage or illegal ingestion, inhalation, or injection of a controlled substance;

(D) an injury caused while the member was attempting to injure or kill another person; or

(E) an injury that was self-inflicted.

(45[2]) SPOUSE means the person to whom the member, inactive member, or retiree is married, as evidenced by the last marriage certificate or declaration of informal ~~[common law]~~ marriage on file with the retirement fund ~~[Retirement Fund]~~ and verified by the administrator ~~[Fund]~~ to be valid in the jurisdiction in which the marriage was celebrated.

(46) TIER A means:

(A) a person who was:

(i) employed by the city before January 1, 2017; or

(ii) re-employed or reinstated by the city on or after January 1, 2017, and whose credited service before January 1, 2017, has not been canceled by withdrawal or forfeiture; and

(B) a beneficiary or designee of that person.

(47) TIER B means:

(A) a person who was:

(i) employed by the city on or after January 1, 2017; or

(ii) re-employed or reinstated by the city on or after January 1, 2017, and whose prior credited service has been canceled by withdrawal or forfeiture; and

(B) a beneficiary or designee of that person.

(48[3]) TOTAL AND PERMANENT DISABILITY means the continuing inability of a person to obtain [~~procure~~] and retain any type of employment for compensation as a result of a mental or physical impairment caused by an injury or illness. A person is not under a total or permanent disability if, with reasonable effort and safety to the person, the impairment can be diminished to the extent that the person will not be prevented by the impairment from obtaining [~~procuring~~] and retaining any type of employment for compensation.

(49[4]) TRANSITION YEAR means each of the following:

(A) the first fiscal year in which debt service payments related to pension obligation bonds are due from the city; and

(B) the first fiscal year in which no debt service payments related to pension obligation bonds are due from the city[; ~~and~~

(~~C~~) ~~the fiscal year beginning October 1, 2005].~~

(50) VESTED means that a member or inactive member has accumulated sufficient credited service or age to have earned a nonforfeitable right to receive a pension benefit, payable in accordance with the terms of the plan.

(51[45]) WAGE:

(A) means:

(i) wages of an employee as defined in Section 3401(a) of the Internal Revenue Code for income tax withholding, including salary continuation payments made to an employee with a job-related injury or illness;

(ii) compensation that by special rule is excluded from Section 3401(a) of the Internal Revenue Code because of the nature or location of the services performed;

(iii) elective contributions to a plan of ~~or~~ deferred compensation ~~program~~, including a plan established under Section 125, 401(k), or 457 of the Internal Revenue Code, and elective reductions in compensation for qualified transportation fringe benefits that are excluded from an employee's gross income by reason of Section 132(f)(4) of the Internal Revenue Code; and

(iv) any lump sum payment made at termination of employment for accrued vacation leave or prorated service incentive pay; and

(B) does not mean:

(i) expense reimbursements, expense allowances, car allowances, or moving expenses;

(ii) cash or noncash fringe benefits;

(iii) welfare benefits, including, but not limited to, health benefits or life insurance benefits;

(iv) deferred compensation, unless made under a plan ~~or program~~ described in Paragraph (A)(iii) of this subsection;

(v) any lump sum payment made at retirement for accrued sick leave or attendance incentive leave;

(vi) workers compensation benefits, short-term disability benefits, or catastrophic leave benefits; or

(vii) any compensation in excess of the limits imposed by Section 401(a)(17)(A), as adjusted in accordance with Section 401(a)(17)(B), of the Internal Revenue Code.

**SEC. 40A-2. CREATION OF THE RETIREMENT FUND AND BOARD OF TRUSTEES; COMPOSITION AND OFFICERS OF THE BOARD.**

(a) Creation. There is hereby created the employees' retirement fund of the city of Dallas, which is a trust fund, and the board of trustees of the employees' retirement fund of the city of Dallas.

(b) Public entity. The fund is a public entity established for the exclusive purpose of providing benefits to members and their beneficiaries. Except as permitted under this chapter or by state law, t[~~T~~]he employees' retirement fund of the city of Dallas is the name in which all of its business must be transacted, all of its funds invested, and all of its cash, securities, and property held.

(c) Composition of the board.

(1) The [~~Until March 1, 2005, the board shall be composed of five members consisting of:~~

(A) ~~two persons appointed by the city council who may be city council members;~~

(B) ~~two employees from different departments of the city who are elected by members of the retirement fund and who are members of the retirement fund; and~~

(C) ~~the city auditor.~~

(2) ~~On and after March 1, 2005, the]~~ board shall be composed of seven members consisting of:

(A) three persons appointed by the city council who may be city council members;

(B) three employees from different departments of the city who are elected by members of the retirement fund and who are members of the retirement fund; and

(C) the city auditor.

(2) If only one eligible employee is nominated for an elected board position described in Subsection (c)(1)(B) of this section, that employee will be declared elected to that position by the board without requiring an election by the members of the retirement fund.

(d) Chair and vice chair.

(1) The board shall elect a chair and a vice-chair at the first regular [~~monthly~~] meeting each calendar year. The chair shall call a meeting as frequently as necessary to conduct the [~~at least once a month and at any time there is~~] business of the board, but not less than quarterly [~~to be acted upon~~]. In the absence of the chair, the vice-chair may call meetings or preside over meetings of the board.

(2[e]) If the office of chair or vice-chair becomes vacant, the board will elect a replacement at its next meeting.

### **SEC. 40A-3. TERMS AND REMUNERATION OF THE BOARD.**

(a) Terms.

(1) Elected board members. ~~[Until March 1, 2005, the elected and appointed members of the board shall serve without remuneration and for terms of two years.]~~

~~(2) On and after March 1, 2005:]~~

(A) On and after January 1, 2017, the three elected positions on the board will be designated Place 1, Place 2, and Place 3, respectively, as determined by the board.

(B) The [the] elected members, including incumbents, of the board shall serve without remuneration and for terms as follows: [of three years, except]

(i) A member elected to Place 1 will serve a three-year term, with the initial term running from January 1, 2017, through December 31, 2019.

(ii) A member elected to Place 2 will serve a three-year term, with the initial term running from January 1, 2019, through December 31, 2021.

(iii) A member elected to Place 3 will serve a three-year term, except that the initial term will be for two years and run from January 1, 2019, through December 31, 2020. [that the first term of the elected position created effective March 1, 2005 ends on December 31, 2006; and]

(2[B]) Appointed board members. The [the] appointed members of the board shall serve without remuneration and for terms of two years.

(b) Vacancy.

(1) A position on the board becomes vacant if the occupant:

(A[4]) was elected as an employee member and is no longer an employee;

(B[2]) was appointed while serving as a city council member and is no longer a city council member; or

(C[3]) gives the chair written notice of resignation from the board.

(2[e]) If a vacancy occurs on the board in a position held by:

(A[1]) ~~[in a position held by]~~ an elected employee member, the board shall hold an election within 90 ~~[60]~~ days after the vacancy occurs to fill the unexpired term of the member; or

(B[2]) ~~[in a position held by]~~ a city council appointee, the city council shall appoint a new member to fill the unexpired term of the member.

#### **SEC. 40A-4. POWERS, DUTIES, AND IMMUNITIES OF THE BOARD.**

(a) In addition to other powers and duties it may have under state or federal law, the board shall have the power and duty to:

(1) administer the retirement fund in accordance with this chapter for the exclusive purposes of providing benefits to members, inactive members, retirees, and their beneficiaries and defraying reasonable expenses of administering the fund;

(2) adopt rules and regulations not inconsistent with this chapter and the constitution and laws of this state;

(3) invest, reinvest, alter, and change the funds of the retirement fund with the care, skill, prudence, and diligence under the prevailing circumstances that a prudent person acting in like capacity and familiar with matters of the type would use in the conduct of an enterprise with a like character and like aims;

(4) diversify the investments of the fund to minimize the risk of large losses, unless under the circumstances it is clearly prudent not to do so;

(5) pay for professional services out of ~~[income from]~~ investments of the retirement fund when it is actuarially determined that the payments will not have an adverse effect on payment of benefits and when in the judgment of the board the services are necessary;

(6) appoint an administrator and authorize employees to carry out the business of the board;

(7) establish rates of compensation for employees of the retirement fund, subject to the approval of the city council and in accordance with civil service rules of the city;

(8) correct administrative errors and remedy any effects of those errors;

(9) make a final determination of the eligibility of a member, inactive member, retiree, or beneficiary for a normal, early, service, or disability pension or death benefits;

(10) issue subpoenas for the attendance of witnesses and the production of records, papers, or other objects, administer oaths to witnesses, and examine witnesses on any matter relating to the payment of benefits of the retirement fund;



- (11) determine the time, method, and manner of election to the board;
  - (12) prepare and adopt a budget;
  - (13) pay for fiduciary insurance out of [~~income from~~] investments of the retirement fund when it is actuarially determined that the payments will not have an adverse effect on payment of benefits and when in the judgment of the board the services are necessary;
  - (14) pay for the costs of administration out of [~~income from~~] investments of the retirement fund when it is actuarially determined that the payments will not have an adverse effect on payment of benefits and when in the judgment of the board the costs are necessary;
  - (15) sue and be sued in the name of the fund;
  - (16) appoint an actuary and adopt actuarial assumptions for the fund;
  - (17) appoint such other professionals as it deems appropriate and necessary;
  - (18) interpret this chapter as necessary to resolve any problems created by any ambiguities, inconsistencies, or omissions that might be found in this chapter;
  - (19) direct the fund's actuarial firm to perform an annual experience review of assumptions as part of its annual actuarial valuation;
  - (20) direct the fund's actuarial firm to perform a complete analysis of actuarial assumptions as frequently as the board deems necessary, but not less frequently than every five years; and
  - (21) engage a second actuarial firm to perform an actuarial peer review/audit as the board deems necessary.
- (b) The board may not cause [~~use~~] the fund to engage in a transaction if the board knows or should know that the transaction directly or indirectly constitutes a prohibited transaction under Section 503(b) of the Internal Revenue Code.
- (c) No expenditures may be made from the retirement fund without the approval of the board by resolution or by adoption of its budget.
- (d) The board shall adopt the actuarially required contribution rate, the current adjusted total obligation rate, the current total obligation rate, and the pension obligation bond credit rate for each fiscal year no later than [~~commencing on or after October 1, 2005 by~~] June 1 of the preceding fiscal year, and shall promptly notify the city manager of the adoption.
- (e) At least every five plan years, or in accordance with state law, whichever is sooner, [~~three plan years,~~] the board shall provide 60 days' notice to the city manager:

(1) that the board intends to engage a second actuarial firm to perform an actuarial peer review/audit; and

(2) the name of the actuarial firm the board intends to engage.

If, within the 60 days, the city manager objects to the actuarial firm selected, the board shall seek another actuarial firm to perform the peer review/audit and re-notify the city manager. This process shall repeat until the city manager no longer objects to the actuarial firm the board intends to engage. The board shall then engage such actuarial firm for such purpose. If the process described in Section 40A-7.1 is used, the requirements of this subsection shall be satisfied for the plan year in which the process concludes.

(f) ~~[Quorum and vote of the board.]~~ The

~~[(1) Until March 1, 2005, the board shall meet at any time to act on business, and three members of the board constitute a quorum. The approval of three members of the board is necessary for any motion of the board to carry.]~~

~~(2) On and after March 1, 2005, the~~ board shall meet at any time after posting timely notice as required by law. Four ~~[to act on business, and four]~~ members of the board constitute a quorum. The approval of four members of the board is necessary for any motion of the board to carry.

(g) The board is not liable for its acts and conduct or any losses incurred in the administration of the retirement fund, the management of the assets of the fund, or the investment of the fund if the board has met the standards set forth in Subsections (a) and (b) of this section and in Sections 40A-4.1 and 40A-4.2.

(h) If the board, in good faith, is in doubt as to the construction or interpretation of any provision of this chapter, or has any other question that may arise during the administration of the retirement fund, the board may resolve all such doubts and questions without obtaining a judicial construction. All constructions and interpretations made by the board are binding and conclusive.

(i) The board may consult with an actuary, attorney, physician, or accountant, who may also be employed by the city. The board is not liable for any act or conduct that was performed in good faith reliance on the opinion of an actuary, attorney, physician, or accountant with respect to an actuarial, legal, medical, or accounting matter, respectively.

#### **SEC. 40A-4.1. INVESTMENT MANAGERS; FIDUCIARY DUTIES.**

(a) The board may appoint investment managers for the fund by contracting for professional investment management services with one or more organizations, which may include a bank if it has a trust department, that are in the business of managing investments.

(b) To be eligible for appointment under this section, an investment manager must be:

(1) an organization registered under the Investment Advisors Act of 1940 (15 U.S.C. Section 80b-1 et seq.);

(2) a bank as defined by that Act; or

(3) an insurance company qualified to perform investment services under the laws of more than one state.

(c) In a contract made under this section, the board shall specify any policies, requirements, or restrictions, including criteria for determining the quality of investments and for the use of standard rating services, that the board may adopt for investment of the fund.

(d) In choosing and contracting for professional investment management services and in continuing the use of an investment manager, the board must act prudently and in the interest of the members, inactive members, retirees, and their beneficiaries.

(e) The board is not liable for the acts or omissions of an investment manager appointed under this section, nor is the board obligated to invest or otherwise manage any asset of the fund subject to management by the investment manager.

(f) An investment manager appointed under this section shall acknowledge in writing the manager's fiduciary responsibilities to the fund, which include the same duties assigned to the board in Section 40A-4(a)(1), (3), and (4).

(g) The investment standards provided by Section 40A-4(a) and (b) and the policies, requirements, and restrictions adopted under this section are the only standards, policies, requirements, and restrictions governing the investment of funds of the retirement fund by an investment manager or by the board during a 90-day interim between professional investment management services. Any other standard, policy, requirement, or restriction provided by law is suspended and not applicable during a time, and for 90 days after a time, in which an investment manager is responsible for investment of fund assets. If an investment manager has not begun managing investments before the 91st day after the date of termination of the services of a previous investment manager, the standards, policies, requirements, and restrictions otherwise provided by law are applicable until the date professional investment management services are resumed.

#### **SEC. 40A-4.2. INVESTMENT CUSTODY ACCOUNT.**

(a) If the board contracts for professional investment management services, it also shall enter into an investment custody account agreement designating one or more banks, ~~or~~ depository trust companies, or brokerage firms meeting the requirements under Section 802.205(d) of the Texas Government Code, as amended, to serve as custodian for the ~~all~~ assets allocated to or generated under the contract.

(b) Under an investment custody account agreement, the board shall require the designated custodian to perform the duties and assume the responsibilities for funds under the

contract for which the agreement is established that are performed and assumed, in the absence of a contract, by the custodian of system funds.

#### **SEC. 40A-5. ADMINISTRATOR OF THE RETIREMENT FUND.**

(a) The administrator of the retirement fund shall carry out the business of the board and keep a record of the proceedings of the board.

(b) ~~The administrator, i~~In accordance with civil service rules of the city, ~~the administrator~~ may appoint and hire deputies ~~[assistants]~~ and other employees.

(c) The administrator shall serve at the will of the board.

(d) The administrator is the “plan administrator,” as that term is defined in 26 U.S.C. 414(g).

(e) Whenever the term “executive director” is used in relation to the retirement fund in any plan documents, contracts, resolutions, or other documents generated by the board or the fund, or in any city ordinances, resolutions, or contracts related to the fund, that term will mean “administrator.”

#### **SEC. 40A-6. EMPLOYEE CONTRIBUTIONS.**

(a) Members. Every employee must be a member of the fund except:

(1) a retiree re-employed by the city, who may elect not to contribute to the fund under Section 40A-(20) ~~[19]~~; or

(2) a leased employee who is not eligible to contribute to the fund.

(b) Contribution amount.

(1) ~~[For each pay period ending before October 1, 2005, each member shall contribute to the retirement fund an amount equal to 6-1/2 percent of the member’s wages for the pay period.~~

~~(2)~~ For each pay period ending during a transition year, each member shall contribute to the retirement fund an amount equal to 37 percent times the current total obligation rate for that fiscal year times the member’s wages for the pay period.

~~(2)~~(3) For each pay period ending during a ~~[each]~~ fiscal year other than [commencing on or after October 1, 2005, except for] a transition year, each member shall contribute to the retirement fund an amount equal to 37 percent times the current adjusted total obligation rate for that fiscal year times the member’s wages for the pay period.

(c) Deductions. The contributions by each member receiving compensation from the city will normally be made by means of deduction on each payday.

(d) Discontinuing contributions.

(1) No member may discontinue contributions to the retirement fund unless the member is on:

(A[4]) ~~[on]~~ unpaid leave for military active duty; or

(B[2]) ~~[on]~~ a leave of absence.

(2[e]) A member who discontinues contributions to the retirement fund under Subsection (d)(1[2])(B) will have any retirement or death benefits computed based on credited service established at the date of discontinuance.

**SEC. 40A-7. CITY CONTRIBUTIONS.**

(a) Contribution amount.

(1) ~~[For each pay period ending before October 1, 2005, the city shall contribute to the retirement fund an amount equal to 11 percent times the members' wages for the pay period.~~

(2) For each pay period ending during a transition year, the city shall contribute to the retirement fund an amount equal to:

(A) 63 percent times the current total obligation rate for that fiscal year times the members' wages for the pay period, minus

(B) the pension obligation bond credit rate for that fiscal year times the members' wages for the pay period.

(2[3]) For each pay period ending during a ~~[each]~~ fiscal year other than ~~[commencing on or after October 1, 2005, except for]~~ a transition year, the city shall contribute to the retirement fund an amount equal to:

(A) 63 percent times the current adjusted total obligation rate for that fiscal year times the members' wages for the pay period, minus

(B) the pension obligation bond credit rate for that fiscal year times the members' wages for the pay period.

(b) The city shall provide for costs of administration of the retirement fund, if the board determines that payment of the costs by the retirement fund will have an adverse effect on payment of benefits and that the costs are necessary. The city may modify any budget provision for administrative costs that it is being asked to fund under this subsection.

(c) The total contributions of the employees and the city must be forwarded by the city to the retirement fund not later than the end of each week for all contributions made as to the pay period ending in that week.

~~(d) [The city will provide to the retirement fund adequate office space and the associated utilities without charge.]~~

~~(e)]~~ The city may not contribute to the retirement fund for an employee on leave of absence or unpaid leave for military active duty.

~~(e[f])~~ The city may not withdraw its contribution previously made to the retirement fund. Nothing in this subsection prohibits the administrative adjustment of future contributions for erroneously made prior contributions, if the adjustment is made within 60 days after the error is made or discovered, whichever occurs later.

~~(f[g])~~ All payments and benefits provided for in this chapter must be made from the retirement fund. There is no obligation on the part of the city, the board, or the employees to provide for payment of benefits from any other source, nor is there any liability on the city or the employees to make any contribution other than those specified in this section and Section 40A-6.

#### **SEC. 40A-7.1. MODIFICATION OF CONTRIBUTION RATES.**

(a) Notwithstanding the provisions of Sections 40A-4(d), 40A-6, and 40A-7, for any fiscal year in which the prior adjusted total obligation rate does not equal the current adjusted total obligation rate, the city may, within 45 days after receiving notice of the rates adopted by the board under Section 40A-4(d), retain at its complete discretion its own actuary who shall calculate member and city contributions to the fund based on the methods, assumptions, projections, and calculations determined by the actuary employed by the city; provided, however, that the actuarial assumptions must be consistent with the terms of this chapter. If the city's actuary agrees with the board's actuary, the determinations of the board's actuary shall be used to determine member and city contributions to the fund for the fiscal year.

(b) If there is a dispute between the actuary employed by the board and the actuary employed by the city with respect to the required member and/or city contributions to the fund for a fiscal year, the two actuaries shall attempt to resolve their differences. If the two actuaries resolve their differences, they shall sign a document setting forth the underlying actuarial methods, assumptions, projections, and calculations, and the resulting actuarially required contribution rate, current adjusted total contribution rate, current total obligation rate, and pension obligation bond credit rate, all of which shall be adopted by the board and used to determine member and city contributions to the fund for the fiscal year if the dispute is resolved prior to the commencement of the fiscal year; unless the board determines, in its discretion, that the conclusions agreed to by the two actuaries are not actuarially sound, in which case the board shall adopt sound actuarial assumptions and the resulting actuarially required contribution rate, current adjusted total obligation rate, current total obligation rate, and pension obligation bond credit rate.

(c) If the differences between the two actuaries cannot be resolved within 90 days after the appointment of the second actuary, the board shall retain a third actuary based upon the joint recommendation of the other two actuaries. The third actuary shall review and calculate member and city contributions to the fund based on the methods, assumptions, projections, and calculations determined by the third actuary; provided, however, that the actuarial assumptions must be consistent with the terms of this chapter. The board, the city, and their respective actuaries shall cooperate with the third actuary and promptly provide such information as the third actuary reasonably requests. The three actuaries shall confer regarding the actuarial dispute between the city's and the board's actuaries, and shall attempt to resolve their differences. If any two of the three actuaries agree regarding the underlying actuarial methods, assumptions, projections, and calculations, and the resulting actuarially required contribution rate, current adjusted total obligation rate, current total obligation rate, and pension obligation bond credit rate, such joint determinations shall be communicated in writing to the board and adopted by the board and used in establishing the member and city contributions to the fund for the fiscal year if the dispute is resolved prior to the commencement of the fiscal year; unless the board determines, in its discretion, that the conclusions agreed upon are not actuarially sound, in which case the board shall adopt sound actuarial assumptions and the resulting actuarially required contribution rate, current adjusted total obligation rate, current total obligation rate, and pension obligation bond credit rate.

(d) If a dispute described in this Section 40A-7.1 is not resolved prior to the commencement of the fiscal year, the member and city contributions to the fund for such fiscal year (as a percentage of wages) shall be the same as the prior fiscal year.

(e) Notwithstanding Section 40A-1(~~37~~[34]), for any fiscal year in which the process described in this Section 40A-7.1 results in a change in the current adjusted total obligation rate, then the prior adjusted total obligation rate for the succeeding fiscal year shall be deemed to be the current adjusted total obligation rate determined by the board through the process described in this section.

#### **SEC. 40A-8. EFFECT OF MEMBERSHIP IN THE RETIREMENT FUND.**

A person, by becoming or remaining a member, inactive member, retiree, or beneficiary of the retirement fund, binds the person and the person's heirs, administrators, executors, legal representatives, beneficiaries, and survivors to all provisions of this chapter.

#### **SEC. 40A-9. ACTUARIAL ASSUMPTIONS.**

(a) Except when specifically provided otherwise in this chapter, the board, upon recommendation of the fund's actuary, shall adopt and establish reasonable [When an] actuarial assumptions [is required under this chapter], interest rates, and mortality tables to be used under this chapter. [the following will apply:]

(b[+]) When determining the commuted value of future benefits under the fund during a particular calendar year, the five-year average of the [a] 10-year treasury bond (calculated as of the last business day of each of the last five years averaged together) is the [percent] interest assumption that must be used.

~~[(2) When calculating service retirement pension benefits for a person who retires before age 50, a five percent interest assumption must be used.~~

~~(3) When calculating the cost of benefits under the fund, the following mortality tables must be used:~~

~~(A) 1965 Railroad Disabled Life Mortality Table, for disability retirement pension benefits; and~~

~~(B) 1984 Unisex Mortality Table, set back four years, for all benefits under the fund except disability retirement pension benefits.]~~

(c[4]) When calculating the limits under Section 415 of the Internal Revenue Code, the applicable mortality table and applicable interest rate determined by the United States secretary of the treasury and in effect at the time of the calculation must be used.

#### **SEC. 40A-10. CREDITED SERVICE; COMPUTATION OF BENEFITS.**

(a) A retiree or a beneficiary is entitled to benefits of the retirement fund on the basis of credited service established while a member.

(b) Credited service includes:

(1) the length of credited service performed by the member or inactive member before retirement for which contributions to the fund have not been withdrawn or forfeited;

(2) the length of credited service performed by the member or inactive member prior to withdrawal or forfeiture of contributions to the fund if the credited service has been reinstated under Section 40A-11;

(3) the length of credited service for military active duty under Section 40A-12;

(4) the amount of vacation leave for which the member or inactive member received lump sum payment at termination of employment;

(5) the amount of credited service that is established at the time of a reduction in force in accordance with Section 40A-14; and

(6) the amount of credited service established by a retiree who is re-employed by the city and elects to contribute to the fund in accordance with Section 40A-~~20~~[19].

(c) For purposes of determining eligibility to retire, but not for purposes of computing benefits, a part-time ~~am~~ employee shall receive one year of credited service upon completion of



1,000 hours of service in any 12-consecutive-month period beginning on the employee's date of employment or employment anniversary date.

(d) For the purpose of computing benefits, a member is deemed to be on leave of absence during any portion of a work period for which the member does not receive wages from the city, including, but not limited to, any time for which the member does not receive wages as a result of part-time employment or pro rata compensation. A member receiving sick leave or salary continuation payments in an amount coordinated with workers compensation payments is deemed to be receiving wages for that portion of time covered by sick leave and salary continuation payments and to be on leave of absence for that portion of time covered by workers compensation payments.

(e) Benefits may not exceed 100 percent of the average monthly earnings of the member or inactive member.

(f) For a Tier A member or inactive member, benefits [Benefits] are computed at the rate of 2-3/4 percent of the average monthly earnings of the member or inactive member for the total amount [each full year] of credited service by the member or inactive member. Benefits will be prorated for each partial year of credited service.

(g) For a Tier B member or inactive member, benefits are computed at the rate of 2-1/2 percent of the average monthly earnings of the member or inactive member for the total amount of credited service by the member or inactive member. Benefits will be prorated for each partial year of credited service.

(h) Benefits will be computed under this chapter without regard to gender.

#### **SEC. 40A-10.1. RESTRICTED PRIOR SERVICE CREDIT.**

(a) A Tier B member may be eligible for restricted prior service credit to be used in determining a member's eligibility to vest or retire, but not toward calculating benefits under this chapter.

(b) To be eligible, a Tier B member must apply for restricted prior service credit not later than three years after the date of employment or re-employment by the city. The application must be on a form approved by the administrator and must be submitted to the administrator. Upon verification of prior restricted service, the administrator shall grant the credit.

#### **SEC. 40A-11. CREDITED SERVICE FOR EMPLOYMENT BEFORE A BREAK IN SERVICE.**

(a) An eligible member whose credited service in the fund was canceled by withdrawal or forfeiture of contributions may reinstate the credited service.

(b) To be eligible to reinstate credited service under this section, a member must have:

(1) returned to employment with the city and resumed contributing to the fund within six years of the end of the period of service for which credit was canceled; and

(2) continuously contributed to the fund for 12 consecutive months after returning to city employment.

(c) A member may reinstate credited service only during the 24-month period beginning on the ~~[later of:~~

~~(1) January 1, 1992; or~~

~~(2)]~~ completion of 12 consecutive months of service following a cancellation of credited service.

(d) A member shall have only one period of time under this section in which to reinstate credited service canceled by any single withdrawal or forfeiture of contributions.

(e) An eligible member choosing to reinstate credited service must reinstate either all of the credited service canceled by a single withdrawal or forfeiture or the amount of credited service canceled by a single withdrawal or forfeiture that is needed to make the member eligible for pension benefits equal to 100 percent of the member's average monthly earnings on the date of reinstatement. Where reinstatement of a portion of credited service is authorized under this subsection, the member must reinstate credited service from the last earned to the first earned.

(f) An eligible member may reinstate credited service as follows:

(1) If credited service was canceled by withdrawal of contributions,

(A) a Tier A member must deposit [by depositing] in the fund a lump sum equal to the amount withdrawn, or portion of the amount withdrawn where full credited service is not to be reinstated, plus interest of 7-1/2 percent compounded annually from the date of withdrawal to the date of reinstatement[, if credited service was canceled by withdrawal of contributions]; and [or]

(B) a Tier B member must deposit in the fund a lump sum equal to the amount withdrawn, or portion of the amount withdrawn where full credited service is not to be reinstated, plus interest at a rate equal to the highest actuarial rate of return assumption used during the withdrawal period compounded annually from the date of withdrawal to the date of reinstatement.

(2) If credited service was canceled by forfeiture of contributions, the member must file [by filing] an application for reinstatement on a form approved by the administrator and submit the application to the administrator[, if credited service was canceled by forfeiture of contributions].

(g) If an eligible member has more than one break in service during which credited service was canceled, the credited service must be reinstated from the last canceled to the first canceled.

#### **SEC. 40A-12. CREDITED SERVICE FOR MILITARY ACTIVE DUTY.**

(a) A member with a break in service for military active duty is entitled to credited service for the period of military active duty not exceeding five years if the time is spent in the service of the armed forces of the United States, provided the member satisfactorily completes active service and returns to the service of the city after the member's discharge within the period described by law, if any.

(b) Benefits of a member allowed under Subsection (a) for the period of the break in service for military active duty is computed at the appropriate rate of the average monthly earnings of the member on the date the break in service for military active duty was granted for each year the member is on military active duty.

(c) Notwithstanding any other provision to the contrary, contributions, benefits, and service with respect to qualified military service will be provided in accordance with Section 414(u) of the Internal Revenue Code.

(d) If a member dies while performing qualified military service (as defined in Section 414(u) of the Internal Revenue Code), the beneficiaries of the member are entitled to any additional benefits (other than benefits relating to the period of qualified military service) that would have been provided if the member had returned to service and then died.

#### **SEC. 40A-13. CREDITED SERVICE FOR LEAVE OF ABSENCE.**

Except as provided in Section 40A-12, no credited service will be given for time spent on leave of absence.

#### **SEC. 40A-14. REDUCTION IN FORCE.**

(a) The administrator must be notified in writing by the city manager, or by any department head not under the city manager, each time an employee who is a member is terminated as the result of a reduction in force. The determination of the city manager, or a department head not under the city manager, as to the date and the cause of termination is final and binding.

(b) A ~~[Effective November 7, 1991, a]~~ person is eligible to establish credited service under this section if the person:

- (1) had five or more years of credited service at the time of termination;
- (2) would have been eligible to retire within two years had employment not been terminated; and
- (3) was designated by the city manager, or by a department head not under the city manager, as being terminated as a result of a reduction in force.

(c) A person eligible under Subsection (b) may establish any amount of credited service desired, up to a maximum of the amount of credited service needed to take the person to the earliest retirement date, by making a lump sum payment of the amount required by Subsection (d):

~~(1)~~ within 90 days after the person's termination date; ~~and~~

~~(2) within the same calendar year in which employment was terminated].~~

(d) The amount of contributions required to be paid to establish credited service under Subsection (c) is equal to the employee contribution rate being paid under Section 40A-6 plus the city contribution rate being paid under Section 40A-7 multiplied by the average monthly wage earned by the person during the last 12 full months of service prior to termination multiplied by the number of months of credited service to be established.

(e) Credited ~~[\$]~~ service established under this section will be credited to the person purchasing the credited service on a month-by-month basis as if the person had remained a city employee and a member.

(f) If a person who paid to establish credited service under this section is reinstated as a member before establishing all of the service purchased, then any unused portion of the lump sum payment will be returned to the person without interest, and any uncredited service for which payment was made will be canceled.

(g) If a person who paid to establish credited service under this section dies before establishing all of the credited service purchased, then any unused portion of the lump sum payment will be paid to the beneficiary, or, if there is no beneficiary, to the decedent's estate without interest, and any uncredited service for which payment was made will be canceled.

## **SEC. 40A-15. RETIREMENT.**

(a) A Tier A ~~[An]~~ inactive member with five or more years of credited service or a Tier A member is eligible for:

(1) a normal retirement pension at age 60;

(2) ~~[an early retirement pension at age 55, if credited service began before May 9, 1972;~~

~~(3)]~~ an unreduced ~~[a]~~ service retirement pension at age 50, if the member or inactive member has 30 years of credited service; or

~~(3[4])~~ a service retirement pension at any age below age 50, if the member or inactive member has 30 years of credited service, provided that benefits will be actuarially reduced from age 50 in accordance with Section 40A-16(c).

(b) ~~A Tier A member[, or a person establishing credited service under Section 40A-14 through the month in which the retirement occurs,]~~ is eligible for an unreduced [a] service retirement pension at or after age 50 if the person's age and years and partial years of credited service, when added together, total at least 78. ~~[A member may not retire under this subsection while on leave of absence.]~~

(c) A Tier B inactive member with five or more years of credited service or a Tier B member with five or more years of credited service is eligible for:

(1) a normal retirement pension at age 65; or

(2) an unreduced service retirement pension if the member or inactive member has 40 years of credited service.

(d) A Tier B member with five or more years of credited service is eligible for a retirement pension if the person's age and years and partial years of credited service, when added together, total at least 80.

(1) Benefits for a member retiring under Subsection 40A-15(d) before the age of 65 will be actuarially reduced in accordance with Section 40A-16(d).

(2) A member who is eligible to retire under this subsection before the age of 65 may terminate city employment and elect to defer retirement and the receipt of benefits until age 65, at which age the benefits received will not be actuarially reduced under Section 40A-16(d). At any time before the age of 65, the person may revoke this election and choose to retire and receive benefits, which benefits will be actuarially reduced under Section 40A-16 based on the person's age on the date the revocation application is approved by the administrator. The application for an election to defer a retirement as described in Section 40A-15(d) of this chapter or to revoke that election must be on a form approved by the administrator and must be submitted to the administrator. The administrator must approve the application in accordance with rules and procedures adopted by the board.

## **SEC. 40A-16. RETIREMENT PENSION.**

(a) A member or inactive member eligible for a retirement pension is entitled to a pension for life computed on the amount of credited service of the member or inactive member.

(b) Except as provided in Section 40A-18(a), a member or inactive member eligible for a retirement pension is entitled to a pension beginning from the date of eligibility, but not before the member or inactive member's last paid day of employment with the city.

(c) A Tier A member or inactive member eligible for a service retirement pension who retires before the age of 50 is entitled to the following percentage of a [normal pension] benefit calculated under Section 40A-10(f):

<u>Age</u>	<u>Percentage</u>
49	93.3
48	87.2
47	81.5
46	76.3
45	71.5
44	67.0

(d) A Tier B member eligible for an early retirement pension under Section 40A-15(d) of this chapter who retires before the age of 65 is entitled to a benefit calculated under Section 40A-10(g) and then reduced in accordance with actuarially equivalent factors adopted by the board and in effect at the time of the member's retirement. These actuarially equivalent factors may not be given effect for at least six months after their adoption by the board. Copies of the actuarially equivalent factors must be maintained in the fund office and published on the fund's website.

(e) The following retirement options are payable from the fund:

(1) Life with a 10 year certain option. Under this option, a retiree will receive an unreduced pension for life. If the retiree dies before 120 monthly payments have been made, then an unreduced pension will be paid to the designated beneficiary or beneficiaries for the remainder of 10 years from the effective date of the retiree's retirement. Only qualified recipients of the retiree are eligible to be beneficiaries. If the retiree dies and if all designated beneficiaries die or cease to be eligible before 120 monthly payments have been made, then a final payment equal to the commuted value of the balance of the 120 monthly payments will be paid in the following order of priority:

(A) to one or more designees; or

(B) if no designee exists, to the retiree's estate.

(2) Joint and one-half survivor option. Under this option, a Tier A retiree will receive an unreduced pension for life and, after the retiree's death, one-half of the unreduced pension will be paid for the life of one beneficiary designated by the retiree before retirement. A Tier B retiree will receive an actuarially reduced pension for life and, after the retiree's death, one-half of the reduced pension will be paid for the life of one beneficiary designated by the retiree before retirement. Only a qualified recipient of the retiree other than one described in Section 40A-1(38[35])(C) is eligible to be the beneficiary. If both the retiree and the designated beneficiary die before 120 monthly payments have been made, then a final payment equal to the commuted value

of the balance of the 120 monthly payments will be made to one or more designees or, if no designee exists, to the estate of the last person entitled to monthly benefits.

(3) Joint and full survivor option. Under this option, a retiree will receive an actuarially-reduced pension for life and, after the retiree's death, the same pension will be paid for the life of one beneficiary designated by the retiree before retirement. Only a qualified recipient of the retiree other than one designated in Section 40A-1(~~38~~~~35~~)(C) is eligible to be the beneficiary. If both the retiree and the designated beneficiary die before 120 monthly payments have been made, then a final payment equal to the commuted value of the balance of the 120 monthly payments will be made to one or more designees or, if no designee exists, to the estate of the last person entitled to monthly benefits.

(~~f~~~~e~~) Except as provided in Subsection (~~g~~~~f~~), at the time of a normal, early, service, or disability retirement, a member or inactive member may select either a:

- (1) ~~a~~ joint and one-half survivor option; or
- (2) ~~a~~ life with a 10 year certain option.

(~~g~~~~f~~) At the time of normal, early, service, or disability retirement, a member who is eligible by age and years of credited service for a normal, early, or service retirement pension or a member or inactive member who is retiring with 15 or more years of credited service may select:

- (1) a joint and one-half survivor option;
- (2) a life with a 10 year certain option; or
- (3) a joint and full survivor option.

(~~h~~~~g~~) Each retiring member or inactive member who is married shall designate the spouse as beneficiary under the joint and full survivor option, if eligible to select that option, or under the joint and one-half survivor option, if not eligible to select the joint and full survivor option. Any other designation of a beneficiary or selection of a retirement option will be effective only if agreed to by the spouse in writing on a form filed with the administrator.

(~~i~~~~h~~) Except as provided in Section 40A-~~20~~~~19~~, a retirement option may not be changed after the effective date of retirement.

#### **SEC. 40A-17.           DISABILITY RETIREMENT.**

(a) Any member or inactive member who is totally and permanently disabled with a service disability is eligible for a disability retirement pension.

(b) Any member who is totally and permanently disabled with a nonservice disability and who has five or more years of credited service is eligible for a disability retirement pension.

(c) Any inactive member who is totally and permanently disabled with a nonservice disability and who has 10 or more years of credited service is eligible for a disability retirement pension.

(d) The board shall determine the disability of a member or inactive member. The determination of the board is final.

#### **SEC. 40A-18. DISABILITY RETIREMENT PENSION.**

(a) A member or inactive member is not eligible for a disability retirement pension until 90 days after the member or inactive member's last working day before being disabled, or until application is made to the board, whichever occurs later.

(b) A member or inactive member eligible for a disability retirement pension is entitled to a disability retirement pension for life with benefits computed at the rates reflected in Section 40A-10, subject to the following minimums:

(1) The minimum disability retirement pension payable for a nonservice disability is equal to 10 times the percentage multiplier used in computing benefits of the member or inactive member on the date of retirement multiplied by the member or inactive member's average monthly earnings.

(2) The minimum disability retirement pension payable for a service disability is equal to the greater of:

(A) \$1,000 ~~[500]~~ a month, regardless of the date of retirement; or

(B) 10 times the percentage multiplier used in computing benefits of the member or inactive member on the date of retirement multiplied by the member or inactive member's average monthly earnings.

#### **SEC. 40A-19. TERMINATION OF A DISABILITY RETIREMENT PENSION [RE-EMPLOYMENT OF A RETIREE].**

(a) A retiree entitled to a disability retirement pension may not receive a disability retirement pension if the retiree:

(1) does not submit, when requested by the administrator, a truthful sworn affidavit stating any earnings from any gainful activity;

(2) is re-employed by the city or capable of performing the duties of the position previously held with the city;

(3) refuses, when requested by the administrator, to submit to a medical examination by a doctor approved by the board;



(4) is found to be earning or be capable of earning compensation in an amount greater than \$250 per month, whether or not such a position is available; or

(5) is found to be involved in any gainful activity not commensurate with health limits imposed by the attending physician.

(b) The board shall discontinue a disability retirement pension if it determines that one of the conditions of Subsection (a) exists. The determination by the board is final.

(c) A person whose disability retirement pension is discontinued under this section is entitled to other benefits payable under the fund for all credited service previously accrued and not canceled by forfeiture or refund of contributions. Any refund of the person's contributions based on credited service previously accrued will be made without interest, less any previous retirement pension payments.

~~[(a) If a retiree is re-employed by the city in a position normally covered by the fund, the retiree:~~

~~(1) irrevocably waives all rights to payment of pension benefits for the period of re-employment; and~~

~~(2) may elect to become a member and contribute to the retirement fund during the period of re-employment.~~

~~(b) Upon termination of re-employment of a retiree who elects to contribute to the fund under Subsection (a), pension benefits will be calculated as follows:~~

~~(1) If the period of re-employment was for less than 12 months, pension benefits for the credited service from which the person had previously retired will be reinstated in the form and amount previously paid, modified by any intervening cost of living adjustments. Pension benefits for credited service for the period of re-employment will be calculated in accordance with the formulas and options available under the fund on the date of termination of re-employment.~~

~~(2) If the period of re-employment was for at least 12 months, the person may choose to have pension benefits paid in accordance with Paragraph (1) of this subsection or calculated on all credited service for all periods of employment in accordance with the formulas and options available under the fund on the date of termination of re-employment. If the new election changes or adds a retirement option or designated beneficiary for a period of credited service from which the person had previously retired and the change would have a negative actuarial effect on the fund, the pension benefits will be reduced by an amount calculated by the fund's actuary as necessary to prevent the loss.~~

~~(c) A retiree re-employed by the city who does not contribute to the fund is, after termination of re-employment, entitled to those pension benefits payable on the date of re-employment, modified by any intervening cost of living adjustments.]~~

**SEC. 40A-20.            RE-EMPLOYMENT OF A RETIREE ~~[TERMINATION OF A DISABILITY RETIREMENT PENSION]~~.**

(a)    If a retiree is re-employed by the city in a position normally covered by the fund, the retiree:

(1)    irrevocably waives all rights to payment of pension benefits for the period of re-employment; and

(2)    may elect to become a member and contribute to the retirement fund during the period of re-employment.

(b)    Upon termination of re-employment of a retiree who elects to contribute to the fund under Subsection (a), pension benefits will be calculated as follows:

(1)    If the period of re-employment was for less than 12 months, pension benefits for the credited service from which the person had previously retired will be reinstated in the form and amount previously paid, modified by any intervening cost-of-living adjustments. Pension benefits for credited service for the period of re-employment will be calculated in accordance with the formulas and options available under the fund on the date of termination of re-employment.

(2)    If the period of re-employment was for at least 12 months, the person may choose to have pension benefits paid in accordance with Paragraph (1) of this subsection or calculated on all credited service for all periods of employment in accordance with the formulas and options available under the fund on the date of termination of re-employment. If the new election changes or adds a retirement option or designated beneficiary for a period of credited service from which the person had previously retired and the change would have a negative actuarial effect on the fund, the pension benefits will be reduced by an amount calculated by the fund's actuary as necessary to prevent the loss.

(c)    A retiree re-employed by the city who does not contribute to the fund is, after termination of re-employment, entitled to those pension benefits payable on the date of re-employment, modified by any intervening cost-of-living adjustments.

~~[(a)    A retiree entitled to a disability retirement pension may not receive a disability retirement pension if the retiree:~~

~~(1)    does not submit, when requested by the administrator, a truthful sworn affidavit stating any earnings from any gainful activity;~~

~~(2)    is re-employed by the city or capable of performing the duties of the position previously held with the city;~~

~~(3) refuses, when requested by the administrator, to submit to a medical examination by a doctor approved by the board;~~

~~(4) is found to be earning or be capable of earning compensation in an amount greater than \$250 per month, whether or not such a position is available; or~~

~~(5) is found to be involved in any gainful activity not commensurate with health limits imposed by the attending physician.~~

~~(b) The board shall discontinue a disability retirement pension if it determines that one of the conditions of Subsection (a) exists. The determination by the board is final.~~

~~(c) A person whose disability retirement pension is discontinued under this section is entitled to other benefits payable under the fund for all credited service previously accrued and not canceled by forfeiture or refund of contributions. Any refund of the person's contributions based on credited service previously accrued will be made without interest, less any previous retirement pension payments.]~~

#### **SEC. 40A-20.1. SELECTION OF A DESIGNEE.**

(a) A member, inactive member, or retiree may at any time select a designee or designees or change a previous selection of a designee or designees.

(b) If a designee is a former spouse, the designation must have been signed by the member, inactive member, or retiree after the divorce, or the designation of the former spouse is void.

(c) A designee who is a person must be alive at the time payment is due, or the designation of that person is void. A designee that is an entity must be in existence at the time payment is due, or the designation of that entity is void.

(d) Any selection of a designee by a member or inactive member must be ratified at the time of retirement, or it becomes void.

#### **SEC. 40A-21. DEATH BENEFITS BEFORE RETIREMENT.**

(a) Before retirement, a member or inactive member is eligible for the death benefits described in this section.

(b) Refund of contributions.

(1) If a member who is not eligible to retire by both age and years of credited service dies with less than two years of credited service, a refund of the member's contributions will be paid to one or more designees or, if no designee exists, to the member's estate.

(2) If an inactive member who terminated city employment without having at least five years of credited service dies before receiving a refund of contributions, a refund of the contributions will be paid to one or more designees or, if no designee exists, to the inactive member's estate, except that if more than three years have passed between the date of termination of city employment and the date of death, then the contributions are forfeited under Section 40A-30 and are not refundable.

(c) Death benefit options.

(1) 10 year certain option. Under this option, the designated beneficiary or beneficiaries will receive an unreduced pension for 120 months. Only qualified recipients of the member or inactive member are eligible to be beneficiaries. If all beneficiaries die or cease to be eligible before 120 monthly payments have been made, then a lump sum payment equal to the commuted value of the balance of the 120 monthly payments will be paid in the following order of priority:

- (A) to one or more designees; or
- (B) if no designee exists, to the estate of the member or inactive member.

(2) One-half survivor option. Under this option, one designated beneficiary will receive one-half of an unreduced pension for life. Only a qualified recipient of the member or inactive member other than one described in Section 40A-1(38[35])(C) is eligible to be the beneficiary. If the designated beneficiary dies or ceases to be eligible before 120 monthly payments have been made, then a lump sum payment equal to the commuted value of the balance of the 120 monthly payments will be paid in the following order of priority:

- (A) to one or more designees;
- (B) if no designee exists and if an eligible beneficiary survived the member or inactive member, to the estate of the beneficiary; or
- (C) if no designee exists and if no eligible beneficiary survived the member or inactive member, to the estate of the member or inactive member.

(3) Full survivor option. Under this option, one designated beneficiary will receive a reduced pension for life based upon the relative ages of the member or inactive member and the beneficiary on the day before the member or inactive member's death in an amount actuarially equivalent to an unreduced pension payable to the member or inactive member. Only a qualified recipient of the member or inactive member other than one described in Section 40A-1(38[35])(C) is eligible to be the beneficiary. If the designated beneficiary dies or ceases to be eligible before 120 monthly payments have been made, then a lump sum payment equal to the commuted value of the balance of the 120 monthly payments will be paid in the following order of priority:

(A) to one or more designees;

(B) if no designee exists and if an eligible beneficiary survived the member or inactive member, to the estate of the beneficiary; or

(C) if no designee exists and if no eligible beneficiary survived the member or inactive member, to the estate of the member or inactive member.

(d) If an inactive member dies with at least five years, but less than 15 years, of credited service, a death benefit is payable in accordance with this subsection. The pension will not be reduced because of the age of the inactive member. The pension will be based upon the inactive member's actual credited service or 10 years credited service, whichever is greater, and the benefit formulas in effect at the time of termination of city employment. The death benefit will be paid as either:

(1) a 10 year certain option; or

(2) a one-half survivor option.

(e) If a member who is not described in Subsection (f) dies with at least two years, but less than 15 years, of credited service, a death benefit is payable in accordance with this subsection. The pension will not be reduced because of the age of the member. The pension will be based upon the member's actual credited service or 10 years credited service, whichever is greater. The death benefit will be paid as either:

(1) a 10 year certain option; or

(2) a one-half survivor option.

(f) If a member who is eligible to retire by both age and years of credited service or a member or inactive member who has at least 15 years of credited service dies, a death benefit is payable in accordance with this subsection. The pension will not be reduced because of the age of the member or inactive member. The pension will be based upon the member or inactive member's actual credited service or 10 years credited service, whichever is greater. The death benefit will be paid as either:

(1) a 10 year certain option; or

(2) a full survivor option.

(g) Death benefits for any service death will be determined as follows:

(1) The benefits will be computed using the greater of:

(A) the decedent's actual credited service; or

(B) 10 times the percentage multiplier used in computing benefits of the decedent on the date of death multiplied by the decedent's average monthly earnings.

(2) The benefits may never be less than \$1,000 [~~500~~] per month, regardless of the date of death, or the amount computed under Paragraph (1) of this subsection, whichever is greater.

(h) If two or more beneficiaries are entitled to pension payments from the account of a deceased member or inactive member and one of the beneficiaries dies or becomes ineligible, then that beneficiary's share of the pension will be divided equally among any remaining beneficiaries.

#### **SEC. 40A-22. SELECTION OF DEATH BENEFITS PRIOR TO RETIREMENT.**

(a) A member or inactive member described in Section 40A-21(d), (e), (f), or (g) is eligible to select a death benefit option for the payment of a pension as provided by those provisions. The selected option will become effective only if the member or inactive member dies while eligible to select the option.

(b) Designation of beneficiaries.

(1) Each member or inactive member who is married at the time a death benefit option is selected shall designate the spouse as beneficiary under the full survivor option or, if not eligible for the full survivor option, under the one-half survivor option. Any other designation of a beneficiary or selection of a death benefit option will become effective only if agreed to by the spouse in writing on a form filed with the administrator.

(2) A death benefit option that designates a spouse as beneficiary becomes void if the member or inactive member and the spouse become divorced.

(3) Upon the marriage of a member or inactive member, a death benefit option that does not designate the new spouse as beneficiary under either the full survivor option or the one-half survivor option becomes void.

(c) If a member or inactive member selects a one-half survivor option, and the member or inactive member is eligible to select a full survivor option at the time of death, then benefits under a full survivor option will be paid.

(d) If an eligible member or inactive member dies without having selected a death benefit option or if the selection cannot be made effective, the surviving spouse may select an option as if the member or inactive member had made the selection. If there is no surviving spouse, the personal representative of the estate of the member or inactive member may make the selection for the benefit of the qualified recipients. If there are no qualified recipients, then a lump sum payment equal to the commuted value of a 10 year certain option will be paid to the estate of the member or inactive member.

**SEC. 40A-23. DEATH BENEFITS AFTER RETIREMENT.**

(a) A retiree who dies shall have death benefits determined and distributed in accordance with the provisions of the retirement option selected at retirement.

(b) If two or more beneficiaries are entitled to a pension upon a retiree's death and one of the beneficiaries subsequently dies or becomes ineligible, then that beneficiary's share of the pension will be divided equally among any remaining beneficiaries.

(c) If a retiree marries after retirement, the spouse of this marriage is not eligible for any retirement benefit from the fund other than as the retiree's heir, ~~or~~ devisee, or designee.

(d) If the retiree is divorced, the former spouse has no right to benefits except as provided in Section 40A-34(b).

(e) When a retiree or beneficiary dies, the earned but unpaid portion of the final month's benefit will be paid as follows:

(1) To the beneficiary or beneficiaries entitled to future monthly benefits from the fund, to be divided in the same proportional shares as the future monthly benefits are to be divided.

(2) If there are no future monthly benefits payable, then to the decedent's surviving spouse, if any.

(3) If there are no future monthly benefits payable and if there is no surviving spouse, then to the executor or administrator of the decedent's estate, if any.

(4) If there are no future monthly benefits payable, if there is no surviving spouse, and if no executor or administrator has been named within 120 days of the decedent's death, then to the decedent's heirs as established by an affidavit of heirship filed with the administrator of the retirement fund.

**SEC. 40A-24. DEATH BENEFITS TO MINORS.**

If a minor is entitled to benefits from the retirement fund, the board must pay the benefits to the minor's legal guardian or, until one is appointed, the minor's natural guardian, who shall be entitled to receive the benefits for the best interest of the child.

**SEC. 40A-25. BENEFITS TO INCOMPETENT RETIREES OR BENEFICIARIES.**

If a court has appointed a personal representative of a retiree or qualified recipient entitled to benefits from the retirement fund, the board shall pay those benefits to the court-appointed representative.

## **SEC. 40A-26. DIRECT ROLLOVER.**

(a) ~~[This section applies to distributions made on or after January 1, 1993.]~~  
Notwithstanding any provision of the plan to the contrary that would otherwise limit a distributee's election under this section, a distributee may elect, at the time and in the manner prescribed by the plan administrator, to have any portion of an eligible rollover distribution paid directly to an eligible retirement plan specified by the distributee in a direct rollover.

(b) Definitions. In this section:

(1) **ELIGIBLE ROLLOVER DISTRIBUTION** means any distribution of all or any portion of the balance to the credit of the distributee, except that an eligible rollover distribution does not include:

(A) any distribution that is one of a series of substantially equal periodic payments (not less frequently than annually) made for the life or life expectancy of the distributee or the joint lives or joint life expectancies of the distributee and the distributee's designated beneficiary, or for a specified period of 10 years or more;

(B) any distribution to the extent such distribution is required under Section 401(a)(9) of the Internal Revenue Code; or

(C) any distribution that is made upon hardship of the employee.

(2) **ELIGIBLE RETIREMENT PLAN** means an individual retirement account described in Section 408(a) of the Internal Revenue Code, an individual retirement annuity described in Section 408(b) of the Internal Revenue Code, an annuity plan described in Section 403(a) of the Internal Revenue Code, an eligible deferred compensation plan that is maintained by an eligible employer described in Section 457(e)(1) of the Internal Revenue Code, an annuity contract described in Section 403(b) of the Internal Revenue Code, or a qualified trust described in Section 401(a) of the Internal Revenue Code, that accepts the distributee's eligible rollover distribution. An eligible retirement plan means only an individual retirement account or individual retirement annuity in the case of an eligible rollover distribution for a designated beneficiary that is not:

(A) the surviving spouse; or

(B) an alternate payee under a qualified domestic relations order who is a spouse or former spouse.

(3) **DISTRIBUTEES** means:

(A) an employee or former employee;

(B) the employee or former employee's surviving spouse;



(C) an alternate payee under a qualified domestic relations order who is the employee or former employee's spouse or former spouse, but only with regard to the interest of the spouse or former spouse under the qualified domestic relations order; or

(D) the employee or former employee's designated beneficiary.

(4) DIRECT ROLLOVER means a payment by the plan to the eligible retirement plan specified by the distributee.

(5) DESIGNATED BENEFICIARY means an individual who is designated to receive an eligible rollover distribution.

#### **SEC. 40A-27. HEALTH BENEFIT SUPPLEMENTS.**

(a) A Tier A retiree or beneficiary is eligible for a ~~[Retirements and deaths after December 31, 1991. A]~~ health benefit supplement ~~[will be paid for each account on which payments become effective after December 31, 1991]~~ in addition to the amount otherwise payable under the fund. The health benefit supplement is equal to \$25 a month for each full year of credited service or \$125 a month, whichever is less. Payment of the health benefit supplement will be prorated for each partial year of credited service.

(b) ~~[Retirements and deaths before January 1, 1992. Beginning January 1, 1992, the board shall pay a health benefit supplement of:~~

(1) ~~\$125 a month for each account on which payments became effective on or before April 4, 1987, regardless of the amount of credited service;~~

(2) ~~\$125 a month for each account on which payments are being made as a result of a service death or service disability, regardless of the date payments began; and~~

(3) ~~\$25 a month for each full year of credited service or \$125 a month, whichever is less, for each account in pay status on December 31, 1991 that is not described in Paragraph (1) or (2) of this subsection.~~

~~(e)]~~ If more than one beneficiary is receiving a pension from the account of a deceased member, inactive member, or retiree, the health benefit supplement will be divided among the beneficiaries in shares proportionate to their rights to the pension.

~~(c[d])~~ A health benefit supplement is not includable when calculating lump sum death benefit payments.

(d) Health benefit supplements attributable to retirements and deaths that occurred before January 1, 2017 shall not be reduced by reason of Subsection (a).

(e) A Tier B retiree or beneficiary is not eligible for any health benefit supplement.

**SEC. 40A-28. COST-OF-LIVING ADJUSTMENT TO BENEFITS.**

(a) On January 1 of each year, a cost-of-living adjustment will be made to the base pension payable to each retiree or beneficiary, if the person was entitled to a base pension on or before December 31 of the preceding year. If a base pension becomes payable during the 12 months preceding the cost-of-living adjustment, the adjustment will be prorated, with one-twelfth being paid for each whole or part month from the date the base pension became payable to the end of the year.

(1) A health benefit supplement under Section 40A-27 is not base pension and is not subject to any cost-of-living adjustment.

(2) The minimum amount payable as a disability retirement pension for a service disability under Section 40A-18(b)(2) or as death benefits for a service death under Section 40A-21(g)(2) will be considered the base pension for computing cost-of-living adjustments unless a greater base pension is payable under this chapter.

(b) The cost-of-living adjustment to the base pension will be made by using one of the following methods, whichever is the most beneficial to the retiree or beneficiary:

(1) the percentage of change in the price index for October of the current year over October of the previous year, up to:

(A) five percent for a Tier A retiree or beneficiary; or

(B) three percent for a Tier B retiree or beneficiary; or

(2) the percentage of the annual average change of the price index for the latest 12 months available, up to:

(A) five percent for a Tier A retiree or beneficiary; or

(B) three percent for a Tier B retiree or beneficiary.

(c) The cost-of-living adjustment may not reduce benefits of a retiree or beneficiary [~~below the base pension~~].

(d) In addition to the regular cost-of-living adjustment payable under Subsection (a) of this section, the board may from time to time grant an additional temporary or permanent adjustment if there exists investment income in excess of that needed to maintain the actuarial soundness of the fund. The adjustment is discretionary with the board in both its grant and application after the board has considered the funding of the increase and the relative needs of the retirees and beneficiaries. The adjustment may not increase or decrease the base pension of the retirees and beneficiaries. Any discretionary adjustment granted by the board under this subsection will not become effective unless approved by an ordinance or resolution of the city council.

**SEC. 40A-29.                    TERMINATION OF CITY EMPLOYMENT PRIOR TO  
RETIREMENT; BENEFITS.**

(a)     A member with five or more years of credited service who terminates employment before becoming eligible for a normal, early, or service retirement pension is entitled to:

(1)     a refund of contributions to the retirement fund, without interest, any time after termination, less any previous retirement pension payments; or

(2)     payment of a retirement pension and benefits at the time the member becomes eligible.

(b)     An inactive member with more than 10 years of credited service who terminated employment before becoming eligible for a normal, early, or service retirement pension is eligible to apply for a disability retirement pension as provided in Section 40A-17.

(c)     A member with less than five years of credited service at the time of termination of employment who does not retire or withdraw contributions to the fund and who is later re-employed:

(1)     before contributions are forfeited under Section 40A-30(b), shall have any pension benefits payable for all periods of credited service based on the provisions of the fund in effect on the date of termination of re-employment;

(2)     after contributions are forfeited under Section 40A-30(b), but who reinstates credited service by filing the application required under Section 40A-11, shall have pension benefits payable for all periods of credited service based on provisions of the fund in effect on the date of termination of re-employment; or

(3)     after contributions are forfeited under Section 40A-30(b), but who is not eligible to reinstate credited service under Section 40A-11, shall be treated as a new employee by the fund and have no right to pension benefits based on the period of canceled credited service.

(d)     A member with five or more years of credited service at the time of termination of employment who does not retire or withdraw contributions to the fund and who is later re-employed for:

(1)     [~~for~~] less than 12 full months of continuous service, shall have pension benefits payable on the period of credited service earned prior to the break in service based on provisions of the fund in effect at the time such service ended, while pension benefits for the period of credited service earned during re-employment will be based on provisions of the fund in effect on the date of termination of re-employment;

(2)     [~~for~~] at least 12 full months of continuous service, shall have pension benefits payable on all periods of credited service based on provisions of the fund in effect on the date of termination of re-employment.

#### **SEC. 40A-30. REFUND OR FORFEITURE OF CONTRIBUTIONS.**

(a) A member who terminates employment without either retiring or having sufficient credited service to retire at a future date is entitled to the amount of the member's contributions to the retirement fund, without interest, less any previous retirement pension payments, except as provided by federal law.

(b) A member who terminates employment without either retiring or having sufficient credited service to retire at a future date must make written application with the retirement fund for the refund of the member's contributions within three years of the date of termination or all of the member's rights to a refund of contributions will be forfeited, and the contribution will remain in the retirement fund.

(c) Actuarial gains and forfeitures of employee or city contributions must be applied to reduce the cost of the fund and may not be used to increase benefits otherwise payable under the fund.

#### **SEC. 40A-31. LEAVE OF ABSENCE.**

(a) A member on leave of absence, who is eligible to retire because of disability or because of age and length of credited service, is entitled to:

(1) receive a pension for normal, early, or service retirement; or

(2) receive a pension for disability retirement or have death benefits paid to the beneficiaries if the leave of absence was granted for sickness or injury.

(b) The administrator of the retirement fund must be notified in writing by the city manager, or by any department head not under the city manager, of a member who has been granted a leave of absence and must be furnished with a copy of a written authorization for the leave of absence.

(c) A leave of absence will be regarded for retirement fund purposes as a break in service and not as a termination of employment.

#### **SEC. 40A-32. LEAVE FOR MILITARY ACTIVE DUTY.**

The administrator of the retirement fund must be notified in writing by the city manager, or by any department head not under the city manager, of a member who has been granted a leave for military active duty and must be furnished with a copy of a written authorization for the leave.

#### **SEC. 40A-33. COMPLIANCE WITH FEDERAL TAX LAWS.**

(a) A member or survivor of a member of the pension system may not accrue a retirement pension, or any other benefit under this chapter, in excess of the benefit limits applicable

to the fund under Section 415 of the Internal Revenue Code. The board shall reduce the amount of any benefit that exceeds those limits by the amount of the excess. If total benefits under this fund and the benefits and contributions to which any member is entitled under any other qualified plans maintained by the city would otherwise exceed the applicable limits under Section 415 of the Internal Revenue Code, the benefits the member would otherwise receive from the fund shall be reduced to the extent necessary to enable the benefits to comply with Section 415. The limits shall be adjusted annually in accordance with Section 415(d) of the Internal Revenue Code. The annual adjustment shall apply to the benefits of both active and inactive members and shall apply without regard to whether retirement benefits are being received.

(b) The total salary taken into account for any purpose for any member of the pension system may not exceed the limit imposed pursuant to Section 401(a)(17) of the Internal Revenue Code for any year (\$360,000 for an eligible participant and \$245,000 for an ineligible participant for 2009). These dollar limits shall be adjusted from time to time in accordance with guidelines provided by the United States secretary of the treasury. For purposes of this subsection, an eligible participant is a person who first became an active member before 1996, and an ineligible participant is a member who is not an eligible participant.

(c) Amounts representing forfeited nonvested benefits of terminated members may not be used to increase benefits payable from the fund.

(d) Distribution of benefits must begin not later than April 1 of the year following the calendar year during which the member entitled to the benefits becomes 70-1/2 years of age or terminates employment with the city, whichever is later, and must otherwise conform to Section 401(a)(9) of the Internal Revenue Code.

(e) ~~[Termination of the retirement fund and discontinuance of city contributions.]~~ If the retirement fund is fully terminated or partially terminated, as determined by the Internal Revenue Service, or if all city contributions to the retirement fund are discontinued, the rights of each member affected by the termination or discontinuance that have accrued at the date of termination or discontinuance will be fully vested to the extent funded.

(f) It is intended that the provisions of this chapter be construed and administered in such a manner that the fund's program of benefits will be considered a qualified plan under Section 401(a) of the Internal Revenue Code. In determining qualification status under Section 401(a), the fund's program of benefits will be considered the primary retirement plan for members of the fund.

(g) The right of each member to such member's interest accrued under this chapter shall become 100 percent vested, if not already vested, upon the member's attainment of normal retirement age, and the member shall have a right to terminate employment and commence to receive a pension at that time.

#### **SEC. 40A-34. NONALIENATION AND NONREDUCTION OF BENEFITS.**

(a) Title/ownership. Except with respect to fund assets subject to a securities lending agreement, the legal and equitable title and ownership of all assets at any time constituting a part

of the fund will be and remain with the board, and neither the city nor any member or other person who may be entitled to benefits under the fund shall ever have any legal or equitable estate in the fund, except to receive distributions lawfully made in accordance with this chapter.

(b) Qualified domestic relations orders. The administrator shall determine whether a domestic relations order is ~~[In the event of receipt of]~~ a valid qualified domestic relations order, and the determination by the administrator may be appealed only to the board. In the event of receipt of a valid qualified domestic relations order, the interest in the fund of the member, inactive member, or retiree will be divided between the member, inactive member, or retiree and the spouse, former spouse, or child in accordance with the terms of the order as follows:

(1) A spouse or former spouse who is named as an alternate payee is entitled to receive a court-ordered lump sum distribution of accumulated employee contributions or monthly pension benefit in the form of payments for life. If the actuarial value of the pension is less than \$10,000 ~~[3,500]~~, the board, at its option, may pay the actuarial present value to the alternate payee as a lump sum. A lump sum distribution of a portion of the member, or inactive member, or retiree's contributions, but not of annuity payments, may be made to an alternate payee who is a spouse or former spouse if such distribution is authorized by a qualified domestic relations order, even if the earliest retirement age has not been reached.

(2) A child who is named as an alternate payee is entitled to receive a part of the retiree's monthly pension benefit in an amount ordered by the court. Payments will terminate on the date designated by the court or upon the retiree's death, whichever occurs first. Payments may be made to a person legally authorized to receive them on behalf of the child.

(3) All rights and benefits provided to the member, inactive member, or retiree are subject to the rights afforded to any alternate payee under a valid qualified domestic relations order that meets the requirements of this section.

(4) For purposes of this section, alternate payee, domestic relations order, and qualified domestic relations order have the meanings given under Texas Government Code Chapter 804 ~~[Section 414(p) of the Internal Revenue Code]~~, as in effect on January 1, 2017.

(c) Exemptions. Contributions and benefits payable under the retirement fund are exempt from attachment, execution, garnishment, judgments, and all other suits or claims, with the exception of a "qualified domestic relations order," and are not assignable or transferable.

(d) Waiver of benefits.

(1) A person may, on a form prescribed by and filed with the administrator, waive all or a portion of any benefits from the retirement fund to which the person is entitled. A person may revoke a waiver of benefits in the same manner as the original waiver was made, unless the original waiver by its terms was made irrevocable.

(2) A waiver or a revocation of a waiver applies only to benefits that become payable on or after the date the document is filed.

(3) Unless otherwise expressly provided for in this chapter, the board may not take action to reduce an individual pension.

**SEC. 40A-35. AMENDMENT TO THIS CHAPTER.**

(a) Except as provided in Subsection (b) of this section, this chapter may not be amended except by a proposal initiated by either the board or the city council that results in an ordinance approved by the board, adopted by the city council, and approved by a majority of the voters voting at a general or special election.

(b) A provision of this chapter, other than this section, that is determined by the board to require amendment in order to comply with federal law may be amended by ordinance of the city council, without voter approval, upon recommendation of the board. The board shall recommend the exact amending language to be included in the ordinance, which language may not be limited or added to by the city council. An amendment may be made under this subsection only to the extent necessary to comply with federal law.”

SECTION 2. That Chapter 40A of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance.

SECTION 3. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 4. That this ordinance will take effect on January 1, 2017, subject to its approval by the voters of the City of Dallas in a special election on November 8, 2016, and publication, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** City Secretary

**CMO:** Rosa A. Rios, 670-5654

**MAPSCO:** N/A

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**SUBJECT**

An ordinance ordering a special election to be held in the city of Dallas on November 8, 2016 on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum to allow sufficient time to compile information as related to the November 8, 2016 special election.

The City of Dallas Employees' Retirement Fund (ERF) was established by ordinance in November 1943 and became effective in January 1944 after ratification by the voters of the City of Dallas. Chapter 40A of the Dallas City Code establishes benefits and contribution requirements, and the requirements for changing them. ERF is a single-employer defined benefit pension plan sponsored by the City of Dallas (the "City"), and it provides retirement, disability and death benefits to its members.

All employees of the City are members except police officers, fire fighters, elected officials, non-salaried appointee members of administrative boards or commissions, part-time employees working less than one-half time, temporary employees, individuals working under contract, and individuals whose salaries are paid in part by another government agency. Members are entitled to retirement benefits at the date of eligibility for retirement or to survivor benefits after two years of service.

The ERF's actuarial firm, Gabriel Roeder Smith & Company, conducts an annual actuarial valuation. The results of the December 31, 2015 valuation showed an increase in the unfunded actuarial accrued liability. In order to reduce this liability over time, the ERF is proposing certain benefit changes to City Code Chapter 40A for employees hired after January 1, 2017.



## **BACKGROUND** (Continued)

City Code Chapter 40A requires all interested parties to approve any changes – Dallas ERF Board, Dallas City Council and the voters of the City of Dallas. Except as provided in Subsection 35(b), the current ordinance may not be amended except by a proposal initiated by either the board or the city council that results in an ordinance approved by the board, adopted by the city council, and approved by a majority of the voters voting at a special election.

This action orders a special election on retirement fund amendments in accordance with the provisions of Section 3.005 of the Texas Election Code. Section 3.005 of the Texas Election Code requires that an election must be ordered not later than the 62nd day before election day. For the November 8 election date, the deadline for ordering the election is August 22, 2016.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 2, 2015, the City Council was briefed on the Employees' Retirement Fund Overview.

On June 20, 2016, the City Council Transportation and Trinity River Committee was briefed on the proposed changes to City Code Chapter 40A.

On August 3, 2016, the City Council was briefed on the proposed changes to City Code Chapter 40A.

On August 9, 2016, the ERF board is scheduled to vote on the proposed changes to City Code Chapter 40A for new civilian employees hired on or after January 1, 2017.

## **FISCAL INFORMATION**

No cost consideration to the City.

ORDINANCE NO. \_\_\_\_\_

An ordinance ordering a special election to be held in the city of Dallas on November 8, 2016, on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas; prescribing the form of the ballot; designating polling places; providing for the use of an electronic voting system for early voting by personal appearance and a computerized voting system for voting on election day and early voting by mail; permitting only resident qualified voters to vote; providing for early voting; providing for an early voting ballot board to process early voting; providing for notice of the election; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That a special election is ordered to be held in the city of Dallas on Tuesday, November 8, 2016, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of submitting to the qualified voters of the city of Dallas one proposition on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas.

SECTION 2. That an electronic and computerized voting system must be used for voting at and on the date of the special election in compliance with the provisions of the Texas Election Code, as amended, and the vote must be upon an official ballot prepared in such a manner as will permit the voters to vote "For" or "Against" the proposition submitted, with the proposition to be expressed on the official ballot in a form substantially as follows:

PROPOSITION NO. 1

Shall Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the City of Dallas, be amended in accordance with Ordinance No. \_\_\_\_\_, to: add and revise various definitions; add that administrator also means the executive director of the fund; provide for staggered terms for elected members of the retirement fund board; provide that a sole nominee to an elected board position be declared elected without a membership vote; extend the time in which an election must be held to fill a vacancy in an elected board position; require the board to meet at least quarterly instead of monthly; authorize the board to adopt, upon the recommendation of the fund's actuary, actuarial equivalency factors, actuarial assumptions, interest rates, and mortality tables to be used in Chapter 40A; revise the interest assumption used for commuted value of future retirement benefits; classify fund members, inactive members, and retirees as Tier A (if hired before January 1, 2017 or rehired on or after January 1, 2017 with uncanceled or reinstated credited service) and Tier B (if hired, or rehired with canceled and unreinstated credited service,

on or after January 1, 2017); provide a reduced tier of benefits for Tier B and their beneficiaries and designees (including extending normal retirement age from 60 to 65 with five years of credited service, extending service retirement from 30 to 40 years, increasing the sum of age and amount of credited service from 78 to 80 in calculating retirement eligibility with reduced benefits for under-65 retirees, reducing pension benefits for joint and one-half survivor options, decreasing the percentage multiplier used to calculate benefits from 2.75% to 2.5%, extending the period over which average monthly earnings are calculated, eliminating health benefit supplements, lowering the cap on cost-of-living adjustments, and modifying interest rates on buybacks of credited service after a break in service); allow certain prior service credit with other governmental entities to be used in determining eligibility of a Tier B member to vest or retire, but not in computing benefits; provide for selection of a designee to receive a retiree's earned but unpaid final month's pension; increase the minimum monthly service death or service disability benefit from \$500 to \$1,000; allow a lump sum payment for establishing credited service after a reduction in force to be made in the following calendar year if within 90 days after termination of employment; clarify that a cost-of-living adjustment cannot reduce pension benefits; clarify that a leased employee is not an employee under Chapter 40A; delete the requirement that the city of Dallas provide office space and utilities for the retirement fund; update legal citations; delete obsolete provisions; and make certain semantic, grammatical, and structural changes.

#### PROPOSICIÓN NO. 1

Se deberá enmendar el Capítulo 40A del Código de la Ciudad de Dallas, conocido como el fondo de jubilación de empleados de la Ciudad de Dallas, en conformidad con la Ordenanza No. \_\_\_\_\_ para: añadir y revisar diversas definiciones; añadir que administrador también significa director ejecutivo del fondo; disponer mandatos intercalados para los miembros electos de la mesa directiva del fondo de jubilación; disponer que un nominado único a una posición electa de la mesa directiva sea declarado electo sin un voto de la membresía; extender el plazo en el que se debe llevar a cabo una elección para cubrir una vacante en una posición electa de la mesa directiva; exigir que la mesa directiva se reúna al menos trimestralmente en lugar de mensualmente; autorizar a la mesa directiva a adoptar, tras la recomendación del actuario del fondo, factores de equivalencia actuarial, suposiciones actuariales, tasas de interés y tablas de mortalidad para ser utilizados en el Capítulo 40A; revisar el supuesto interés utilizado para el valor conmutado de futuros beneficios de jubilación; clasificar miembros del fondo, miembros inactivos, y jubilados como Nivel A (si fueron contratados antes del 1 de enero de 2017 o recontratados a partir del 1 de enero de 2017 con servicio acreditado no cancelado o reintegrado) y Nivel B (si fueron contratados o recontratados con servicio acreditado cancelado y no reintegrado a partir del 1 de enero de 2017); disponer un nivel reducido de beneficios para el Nivel B y sus beneficiarios y representantes designados (incluyendo extender la edad de jubilación normal de 60 a 65 años de edad con cinco años de servicio acreditado, extender jubilación por servicio de 30 a 40 años, aumentar la suma de edad y cantidad de servicio acreditado de 78 a 80 al calcular la elegibilidad para jubilación con beneficios reducidos para los jubilados menores a 65, reducir los beneficios de pensión para sobrevivientes con opciones mancomunada y de 50%, reducir el multiplicador de porcentaje utilizado para calcular beneficios de 2.75% a 2.5%, extender el periodo por el cual se calculan las ganancias mensuales promedio, eliminar beneficios de salud suplementarios, bajar el tope de ajustes por costo de vida, y modificar las tasas de interés en readquisiciones de servicio acreditado después de una interrupción en el servicio); permitir que se utilicen determinados créditos por

servicios previos en otras entidades gubernamentales en la determinación de elegibilidad de un miembro de Nivel B para otorgar o jubilarse, pero no para el cálculo de beneficios; disponer la selección de un representante designado para recibir la pensión ganada, pero no pagada del último mes de un jubilado; aumentar el beneficio mensual mínimo de \$500 a \$1,000 por fallecimiento o incapacidad en servicio; permitir pago de una suma única por establecer servicio acreditado después de una reducción de personal que se realizará el siguiente año calendario si cae dentro de los 90 días posteriores a la finalización de empleo; aclarar que un ajuste al costo de vida no puede reducir los beneficios de pensión; aclarar que un empleado arrendado no es un empleado amparado por el Capítulo 40A; eliminar el requisito de que la ciudad de Dallas debe proveer espacio de oficinas y servicios públicos para el fondo de jubilación; actualizar las citas jurídicas; eliminar disposiciones obsoletas; y realizar determinados cambios semánticos, gramaticales y estructurales.

SECTION 3. That the manner of conducting the special election must be in accordance with the ordinances and charter of the city of Dallas and the laws of the State of Texas applicable to the holding of special elections. The official ballots, together with such other election materials as are required by the Texas Election Code, as amended, must be printed in both the English and Spanish languages and must contain such provisions, markings, and language as may be required by law.

SECTION 4. That the boundaries of the election precincts in which the election is to be held are defined by Ordinance No. 20231 as amended by Ordinance Nos. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937, and 29375. Locations of the polling places in the respective election precincts in Dallas, Denton, and Collin Counties are as designated in **Exhibit A**, attached to and made a part of this ordinance by reference.

SECTION 5. That each voter must vote in the precinct in which the voter resides, and only resident qualified voters are entitled to vote.

SECTION 6. That a person qualified to vote and residing in the city of Dallas, but not within any precinct described in Ordinance No. 20231 as amended by Ordinance Nos. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937, and 29375 may vote in the precinct nearest the person's residence, and for that purpose the person's residence will be considered as part of that city election precinct. A person who has registered in a city election precinct, but whose residence is not in the city of Dallas, is not entitled to vote in the special election even though the person may own property subject to taxation in the city.

SECTION 7. That early voting by personal appearance will be by the use of an electronic voting system in accordance with the Texas Election Code, as amended. That early voting by mail will be by the use of a computerized voting system in accordance with the Texas Election Code, as amended. Early voting in Dallas, Denton, and Collin Counties will be conducted at the locations and during the dates and times designated in **Exhibit B**, attached to and made a part of this ordinance by reference.

SECTION 8. That applications for early voting ballots to be voted by mail must be mailed to the following:

- For Dallas County: Early Voting Clerk, Dallas County Elections Department, 2377 N. Stemmons Freeway, Suite 820, Dallas, TX 75207.
- For Denton County: Early Voting Clerk, Denton County Elections Administration Office, P.O. Box 1720, Denton, Texas 76202.
- For Collin County: Early Voting Collin County Elections Administration Office, 2010 Redbud Boulevard, Suite 102, McKinney, Texas 75609.

Applications for ballots by mail must be received no later than close of business on Friday, October 28, 2016.

SECTION 9. That the early voting ballots will be processed by an early voting ballot board to be created in accordance with the Texas Election Code, as amended.

SECTION 10. That the mayor, or in the mayor's absence or inability to act, the mayor pro tem, shall give the notice of the special election by causing the notice to be published in a newspaper with the city and posted on the city's public meeting bulletin board in accordance with applicable state law governing notice of special elections.

SECTION 11. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the charter of the city of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**EXHIBIT A**

**ELECTION DAY POLLING LOCATIONS**

**DALLAS, COLLIN AND DENTON COUNTIES**

# **ELECTION DAY POLLING LOCATIONS**

## **DALLAS COUNTY**



# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 1

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3032	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
3084	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75253
4035	Academy Of Dallas School	2324 S. Vernon	Dallas	75224
4036	The Union Church	3410 S. Polk St.	Dallas	75224
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
4061	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211
4062	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211
4063	Elmwood El Buen Samaritano United Methodist Church	1220 Newport Ave.	Dallas	75224
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211
4068	Lida Hooe Elementary School	2419 Gladstone	Dallas	75211
4069	Winnetka Elementary School	1151 S. Edgefield Ave.	Dallas	75208
4070	John F. Peeler Elementary School	810 S. Llewellyn	Dallas	75208
4071	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
4072	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211
4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208
4075	John H. Reagan School	201 N. Adams Ave.	Dallas	75208
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4077	Rosemont Elementary School	719 N. Montclair Ave.	Dallas	75208
4078	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208
4080	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4113	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211
4114	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211
4115	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

# DALLAS COUNTY

## (Condado de Dallas)

### DISTRICT 2

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2034	Henry W. Longfellow Middle School	5314 Boaz	Dallas	75209
3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
3020	Irma Rangel-Young Women's School	1718 Robert B. Cullum Blvd.	Dallas	75210
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
4009	David G. Burnet Elementary School	3201 Kinkaid Dr.	Dallas	75220
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4015	North Park Community Development Corporation	4619 W. University Blvd.	Dallas	75209
4016	K. B. Polk Center	6911 Victoria	Dallas	75209
4017	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4020	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4021	Bethany Presbyterian Church	4523 Cedar Springs	Dallas	75219
4022	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4100	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4118	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 3

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
3001	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3002	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3003	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3004	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233
3050	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3054	William Hawley Atwell Law Academy	1303 Reynoldston St.	Dallas	75232
3055	Adelle Turner Elementary School	5505 S. Polk St.	Dallas	75232
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232
3058	T.L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3060	R.L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237
3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3088	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233
3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3098	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249
4052	Bilhartz Elementary School - Gym	6700 Wandt Dr.	Dallas	75236
4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051
4054	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051
4060	Nancy Jane Cochran Elementary School	6000 Keeneland Pkwy.	Dallas	75211
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4090	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4093	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4111	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4112	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 4

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216
3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216
3035	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
3036	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
3037	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216
3038	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216
3039	Oliver W. Holmes Middle School	2001 E. Kiest	Dallas	75216
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
3041	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224
3042	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216
3043	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216
3044	W. W. Bushman Elementary School	4200 Bonnie View Rd.	Dallas	75216
3046	John W. Carpenter Elementary School	2121 Tosca Ln.	Dallas	75224
3047	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224
3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216
3049	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216
3050	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216
3054	William Hawley Atwell Academy	1303 Reynoldston St.	Dallas	75232
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232
3058	T. L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241
3097	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216
3098	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4036	The Union Church	3410 S. Polk St.	Dallas	75224
4037	The Union Church	3410 S. Polk St.	Dallas	75224
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4040	Roger Q. Mills Elementary School	1515 Lynn Haven	Dallas	75216
4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4043	The Union Church	3410 S. Polk St.	Dallas	75224
4044	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4046	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4047	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4048	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4057	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4058	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4109	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4110	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216

# DALLAS COUNTY

*(Condado de Dallas)*

## DISTRICT 5

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
1090	San Jacinto Elementary School	7900 Hume Dr.	Dallas	75227
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
1092	Edward Titcher Elementary School	9560 Highfield Dr.	Dallas	75227
1094	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1095	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217
1096	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217
1097	W. W. Samuell High School	8928 Palisade Dr.	Dallas	75217
1098	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
1099	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
1102	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217
1103	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217
1104	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217
1105	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217
1106	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1107	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1110	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1135	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 6

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
2000	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234
2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244
2012	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
2074	Valley Ranch Elementary School	9800 Rodeo Dr.	Irving	75063
2076	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234
4000	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4008	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4009	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4012	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4013	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4024	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4025	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4028	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212
4029	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4030	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4031	C. F. Carr Elementary School	1952 Bayside	Dallas	75212
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
4060	Nancy Jane Cochran Elementary	6000 Keeneland Pkwy.	Dallas	75211
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4081	Eladio R. Martinez Learning Center	4500 Bernal Dr.	Dallas	75212
4082	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208
4083	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208
4084	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4085	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4086	Grauwlyer Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4097	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4098	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4101	L.G. Pinkston High School	2200 Dennison	Dallas	75212
4116	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 7

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1064	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1065	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1067	Zack Motley Elementary School	3719 Moon Dr.	Mesquite	75150
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1080	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1084	Edna Rowe Elementary School	4918 Hovenkamp	Dallas	75227
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227
1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1087	Skyline High School	7777 Forney Rd.	Dallas	75227
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
1089	Forester Field House	8233 Military Pkwy.	Dallas	75227
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
1092	Edward Titcher Elementary School	9560 Highfield Dr.	Dallas	75227
1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1134	Forester Field House	8233 Military Pkwy.	Dallas	75227
1303	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215
3018	Park South YMCA	2500 Romine	Dallas	75215
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3023	James Madison High School	3000 MLK Blvd.	Dallas	75215
3024	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215
3025	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215
3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215
3027	Lincoln Instructional Center	5000 Malcolm X Blvd.	Dallas	75215
3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3036	F.D. Roosevelt High School	525 Bonnie View Rd.	Dallas	75203
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 8

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1124	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1136	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3030	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3060	R. L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3062	J. N. Ervin Elementary School	3722 Black Oak Dr.	Dallas	75241
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237
3064	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
3065	Umphrey Lee Elementary School	7808 Racine Dr.	Dallas	75232
3066	Martin Weiss Elementary School	8601 Willoughby Blvd.	Dallas	75232
3067	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241
3069	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3074	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3082	W. A. Blair Elementary School	7720 Gaylen	Dallas	75217
3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3099	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241



# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 9

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1047	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218
1048	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218
1051	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75228
1054	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228
1055	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228
1056	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228
1057	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
1058	Bryan Adams High School	2101 Millmar	Dallas	75228
1059	Reinhardt Elementary School	10122 Losa Dr.	Dallas	75228
1060	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228
1062	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1068	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1115	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
1116	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1121	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228
1125	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228
1133	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1137	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1300	Ed Vanston Middle School	3230 Karla	Mesquite	75150
2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238
2062	Lake Highlands Jr. High	10301 Walnut Hill Ln.	Dallas	75238
2064	Brookdale at Lake Highlands	9715 Plano Rd.	Dallas	75238
2065	Victor Hexter Elementary School	9720 Waterview St.	Dallas	75218
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238
2067	L. L. Hotchkiss Elementary School	6929 Town North Dr.	Dallas	75231
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214
2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218

# DALLAS COUNTY

*(Condado de Dallas)*

## DISTRICT 10

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
1004	Forest Meadow Junior High School	9373 Whitehurst	Dallas	75243
1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243
1006	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243
1007	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243
1026	Richland College	12800 Abrams Rd.	Dallas	75243
1027	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243
1028	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243
1029	Richland College	12800 Abrams Rd.	Dallas	75243
1030	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1038	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1039	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
1042	A. M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1043	Skyview Elementary School	9229 Meadowknoll	Dallas	75243
1044	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1046	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1129	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1707	A.R. Davis Elementary School	1621 McCallum Dr.	Garland	75042
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230
2059	Wallace Elementary School	9921 Kirkhaven	Dallas	75238
2060	Northlake Elementary School - Richardson ISD	10059 Ravensway	Dallas	75238
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238
2062	Lake Highlands Junior High School	10301 Walnut Hill Ln.	Dallas	75238
2063	Wallace Elementary School	9921 Kirkhaven	Dallas	75238
2064	Brookdale at Lake Highlands	9715 Plano Rd.	Dallas	75238
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 11

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1010	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1029	Richland College	12800 Abrams Rd.	Dallas	75243
1032	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254
1033	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240
1035	RISD Academy	13630 Coit Rd.	Dallas	75240
1036	RISD Academy	13630 Coit Rd.	Dallas	75240
1037	RISD Academy	13630 Coit Rd.	Dallas	75240
1127	RISD Academy	13630 Coit Rd.	Dallas	75240
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2016	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
2017	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2048	Dallas Fire Station #7	6010 Davenport	Dallas	75248
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2051	Spring Creek Elementary-Richardson ISD	7667 Round Rock	Dallas	75248
2052	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254
2053	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2054	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2055	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2056	King of Glory Church	6411 LBJ Freeway	Dallas	75240
2057	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240
2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2079	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254

# DALLAS COUNTY

*(Condado de Dallas)*

## DISTRICT 12

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2043	Brentfield Intermediate School	6767 Brentfield	Dallas	75248
2044	Texas A&M Research and Extension Center	17360 Coit Rd.	Dallas	75252
2045	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2046	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248
2047	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248
2048	Dallas Fire Station #7	6010 Davenport Rd.	Dallas	75248
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2051	Spring Creek Elementary - Richardson ISD	7667 Round Rock	Dallas	75248
2406	Keller Springs Baptist Church	3227 Keller Springs Rd.	Carrollton	75006
2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001

**Note:** Additional election day polling locations for District 12 that fall in Collin and Denton Counties can be found on Pages 18 & 19 (Collin County) and Page 21 (Denton County) of this exhibit.

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 13

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
1001	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1012	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
2002	Thomas C. Marsh Middle School	3838 Crown Shore	Dallas	75244
2003	W.T. White High School	4505 Ridgeside	Dallas	75244
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244
2005	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
2006	Harry C. Withers Elementary School	3959 Northaven Rd.	Dallas	75229
2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229
2008	John J. Pershing Elementary School	5715 Meaders Ln.	Dallas	75229
2009	L. G. Cigarroa Elementary School	9990 Webb Chapel Rd.	Dallas	75220
2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229
2011	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230
2021	Preston Hollow United Methodist Church	6315 Walnut Hill	Dallas	75230
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2025	Hillcrest High School	9924 Hillcrest	Dallas	75230
2026	Hillcrest High School	9924 Hillcrest	Dallas	75230
2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2031	Village Country Club	8308 Southwestern	Dallas	75206
2033	Village Country Club	8308 Southwestern	Dallas	75206
2034	Henry W. Longfellow Middle School	5314 Boaz	Dallas	75209
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4002	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4006	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4092	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4095	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4096	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209

# DALLAS COUNTY

(Condado de Dallas)

## DISTRICT 14

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1016	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1017	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1019	Dallas Fire Station #17	6045 Belmont	Dallas	75206
1020	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
1023	The Father's Church	2707 Abrams Rd.	Dallas	75214
1050	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214
1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223
1076	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214
1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
1118	J. W. Ray Elementary School	2211 Caddo St.	Dallas	75204
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2031	Village Country Club	8308 Southwestern	Dallas	75206
2032	Village Country Club	8308 Southwestern	Dallas	75206
2033	Village Country Club	8308 Southwestern	Dallas	75206
2035	Stonewall Jackson Elementary School	5828 Mockingbird Ln.	Dallas	75206
2036	Skillman Southwestern Branch Library	5707 Skillman St.	Dallas	75206
2037	John S. Armstrong Elementary School	3600 Cornell Ave.	Dallas	75205
2038	Stonewall Jackson Elementary School	5828 Mockingbird Ln.	Dallas	75206
2039	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214
2201	John S. Bradfield Elementary School	4300 Southern Ave.	Dallas	75205
3000	William B. Travis Vanguard	3001 McKinney	Dallas	75204
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3086	William B. Travis Vanguard	3001 McKinney	Dallas	75204
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4021	Bethany Presbyterian Church	4523 Cedar Springs	Dallas	75219
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219

# **ELECTION DAY POLLING LOCATIONS**

**COLLIN COUNTY**

**VOTE CENTERS**

# COLLIN COUNTY

(Condado de Collin)

## DISTRICT 12

Precinct (Recinto)	Voting Location (Lugar)	Address (Dirección)	City (Ciudad)	Zip (Código postal)
All	Akin Elementary School	1100 Springwood	Wylie	75098
All	Aldridge Elementary School	720 Pleasant Valley	Richardson	75080
All	Allen Municipal Courts Facility	301 Century Pkwy.	Allen	75013
All	Armstrong Middle School	3805 Timberline	Plano	75074
All	Benton Staley Middle School	6927 Stadium Dr.	Frisco	75033
All	Blue Ridge ISD Administration Building	318 W. School St.	Blue Ridge	75424
All	Bowman Middle School	2501 Jupiter Rd.	Plano	75074
All	Brinker Elementary School	3800 Clark Pkwy.	Plano	75093
All	Carpenter Middle School	3905 Rainier Rd.	Plano	75023
All	Carpenter Park Recreation Center	6701 Coit Rd.	Plano	75024
All	Celina ISD Administration Building	205 S. Colorado	Celina	75009
All	Christ the Servant Lutheran Church	821 S. Greenville Ave.	Allen	75002
All	Christ United Methodist Church	3101 Coit Rd.	Plano	75075
All	Clark High School - Plano	523 Spring Creek	Plano	75023
All	Clark Middle School	4600 Colby Dr.	Frisco	75035
All	Collin College - Higher Education Center	3452 Spur 399	McKinney	75069
All	Collin College Central Park Campus	2200 University	McKinney	75071
All	Collin College Preston Ridge Campus	9700 Wade Blvd.	Frisco	75035
All	Collin College Spring Creek Campus	2800 Spring Creek Pkwy.	Plano	75074
All	Collin County Elections Office	2010 Redbud Blvd., Ste. 102	McKinney	75069
All	Community ISD Technology and Conference Center	615 FM 1138	Nevada	75173
All	Davis Library	7501 Independence Pkwy.	Plano	75025
All	Dr. Pepper Star Center at Craig Ranch	6993 Stars Ave.	McKinney	75070
All	Eldorado Country Club	2604 Country Club Dr.	McKinney	75070
All	First Baptist Church - Branch	7011 FM 546	Princeton	75407
All	First Baptist Church Farmersville, Youth Building	201 Farmersville Pkwy.	Farmersville	75442
All	Ford Middle School	630 Park Place Dr.	Allen	75002
All	Fowler Middle School	3801 McDermott Rd.	Plano	75025
All	Frisco Senior Center	6670 Moore St.	Frisco	75034
All	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
All	Harrington Library	1501 18th St.	Plano	75074
All	Heritage High School	14040 Eldorado Pkwy.	Frisco	75035
All	Hunt Middle School	4900 Legendary Dr.	Frisco	75034
All	John and Judy Gay Library	6861 W. Eldorado Pkwy.	McKinney	75070
All	John Q. Hammons Center - Courtyard Marriott	210 East Stacy Rd.	Allen	75002
All	Josephine City Hall	108 West Hubbard	Josephine	75173
All	Lavon City Hall	120 School Rd.	Lavon	75166
All	Liberty High School	15250 Rolater Rd.	Frisco	75035
All	Lovejoy High School	2350 Estates Pkwy.	Lucas	75002
All	Lowry Crossing City Hall	1405 S. Bridgefarmer Rd.	Lowry Crossing	75069
All	Lucas City Hall	665 Country Club Rd.	Lucas	75002
All	McKinney Fire Station #7	861 Independene Pkwy.	McKinney	75070
All	McKinney Senior Recreation Center	1400 S. College	McKinney	75069
All	Melissa City Hall	3411 Barker Ave.	Melissa	75454
All	Mitchell Elementary School	4223 Briargrove	Dallas	75287
All	Murphy City Hall	206 N. Murphy Rd.	Murphy	75094
All	Old Settlers Recreation Center	1201 E. Louisiana	McKinney	75069
All	Parker City Hall	5700 E. Parker Rd.	Parker	75002



<b>Precinct</b> ( <i>Recinto</i> )	<b>Voting Location</b> ( <i>Lugar</i> )	<b>Address</b> ( <i>Dirección</i> )	<b>City</b> ( <i>Ciudad</i> )	<b>Zip</b> ( <i>Código postal</i> )
All	Parr Library	6200 Windhaven Pkwy.	Plano	75093
All	Plano ISD Administration Center	2700 W. 15th St.	Plano	75075
All	Plano Senior Center	401 W. 16th St.	Plano	75075
All	Princeton High School	1000 E. Princeton Dr.	Princeton	75407
All	Prosper ISD Administration	605 E. Seventh St.	Prosper	75078
All	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
All	Royse City Lady Bulldog Gymnasium	1412 FM 1777	Royse City	75189
All	Ruth Dowell Middle School	301 Ridge Rd.	McKinney	75070
All	Seis Lagos Community Services Association	222 Seis Lagos Trail	Wylie	75098
All	Shepton High School	5505 Plano Pkwy.	Plano	75093
All	Shiloh Missionary Baptist Church	1310 Avenue "I"	Plano	75074
All	Smith Library	300 Country Club Rd.	Wylie	75098
All	Stonebridge United Methodist Church	1800 S. Stonebridge Dr.	McKinney	75070
All	Suncreek United Methodist Church	1517 W. McDermott Dr.	Allen	75013
All	Texas Star Bank	402 W. White St.	Anna	75409
All	Toyota Stadium	9200 World Cup Way	Frisco	75033
All	Weston Community Center	117 Main St.	Weston	75097
All	Whitt Elementary School	7520 Woodcreek Way	Sachse	75048
All	Woodcreek Church	3400 E. Renner Rd.	Richardson	75082

**Note:** Additional election day polling locations for District 12 that fall in Dallas and Denton Counties can be found on Page 14 (Dallas County) and Page 21 (Denton County) of this exhibit.

# **ELECTION DAY POLLING LOCATIONS**

## **DENTON COUNTY**

# DENTON COUNTY

*(Condado de Denton)*

## DISTRICT 12

<b>Precinct</b> <i>(Recinto)</i>	<b>Voting Location</b> <i>(Lugar)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip</b> <i>(Código postal)</i>
2000	Frankford Town Homes	18110 Marsh Ln.	Dallas	75287
2001	Timberglen Recreation Center	3810 Timberglen Rd.	Dallas	75287
2002	Dan F. Long Junior High School	2525 Frankford Rd.	Dallas	75287

**Note:** Additional election day polling locations for District 12 that fall in Collin and Dallas Counties can be found on Page 14 (Dallas County) and Pages 18 & 19 (Collin County) of this exhibit.

## **EXHIBIT B**

### **EARLY VOTING LOCATIONS, DATES AND TIMES DALLAS, COLLIN AND DENTON COUNTIES**

# **EARLY VOTING LOCATIONS**

## **DALLAS COUNTY**

**NOVEMBER 8, 2016 SPECIAL ELECTION**  
**(08 de Noviembre de 2016 Eleccion Especial)**  
**LOCATIONS/DATES/TIMES OF EARLY VOTING**  
*(Lugares, Fechas y Horas de Votación Anticipada)*

<b>DALLAS COUNTY</b> <i>(Condado de Dallas)</i>			
<b>Voting Location</b> <i>(Lugar)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip</b> <i>(Código postal)</i>
BETHANY LUTHERAN CHURCH (Replaces Lake Highland North Rec. Center)	10101 WALNUT HILL LN.	DALLAS	75238
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050
DISCIPLE CENTRAL COMMUNITY CHURCH (Replaces DeSoto Town Center)	901 N. POLK ST.	DESOTO	75115
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS (Replaces Prairie Creek Library)	802 S. BUCKNER BLVD.	DALLAS	75217
EL CENTRO COLLEGE-WEST CAMPUS (Replaces Dallas West Library)	3330 N. HAMPTON RD.	DALLAS	75212
FRETZ PARK LIBRARY (Replaces Churchill Recreation Center)	6990 BELT LINE RD.	DALLAS	75254
GLENN HEIGHTS CITY HALL	1938 S. HAMPTON RD.	GLENN HEIGHTS	75154
GEORGE L. ALLEN SR. COURTS BUILDING (Replaces Records Building - Main Location)	600 COMMERCE ST.	DALLAS	75202
GRAUWYLER PARK RECREATION CENTER.	7780 HARRY HINES BLVD.	DALLAS	75235
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060
J. ERIK JONSSON LIBRARY	1515 YOUNG ST.	DALLAS	75201
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149
LANCASTER VET. MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134
LOCHWOOD LIBRARY	11221 LOCHWOOD BLVD.	DALLAS	75218
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229
MARTIN LUTHER KING CORE BUILDING	2922 MARTIN LUTHER KING, JR. BLVD.	DALLAS	75215
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL AVE.	DALLAS	75211
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK	DALLAS	75249
OAK CLIFF SUB COURTHOUSE	410 S. BECKLEY	DALLAS	75203
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY	2008 E. KIEST BLVD.	DALLAS	75216
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080
RICHLAND COLLEGE - GARLAND CAMPUS (Replaces Garland City Hall)	675 W. WALNUT ST.	GARLAND	75040
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088
SAMUELL GRAND RECREATION CENTER	6200 EAST GRAND AVE.	DALLAS	75223
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063

**DATES AND TIMES OF EARLY VOTING**

<b>October 24 - October 28 (Monday through Friday)</b> <i>24 de Octubre - 28 de Octubre (Lunes a Viernes)</i>	<b>8 AM - 5 PM</b>
<b>October 29 (Saturday)</b> <i>29 de Octubre (Sábado)</i>	<b>7 AM - 7 PM</b>
<b>October 30 (Sunday)</b> <i>30 de Octubre (Domingo)</i>	<b>1 PM - 6 PM</b>
<b>October 31 - November 4 (Monday through Friday)</b> <i>31 de Octubre - 4 de Noviembre (Lunes a Viernes)</i>	<b>7 AM - 7 PM</b>

# **EARLY VOTING LOCATIONS**

## **COLLIN COUNTY**

**NOVEMBER 8, 2016 SPECIAL ELECTION**  
**(08 de Noviembre de 2016 Eleccion Especial)**  
**LOCATIONS/DATES/TIMES OF EARLY VOTING**  
**(Lugares, Fechas y Horas de Votación Anticipada)**

<b>COLLIN COUNTY</b> <i>(Condado de Collin)</i>			
<b>Voting Location</b> <i>(Lugar)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip</b> <i>(Código postal)</i>
ALLEN MUNICIPAL COURTS FACILITY	301 CENTURY PKWY.	ALLEN	75013
CARPENTER PARK RECREATION CENTER	6701 COIT RD.	PLANO	75024
CELINA ISD ADMINISTRATION BLDG.	205 S. COLORADO ST.	CELINA	75009
CHRIST UNITED METHODIST CHURCH	3101 COIT RD.	PLANO	75075
COLLIN COLLEGE - CENTRAL PARK CAMPUS	2200 W. UNIVERSITY DR.	MCKINNEY	75071
COLLIN COLLEGE - PRESTON RIDGE CAMPUS	9700 WADE BLVD.	FRISCO	75035
COLLIN COLLEGE - SPRING CREEK CAMPUS	2800 E. SPRING CREEK PKWY.	PLANO	75074
COLLIN COLLEGE - HIGHER EDUCATION CENTER	3452 SPUR 399	MCKINNEY	75069
COLLIN COUNTY ELECTIONS (Main Location)	2010 REDBUD ST., STE. 102	MCKINNEY	75069
FRISCO SENIOR CENTER	6670 MOORE ST.	FRISCO	75034
HAGGARD LIBRARY	2501 COIT RD.	PLANO	75075
HARRINGTON LIBRARY	1501 18TH ST.	PLANO	75074
JOHN AND JUDY GAY LIBRARY	6861 W. ELDORADO PKWY.	MCKINNEY	75070
LAVON CITY HALL	120 SCHOOL RD.	LAVON	75166
LOVEJOY ISD ADMINISTRATION BLDG.	259 COUNTRY CLUB	ALLEN	75002
MARIBELLE DAVIS LIBRARY	7501 INDEPENDENCE PKWY.	PLANO	75025
MCKINNEY FIRE STATION #7	861 S. INDEPENDENCE PKWY.	MCKINNEY	75070
MURPHY CITY HALL	206 N. MURPHY RD.	MURPHY	75094
OLD SETTLERS RECREATION CENTER	1201 E. LOUISIANA ST.	MCKINNEY	75069
PARKER CITY HALL	5700 E. PARKER RD.	PARKER	75002
PARR LIBRARY	6200 WINDHAVEN PKWY.	PLANO	75093
PLANO ISD ADMINISTRATION CENTER	2700 W. 15TH ST.	PLANO	75075
PRINCETON CITY HALL	123 W. PRINCETON DR.	PRINCETON	75407
PROSPER MUNICIPAL CHAMBERS	108 W. BROADWAY ST.	PROSPER	75078
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252
WYLIE MUNICIPAL COMPLEX LIBRARY	300 COUNTRY CLUB RD.	WYLIE	75098

**DATES AND TIMES OF EARLY VOTING**  
**(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)**

<b>October 24 - October 28 (Monday through Friday)</b> <i>24 de Octubre - 28 de Octubre (Lunes a Viernes)</i>	<b>8 AM - 5 PM</b>
<b>October 29 (Saturday)</b> <i>29 de Octubre (Sábado)</i>	<b>7 AM - 7 PM</b>
<b>October 30 (Sunday)</b> <i>30 de Octubre (Domingo)</i>	<b>1 PM - 6 PM</b>
<b>October 31 - November 4 (Monday through Friday)</b> <i>31 de Octubre - 4 de Noviembre (Lunes a Viernes)</i>	<b>7 AM - 7 PM</b>



# **EARLY VOTING LOCATIONS**

## **DENTON COUNTY**

**NOVEMBER 8, 2016 SPECIAL ELECTION**  
**(08 de Noviembre de 2016 Eleccion Especial)**  
**LOCATIONS/DATES/TIMES OF EARLY VOTING**  
**(Lugares, Fechas y Horas de Votación Anticipada)**

<b>DENTON COUNTY</b> <i>(Condado de Denton)</i>			
<b>Voting Location</b> <i>(Lugar)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip</b> <i>(Código postal)</i>
ARGYLE TOWN HALL	308 DENTON ST.	ARGYLE	76226
CARROLLTON PUBLIC LIBRARY	4220 N. JOSEY LN.	CARROLLTON	75010
CORINTH CITY HALL	3300 CORINTH PKWY.	CORINTH	76208
DENTON COUNTY ELECTIONS ADMINISTRATION OFFICE (Main Location)	701 KIMBERLY DR.	DENTON	76208
DOUBLE OAK TOWN HALL	320 WAKETON RD.	DOUBLE OAK	75077
FLOWER MOUND POLICE AND MUNICIPAL COURT BUILDING	4150 KIRKPATRICK LN.	FLOWER MOUND	75028
FRISCO FIRE STATION #7	330 W. STONEBROOK PKWY.	FRISCO	75034
HIGHLAND VILLAGE MUNICIPAL COMPLEX	1000 HIGHLAND VILLAGE RD.	HIGHLAND VILLAGE	75077
JUSTIN MUNICIPAL COMPLEX	415 N. COLLEGE	JUSTIN	76247
KRUM ISD ADMINISTRATION BUILDING	1200 BOBCAT BLVD.	KRUM	76249
LAKE DALLAS CITY HALL	212 MAIN ST.	LAKE DALLAS	75065
LEWISVILLE MUNICIPAL ANNEX	1197 W. MAIN ST.	LEWISVILLE	75067
LITTLE ELM RECREATION CENTER	303 MAIN ST.	LITTLE ELM	75068
PILOT POINT SENIOR CENTER	310 S. WASHINGTON ST.	PILOT POINT	76258
STEVEN E. COPELAND GOVERNMENT CENTER	1400 FM 424	AUBREY	76227
THE COLONY GOVERNMENT CENTER	6301 MAIN ST.	THE COLONY	75056
TIMBERGLEN RECREATION CENTER	3810 TIMBERGLEN RD.	DALLAS	75287

**DATES AND TIMES OF EARLY VOTING**

<b>October 24 - October 28 (Monday through Friday)</b> <i>24 de Octubre - 28 de Octubre (Lunes a Viernes)</i>	<b>8 AM - 5 PM</b>
<b>October 29 (Saturday)</b> <i>29 de Octubre (Sábado)</i>	<b>7 AM - 7 PM</b>
<b>October 30 (Sunday)</b> <i>30 de Octubre (Domingo)</i>	<b>1 PM - 6 PM</b>
<b>October 31 - November 4 (Monday through Friday)</b> <i>31 de Octubre - 4 de Noviembre (Lunes a Viernes)</i>	<b>7 AM - 7 PM</b>



## ADDENDUM ITEM # 11

**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** City Secretary  
**CMO:** Rosa A. Rios, 670-3738  
**MAPSCO:** N/A

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### SUBJECT

A resolution designating absences by Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

### BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

**BACKGROUND** (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City.

August 10, 2016

**WHEREAS**, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

**WHEREAS**, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

**WHEREAS**, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

**WHEREAS**, Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted;

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

August 10, 2016

**SECTION 1.** That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 2.** That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 3.** That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence(s) by Councilmember Scott Griggs, Councilmember Carolyn King Arnold and Councilmember Lee M. Kleinman as described in Exhibit A, were for "official city business," and no further city council action or approval of those minutes is required.

**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.

EXHIBIT A  
CITY COUNCIL MEMBER(S)  
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	MEETING DATE	<u>MEETING</u> EXEMPTION	PURPOSE/LOCATION	ABSENCE TYPE
Scott Griggs	6/20/2016	Arts, Culture, and Libraries Committee	Attended a meeting related to a project in his district	Absent more than 50%
Carolyn K. Arnold	6/20/2016	Arts, Culture, and Libraries Committee	Attended a meeting related to city business	Absent more than 50%
Lee M. Kleinman	8/1/2016	City Council Briefing	Attended a Dallas Police Fire Pension meeting Dallas, Texas	Absent





## REVISED AGENDA ITEM # 12

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** 2, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 L Q

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### SUBJECT

Authorize approval of out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law – Financing: No cost consideration to the City

### BACKGROUND

On April 23, 2014, City Council approved a development agreement, between the City of Dallas (the “City”), Centurion Acquisitions, L.P., and Commerce Statler Development, LLC (collectively, the “Developer”), and committed a TIF subsidy in the amount of \$46,500,000 for the redevelopment of the Statler and Old Library buildings located at 1914 Commerce Street, Dallas, Texas, the Old Dallas Central Library building project, located at 1954 Commerce Street, Dallas, Texas, and the Jackson Street Garage project, located at 2007 Jackson Street and 2002 Commerce Street, Dallas, Texas (collectively, the “Project”),. The Statler building will be redeveloped into 219 residential apartments, 161 hotel rooms and 60,000 square feet of ground level retail, restaurant and entertainment venues. The former public library building will be converted to 88,000 square feet of office and event space. Adjacent streetscape, landscape and parking improvements are components of the Project.

The developer desires to pledge its \$46.5 million TIF Subsidy to a Public Finance Authority pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, commonly known as the “Joint Exercise of Powers Law” (the “Act”), and the terms of an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the “Joint Exercise Agreement”), in order to issue revenue bonds in accordance with the Act for the purpose of financing various types of projects within or outside the State of Wisconsin.

## **BACKGROUND** (Continued)

The Authority has been authorized to approve the issuance of up to \$46.5 million of Bonds (the "Bonds") to provide part of the financing for the Project, the Bonds to be secured and payable solely by the TIF Subsidy committed pursuant to which the TIF Subsidy will be sold, transferred, conveyed and assigned to the Authority and, as a result, will be paid directly by the City to the Authority or its bond trustee.

A Public Finance Authority may not issue bonds to finance a capital improvement in any state or territory or the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing. Accordingly, the Authority is seeking approval by the City Council for this financing.

~~As a~~ The following are conditions to this approval, the Authority shall agree:

1. Developer shall ~~To~~ indemnify the city for all claims arising from the bond issuance, ~~other agreements,~~ actions/inactions of the trustee, and any and all actions by the parties related to the Bond issuance and not subject to the development agreement.
2. Authority agrees that ~~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 ~~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 ~~That~~ the city shall not incur any additional obligations or liability, including any reporting or compliance obligations in connection with the issuance.
5. Authority agrees that ~~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 ~~That~~ all statements characterizing the project shall be accurately described.

As of June 2016, all demolition and debris removal, asbestos remediation and interior framing of hotel rooms and apartments have been completed. Exterior restoration efforts are well underway and new steel structure and mechanical equipment has been installed on the roof.

## **ESTIMATED SCHEDULE OF PROJECT**

Started Construction	June 2015
Complete Construction	October 2017

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On March 27, 2014, the Downtown Connection TIF District Board of Directors reviewed and recommended approval of a development agreement with Centurion Acquisitions, LP, for TIF funding for the Statler/Library/Jackson Street project in an amount not to exceed \$46,500,000, of which \$43,500,000 is in the form of an Economic Development TIF Grant.

On April 23, 2014, City Council authorized a development agreement with Centurion Acquisitions, LP for redevelopment of the Statler and Old Library buildings and TIF subsidy in an amount not to exceed \$46,500,000 by Resolution Nos. 14-0684 and 14-0685.

Information about this item will be provided to the Economic Development Committee on August 1, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City.

## **PROJECT COUNCIL DISTRICT**

14

### **OWNER**

Centurion Acquisitions, LP

Mehrdad Moayedi, President and CEO  
1221 N. I-35 E  
Carrollton, TX 75006

### **DEVELOPER**

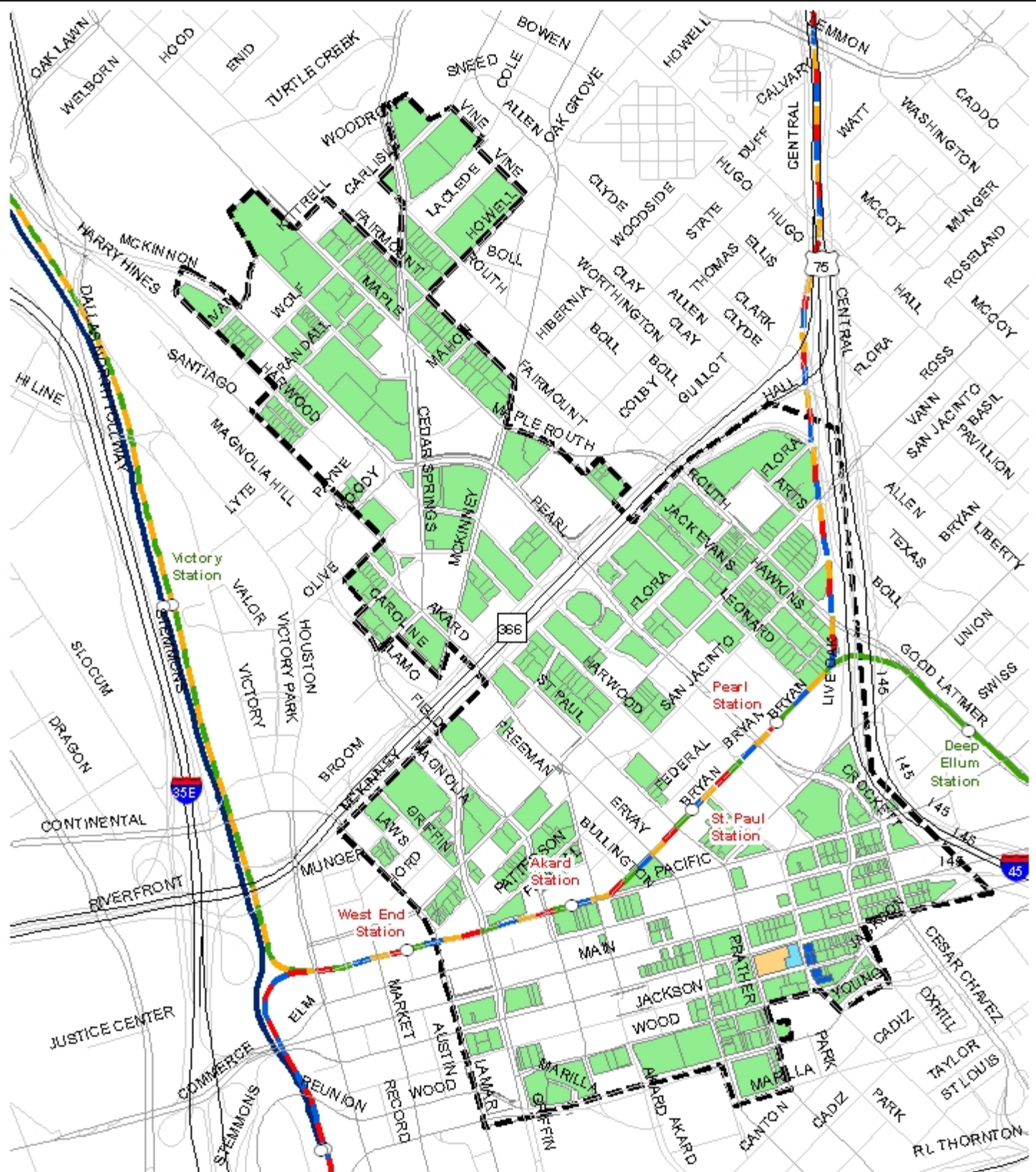
Centurion Acquisitions, LP

Mehrdad Moayedi, President and CEO  
1221 N. I-35 E  
Carrollton, TX 75006

## **MAP**

Attached.

# Statler/Library/Jackson Street Redevelopment Project



**City of Dallas**  
Office of Economic Development



Area Redevelopment Division  
<http://www.Dallas-EcoDev.org>

Created 3/2014

## Legend

- Jackson Street
- Statler Hilton
- Old Dallas Public Library
- Downtown Connection TIF Boundary
- Downtown Connection TIF Parcels
- Properties Outside of TIF
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Trinity Railway Express



August 10, 2016

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, on June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, City of Dallas, Texas ("Downtown Connection TIF District") in accordance with the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment in the Uptown and Downtown areas through the use of tax increment financing by Ordinance No. 26020; as amended; and

**WHEREAS**, on August 29, 2005, City Council authorized the Downtown Connection Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 26096; as amended; and

**WHEREAS**, on March 27, 2014, Downtown Connection TIF District Board of Directors reviewed and recommended approval of a development agreement with Centurion Acquisitions, LP, (the "Developer") for TIF incentives and dedication of TIF funding for eligible project costs (street/utility improvements) in an amount not to exceed \$3,000,000 plus an Economic Development TIF Grant in an amount not to exceed \$43,500,000 for a total not to exceed \$46,500,000 for redevelopment of the buildings located at 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and the properties at 2002 Commerce Street, 210, 300 and 308 S. Harwood Street and 2003 Jackson Street (collectively the "Project"); and

**WHEREAS**, on April 7, 2014, the Economic Development Committee was briefed and recommended approval of TIF funding for Project in an amount not to exceed \$46,500,000; and

**WHEREAS**, on April 23, 2014, City Council authorized a development agreement with the Developer for the Project and approved a TIF subsidy in an amount not to exceed \$46,500,000, by Resolution Nos. 14-0684 and 14-0685; and

**WHEREAS**, the developer desires to pledge its \$46.5 million TIF Subsidy to a Public Finance Authority pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, commonly known as the "Joint Exercise of Powers Law" ("Wisconsin Law"), and the terms of an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement"), in order to issue revenue bonds in accordance with Wisconsin Law for the purpose of financing various types of projects within or outside the State of Wisconsin; and

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**WHEREAS**, the Authority has been authorized to approve the issuance of up to \$46.5 million of Bonds (the "Bonds") to provide part of the financing for the Project, the Bonds to be secured and payable solely by the TIF Subsidy committed pursuant to which the TIF Subsidy will be sold, transferred, conveyed and assigned to the Authority and, as a result, will be paid directly by the City to the Authority or its bond trustee; and

**WHEREAS**, the Authority may not issue bonds to finance a capital improvement in any state or territory or the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing; and

**WHEREAS**, the Authority is therefore seeking approval by the City Council for this financing; and

**WHEREAS**, in furtherance of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Downtown Connection TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City approved economic incentives to Developer, for the Project in the Downtown Connection TIF District; and

**WHEREAS**, the expenditure of TIF funds supporting this Project is consistent with promoting development and redevelopment of the Downtown Connection TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Downtown Connection TIF District.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the out-of-state financing for the Project is approved and the Authority may issue bonds pursuant to Wisconsin Law.

**Section 2.** That this approval is subject to ~~the Authority agreeing to~~ each of the following:

- (a) Developer shall ~~To~~ indemnify the city for all claims arising from the ~~bond~~ Bond issuance, ~~other agreements,~~ 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.

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**Section 2.** (Continued)

- (b) Authority agrees that ~~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 ~~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 ~~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 ~~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 ~~That~~ all statements characterizing the project shall be accurately described.

**Section 3.** That nothing in the resolution shall be construed to require the City to approve future dedications of Downtown Connection TIF revenues (the "TIF Subsidy") from any source of the City funds other than the Downtown Connection TIF District Fund. Any portion of the TIF Subsidy that remains unpaid due to lack or unavailability of Downtown Connection TIF District Funds shall no longer be considered project costs of the Downtown Connection TIF District or the City and the obligation of the Downtown Connection TIF District to pay Centurion Acquisitions, LP shall automatically expire.

**Section 4.** That the TIF Subsidy to be provided to Centurion Acquisition, LP, will be based on the Downtown Connection TIF District's Increment Allocation Policy and Reimbursement Queue for the sharing of future revenues in the Tax Increment Fund, adopted by the Downtown Connection TIF District Board of Directors September 16, 2009.

**Section 5.** That should Centurion Acquisitions, LP, not perform one or more of the contingencies detailed in the executed development agreement for the project, the City Manager is authorized to and may terminate the development agreement and disallow the total TIF Subsidy up to an amount not to exceed \$46,500,000.



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**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.

**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** August 10, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Emergency Management

**CMO:** Eric Campbell, 670-3255

**MAPSCO:** N/A

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**SUBJECT**

Authorize **(1)** acceptance of Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management in an amount not to exceed \$10,000,000 to reimburse emergency response and permanent disaster recovery work efforts by the City as a result of the May 2015 Presidentially Declared Disaster; **(2)** the receipt and deposit of funds from the Federal Emergency Management Agency in an amount not to exceed \$10,000,000; **(3)** the establishment of appropriations in an amount not to exceed \$10,000,000 in the FEMA Public Assistance Fund; and **(4)** execution of the grant agreement and any other documents required - Not to exceed \$10,000,000 - Financing: FEMA Public Assistance Funds

**BACKGROUND**

The FEMA Public Assistance Program provides grants to state, local, and federally recognized tribal governments and certain private non-profit entities to assist them with the response to and recovery from disasters. Specifically, the program provides assistance for debris removal, emergency protective measures, and permanent restoration of infrastructure.

Public Assistance Process: As soon as practicable after a disaster declaration, the grantee (state, territory, or tribe), assisted by FEMA, conducts the Applicant Briefings for state, territorial, local, and tribal officials to inform them of the assistance available and how to apply for it. A Request for Public Assistance must be filed by the grantee within 30 days after the area is designated eligible for assistance. Following the Applicant's Briefing, a Kickoff Meeting is conducted where damages will be discussed, needs assessed, and a plan of action put in place. A combined federal/state/territorial/tribal/local team proceeds with Project Formulation, which is the process of documenting the eligible facility, the eligible work, and the eligible cost for fixing the damages to every public facility identified by State, territorial, tribal, or local representatives.

## **BACKGROUND** (Continued)

Requests for reimbursement of projects must be approved by FEMA prior to receiving reimbursements. If the request is approved by FEMA, funding of the project will be reimbursed at 75% of the total cost of the project. If disapproved, the subrecipient will be notified in writing why the request was denied and will be advised of the right to appeal the determination.

Reimbursements are received incrementally throughout the program period. Reimbursements received are dispersed following approval of eligible projects by FEMA.

The team prepares a Project Worksheet (PW) based on actual costs or on the basis of an estimate for each project.

Public Assistance Projects Categories:

Category A: Debris removal

Category B: Emergency protective measures

Category C: Roads and bridges

Category D: Water control facilities

Category E: Public buildings and contents

Category F: Public utilities

Category G: Parks, recreational, and other facilities

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Public Safety Committee on August 8, 2016.

## **FISCAL INFORMATION**

FEMA Public Assistance Funds - \$10,000,000

August 10, 2016

**WHEREAS**, the Federal Emergency Management Agency through the Texas Department of Public Safety-Texas Division of Emergency Management has made funding available to the City of Dallas under the Public Assistance Program to reimburse emergency response and permanent work recovery efforts; and

**WHEREAS**, reimbursement funds will be distributed to City Departments for work completed in Fiscal Year 15-16 and 16-17; and

**WHEREAS**, the City of Dallas will benefit from reimbursements received due to the May 2015 Presidentially Declared Disaster.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to accept Public Assistance Funds from the Federal Emergency Management Agency of the U.S. Department of Homeland Security passed through the Texas Division of Emergency Management under the Public Assistance Program (Program No. DR-4223, CFDA No. 97.036) to reimburse emergency response and permanent disaster recovery efforts for the period June 1, 2015 through September 30, 2017 in an amount not to exceed \$10,000,000; and execute the grant agreement.

**Section 2.** That the Chief Financial Officer is hereby authorized to deposit the FEMA Public Assistance Funds in Fund F488, Department MGT, Unit ~~1948~~ 1964, Revenue Source Code 6526 in an amount not to exceed \$10,000,000.

**Section 3.** That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$10,000,000 in Fund F488, Department MGT, Unit ~~1948~~ 1964, Object code 3099.

**Section 4.** That the Chief Financial Officer is hereby authorized to ~~reimburse~~ disburse funds in an ~~total~~ amount not to exceed \$10,000,000 from Fund F488, Department MGT, Unit ~~1948~~ 1964, Object Code 3099.

**Section 5.** That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

**Section 6.** That the City Manager shall keep the appropriate City Council Committee informed of all final monitoring reports not later than 30 days after the receipt of the report.

August 10, 2016

**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.

RECEIVED

**SUPPLEMENTAL ADDENDUM TO THE AGENDA**

2016 AUG -6 AM 11:50

CITY SECRETARY  
DALLAS, TEXAS

**CITY COUNCIL MEETING  
WEDNESDAY, AUGUST 10, 2016  
CITY HALL  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A.M.**

**ADDITION:**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Mayor and City Council**

12. Consider a resolution directing the City Secretary to publish a summary of all Council votes on the City's website and setting forth the contents of the summary – Financing – No cost consideration to the City (via Councilmembers Griggs, Medrano, Arnold, Clayton, Kingston)

"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 subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

## ADDENDUM ITEM # 12

**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** August 10, 2016  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Mayor and City Council  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** N/A

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### **SUBJECT**

Consider a resolution directing the City Secretary to publish a summary of all Council votes on the City's website and setting forth the contents of the summary - Financing - No cost consideration to the City (via Councilmembers Griggs, Medrano, Arnold, Clayton, Kingston)

### **BACKGROUND**

The item was placed for consideration at the request of Councilmembers Griggs, Medrano, Arnold, Clayton, Kingston.

### **FISCAL INFORMATION**

No cost consideration to the City

August 10, 2016

**WHEREAS**, the Dallas City Council is supportive of increasing transparency and citizen participation in city government; and

**WHEREAS**, the mere provision of public information is insufficient to create true transparency; the information must be presented in a usable and understandable format; and

**WHEREAS**, it is critically important for citizens to learn how their representatives voted on important issues.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Secretary is directed to publish a summary of all council votes on the city's website not later than close of business on the Friday following council's approval of the minutes recording those votes.

**Section 2.** That the vote summary include, at a minimum, the date, summary description of the item, the names and district numbers of members along with their votes or a notation of their absence or conflict.

**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.



## Memorandum

RECEIVED

2016 JUN 16 AM 10: 27

CITY SECRETARY  
DALLAS, TEXAS



DATE: June 6, 2016

TO: Honorable Mayor Michael Rawlings

SUBJECT: Request to publish summary of all Council Votes

Please place an item on the first available voting agenda to consider a vote to direct the City Secretary to publish a summary of all Council votes on the City's website as indicated on the attached resolution.

Seagriff  
DAFT  
Mark Clayton  
gr

Adam M. ...  
Ch...

Attachment