JANUARY 23, 2019 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated January 23, 2019. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

T.C. Broadnax
City Manager

1/10/2019
Date

M. Elizabeth Reich

Elizabeth Reich
Chief Financial Officer

1-10-19
Date

RECEIVED
2019 JAN 11 PM 2:02
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

COUNCIL AGENDA

January 23, 2019

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

General Information

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

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

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

Reglas de Cortesía

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

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, JANUARY 23, 2019
ORDER OF BUSINESS

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

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 48
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 49 - 50
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 51 - 68

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

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. 19-131 Approval of Minutes of the January 9, 2019 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. 19-94 Authorize settlement of the lawsuit styled Yasmin Alvarez v. City of Dallas, Cause No. DC-18-00696 - Not to exceed $45,000.00 - Financing: Risk Management Funds

Department of Convention and Event Services

3. 19-123 Authorize a professional services contract with Huitt-Zollars, Inc. to provide architectural and engineering services for the assessment of the Reunion Parking Center located at 501 Memorial Drive - Not to exceed $235,000.00 - Financing: Convention Center Capital Construction Funds

Department of Public Works

4. 18-1089 Authorize a professional services contract with Priority Engineering, Inc. for the engineering design of Alley Petition/Target Neighborhood Group 17-1003 (list attached to the Agenda Information Sheet) - Not to exceed $102,784.03 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($86,586.53) and Wastewater Capital Improvement Fund ($16,197.50)

5. 19-41 Authorize a professional services contract with VRX, Inc. for the engineering design of Alley Reconstruction Group 17-6003 (list attached to the Agenda Information Sheet) - Not to exceed $177,178.04 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($146,603.28) and Water Utilities Capital Improvement Funds ($30,574.76)

6. 18-1329 Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc., for the engineering design of Streetscape/Urban Design Group 17-7006 (list attached to the Agenda Information Sheet) - Not to exceed $175,735.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

7. 18-1330 Authorize a professional services contract with Freese and Nichols, Inc., for the engineering design of a thoroughfare improvement project on Military Parkway from Elva Avenue to Rockbluff Drive (Complete Street) - Not to exceed $228,322.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

8. 19-17 Authorize a professional services contract with Lina T. Ramey and Associates, Inc. for the engineering design of a thoroughfare improvement project on Camp Wisdom Road from FM 1382 to Mountain Creek Parkway - Not to exceed $448,558.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

9. 18-1445 Authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of Target Neighborhood and Street Petition Group 17-7007 (list attached to the Agenda Information Sheet) - Not to exceed $446,041.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($336,826.00) and Water Utilities Capital Improvement Funds ($109,215.00)

10. 19-3 Authorize a professional services contract with Bridgefarmer and Associates, Inc. for the engineering design for street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road - Not to exceed $295,742.97 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($289,885.97) and Water Construction Fund ($5,857.00)

11. 18-1242 Authorize a professional services contract with EJES, Inc. for the engineering design of Street Reconstruction Group 17-3005 (list attached to the Agenda Information Sheet) - Not to exceed $255,676.52 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($231,989.01) and Water Utilities Capital Improvement Funds ($23,687.51)

12. 19-40 Authorize a professional services contract with BDS Technologies, Inc. for the engineering design of Street Reconstruction Group 17-4004 (list attached to the Agenda Information Sheet) - Not to exceed $215,913.70 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($176,368.70) and Water Utilities Capital Improvement Funds ($39,545.00)

13. 19-15 Authorize a professional services contract with Burgess & Niple, Inc. for the engineering design of Special Project Group 17-5001 - Not to exceed $1,042,788.73 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($961,788.73) and Water Utilities Capital Improvement Funds ($81,000.00)

14. 19-19 Authorize a professional services contract with APM & Associates, Inc. for the engineering design for the local street reconstruction project on Bonnie View Road from Ann Arbor Avenue to Cummings Street - Not to exceed $167,212.85 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($160,212.85) and Water Utilities Capital Construction Funds ($7,000.00)

15. 18-1446 Authorize a professional services contract with EJES, Inc. for the engineering design of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road - Not to exceed $734,756.61 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($638,799.39) and Water Utilities Capital Improvement Funds ($95,957.22)

16. 19-44 Authorize a construction contract for the construction of Fort Worth Avenue from Sylvan Avenue to West Commerce Street - Tiseo Paving Company, only bidder - Not to exceed $4,991,975.50 - Financing: Capital Projects Reimbursement Fund ($2,000,000.00), Street and Transportation Improvements Fund (2006 Bond Funds) ($2,007,110.50), Water Utilities Capital Improvement Funds ($956,089.00) and Water Utilities Capital Construction Funds ($28,776.00)

17. 19-35 Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation in the design and construction of the Coombs Creek Trail Extension Project; **(2)** the receipt and deposit of funds in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund - Not to exceed $1,800,000.00 - Financing: Capital Projects Reimbursement Fund

18. 19-39 Authorize **(1)** reprogramming of $3,500,000.00 from the Alpha Road from Noel Road to Preston Road Project to the Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project; and **(2)** a professional services contract with Lockwood Andrews & Newnam, Inc. for the engineering design of a thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road - Not to exceed $468,246.82 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds) ($283,115.53), Capital Projects Reimbursement Fund ($153,691.29) and Water Utilities Capital Improvement Funds ($31,440.00)

19. 19-65 Authorize **(1)** acceptance of a $1,500,000.00 donation from the Friends of the Dallas Public Library, Inc. for the 6th Floor Renovation at the J. Erik Jonsson Central Library located at 1515 Young Street; and **(2)** an increase in appropriations in the amount of $1,500,000.00 in the Central Library Gift and Donation Fund - Not to exceed $1,500,000.00 - Financing: Central Library Gift and Donation Funds

20. 19-24 Authorize Supplemental Agreement No. 1 to the professional services contract with Urban Engineers Group, Inc. to provide additional design services including Hydraulic Analysis and a Section 408 Permit application for the Coombs Creek Trail Extension Project - Not to exceed $67,888.00, from $553,160.00 to $621,048.00 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds)

21. 19-38 Authorize an amendment to Resolution No. 18-0524, previously approved on April 11, 2018 for a Local Project Advance Funding Agreement with the Texas Department of Transportation for the design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75 to **(1)** delete any reference to the term "not to exceed"; and **(2)** include a term that the City of Dallas is responsible for any project cost overruns in excess of the Federal and State funding participation as described in the Local Project Advance Funding Agreement - Financing: No cost consideration to the City (see Fiscal Information Section)

Department of Sustainable Development and Construction

22. 18-1137 Authorize acquisition from Jorge Martinez and Lidia Silva Martinez of approximately 5,797 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $70,600.00 ($68,000.00, plus closing costs and title expenses not to exceed $2,600.00) - Financing: 2006 Bond Fund

23. 18-1139 Authorize acquisition, from Jose F. Paredes and Yolanda R. Paredes of approximately 5,772 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $70,000.00 ($66,000.00, plus closing costs and title expenses not to exceed $4,000.00) - Financing: 2006 Bond Fund

24. 18-1143 Authorize acquisition from Jose F. Paredes of approximately 5,720 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $50,000.00 ($47,000.00, plus closing costs and title expenses not to exceed $3,000.00) - Financing: 2006 Bond Fund

25. 18-1147 Authorize acquisition from Juan Antonio Romero and Antonia Romero of approximately 5,252 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $52,000.00 ($48,000.00, plus closing costs and title expenses not to exceed $4,000.00) - Financing: 2006 Bond Fund

26. 19-12 Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement of approximately 3,618 square feet of land from Rosa Elia DeLeon and Ebaristo DeLeon located near the intersection of Winnetka Avenue and Clarendon Drive for the Yarmouth Avenue Wastewater Mains Replacement Project - Not to exceed $21,500.00 ($19,500.00, plus closing costs and title expenses not to exceed $2,000.00) - Financing: Water Utilities Capital Construction Funds

27. 18-1208 An ordinance granting a private license to Mid Elm, LP, for the use of a total of approximately 1,565 square feet of land to occupy, maintain and utilize four planter boxes, an irrigation system, decorative frosted glass sidewalk pavers, a blade premise sign, twenty light fixtures and an existing subsurface basement on portions of Elm Street near its intersection with Akard Street - Revenue: $5,090.00 annually and a $300.00 one-time fee, plus the $20.00 ordinance publication fee

28. 18-1411 An ordinance abandoning a portion of a water and sanitary sewer easement and a utility easement to JAHCO Spring Creek, L.L.C., the abutting owner, containing a total of approximately 8,258 square feet of land, located near the intersection of Beltline and Coit Roads; and authorizing the quitclaim; and providing for the dedication of approximately 8,842 square feet of land needed for water and wastewater easement - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

Office of Budget

29. 19-82 Authorize an amendment to the 2019 City Calendar to **(1)** update the February 13, 2019 off-site City Council Agenda meeting location from To Be Determined (TBD) to Park In The Woods Recreation Center; and **(2)** correct the date for City Council Election from May 11, 2019 to May 4, 2019 - Financing: No cost consideration to the City

Office of Environmental Quality & Sustainability

30. 19-77 Authorize a professional services contract with AECOM Technical Services, Inc. for environmental consulting services to develop a Comprehensive Environmental and Climate Action Plan - Not to exceed $499,969.00 - Financing: Carryout Bag Regulation Fund

Office of Procurement Services

31. 18-1289 Authorize a service contract for the refurbishment of a bio-filter unit for the Water Utilities Department - Evelyn E. Okunoghae dba Preceptor Pad, lowest responsible bidder of two - Not to exceed $169,379.56 - Financing: Dallas Water Utilities Fund (subject to appropriations)

32. 19-61 Authorize a three-year professional consulting contract for program compliance and training for the Housing and Neighborhood Revitalization Department - TDA Consulting, Inc., most advantageous prosper of two - Not to exceed $1,481,484.21 - Financing: Community Development Block Grant Funds (subject to annual appropriations)

33. 18-1388 Authorize a five-year service contract for maintenance and support for service request and work order management software for the Department of Dallas Animal Services - HLP, Inc., sole source - Not to exceed $137,760.00 - Financing: General Fund (subject to annual appropriations)

34. 18-1134 Authorize a three-year service price agreement for the maintenance and repair of electrical switchgears - National Switchgear Systems North Texas, Inc. dba National Field Services, lowest responsible bidder of two - Estimated amount of $5,161,513.00 - Financing: General Fund ($904,000.00), Dallas Water Utilities Fund ($3,054,680.00), Stormwater Drainage Management Fund ($797,433.00), and Aviation Fund ($405,400.00)

35. 18-1359 Authorize a three-year service price agreement for grounds maintenance for medians, rights-of-way, vacant lots, and residential properties - Good Earth Corporation in an estimated amount of $10,983,415.00, The Ashelyn Group, LLC in an estimated amount of $290,000.00, and Tremaine Hall, Individually dba Stellar Execucare Cleaning in an estimated amount of $5,700.00, lowest responsible bidders of six - Total estimated amount of $11,279,115.00 - Financing: General Fund ($10,803,635.00), Sanitation Services Fund ($290,000.00), Dallas Water Utilities Fund ($155,480.00), and Data Services Fund ($30,000.00)

36. 18-1429 Authorize a three-year service price agreement for citywide window washing - Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad in the amount of $589,245.00, D&A Building Services, Inc. in the amount of $90,095.00, City Wide Building Services in the amount of $36,680.00, and Members Building Maintenance, LLC in the amount of $21,600.00, lowest responsible bidders of five - Total not to exceed $737,620.00 - Financing: General Fund ($200,250.00) and Aviation Fund ($537,370.00)

37. 18-1443 Authorize a three-year service price agreement for vehicle and equipment collision appraisal services for the Equipment and Fleet Management Department - Choice TPA, LLC, lowest responsible bidder of four - Not to exceed $310,875.00 - Financing: Equipment and Fleet Management Fund

38. 19-36 Authorize a three-year service price agreement for air blower, compressor, and dryer repair services citywide - Lone Star Blower, Inc. in the amount of $1,591,465.00, FCX Performance, Inc. dba Pierce Pump Co. in the amount of $721,257.50, and August Industries, Inc. in the amount of $39,338.00, most advantageous proposers of three - Total not to exceed $2,352,060.50 - Financing: Equipment and Fleet Management Fund ($9,062.50), Dallas Water Utilities Fund ($2,215,423.00), Convention and Event Services Fund ($124,575.00), and Aviation Fund ($3,000.00)

39. 19-43 Authorize a three-year service price agreement for citywide on-site replacement of window glass and glass repairs - Peruna Glass, Inc. dba Glass Doctor of North Texas, lowest responsible bidder of three - Not to exceed $538,701.35 - Financing: General Fund ($475,367.15), Convention and Event Services Fund ($36,212.50), Dallas Water Utilities Fund ($21,348.50), and Aviation Fund ($5,773.20)

40. 19-54 Authorize a one-year agreement for excess workers' compensation insurance through an intergovernmental agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2019 through January 31, 2020 - Not to exceed $800,000.00 - Financing: Workers' Compensation Fund

41. 19-57 Authorize the second of three, two-year renewal options, to the professional services contract with MuniServices, LLC for franchise fee compliance and recovery services for the Office of the City Auditor - Estimated Total Net Revenue: $172,350.00 (see Fiscal Information)

42. 19-84 Authorize a three-year master agreement for the purchase of waste and recycling collection roll carts for the Department of Sanitation Services with Toter, LLC through the National Intergovernmental Purchasing Alliance Company cooperative agreement - Estimated amount of $4,500,000.00 - Financing: Sanitation Services Fund

43. 18-1417 Authorize a five-year master agreement for the purchase of protective clothing and equipment for field personnel citywide - Safety Supply, Inc. in an estimated amount of $1,964,918.78, Fisher Scientific Company LLC in an estimated amount of $693,603.47, Ritz Safety LLC in an estimated amount of $577,248.62, Saf-T-Glove, Inc. in an estimated amount of $429,299.67, MSC Industrial Supply in an estimated amount of $364,977.86, Mavich LLC in an estimated amount of $341,769.25, Safeware, Inc. in an estimated amount of $327,855.53, and M.A.N.S. Distributors, Inc. in an estimated amount of $2,238.71, lowest responsible bidders of ten - Total estimated amount of $4,701,911.89 - Financing: General Fund ($2,606,971.66), Dallas Water Utilities Fund ($1,734,104.87), Sanitation Services Fund ($120,608.59), Stormwater Drainage Management Fund ($114,893.87), Aviation Fund ($44,968.09), Equipment and Fleet Management Fund ($35,099.59), Convention and Event Services Fund ($23,284.90), Building Inspection Fund ($14,299.06), and 2018-19 Community Development Block Grant Funds ($7,681.26)

44. 19-58 Authorize an increase to the master agreement for the purchase of bedding plants, trees, and seed for citywide use with SRH Trees, Inc. in the amount of $306,718.00, from $1,226,872.00 to $1,533,590.00, Justin Seed Company, Inc. in the amount of $48,470.00, from $193,880.00 to $242,350.00, and Southwest Wholesale Nursery in the amount of $35,888.00, from $143,552.00 to $179,440.00 - Total not to exceed $391,076.00, from $1,564,304.00 to $1,955,380.00 - Financing: General Fund ($145,538.00), Reforestation Fund ($170,538.00), and Stormwater Drainage Management Fund ($75,000.00)

Park & Recreation Department

45. 19-70 Authorize **(1)** a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for schematic design, design development, construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive; **(2)** the receipt and deposit of funds in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund - Not to exceed $832,258.00 - Financing: Capital Project Reimbursement Fund

46. 19-69 Authorize a construction contract for surfacing renovations of three spraygrounds at Pemberton Hill Park located at 6424 Elam Road, Danieldale Park located at 3000 West Wheatland Road, and Lake Highlands North Park located at 9344 Church Road - Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards, lowest responsible bidder of two - Not to exceed $107,255.00 - Financing: Park Improvement Fund

Water Utilities Department

47. 18-1122 Authorize professional services contracts with seven consulting firms to provide engineering services for the replacement and rehabilitation of water and wastewater mains at 166 locations (list attached to the Agenda Information Sheet) - Kimley-Horn Associates, Inc. in the amount of $830,041.00, Binkley & Barfield, Inc. in the amount of $1,187,375.00, Gresham Smith in the amount of $1,415,413.95, BGE, Inc. in the amount of $1,047,510.00, Hayden Consultants, Inc. in the amount of $1,327,445.00, Criado & Associates, Inc. in the amount of $1,085,516.75, and Pacheco Koch Consulting Engineers, Inc. in the amount of $1,173,748.09 - Total not to exceed $8,067,049.79 - Financing: Water Utilities Clean Water TWDB Fund ($3,857,858.28) and Water Utilities Drinking Water TWDB Fund ($4,209,191.51)

48. 19-55 Authorize an increase in the construction services contract with Ark Contracting Services, LLC for emergency work associated with the replacement of a 24-inch wastewater main - Not to exceed $1,340,715.00, from $12,291,878.00 to $13,632,593.00 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

49. 19-132 Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

ITEMS FOR FURTHER CONSIDERATION

Department of Sustainable Development and Construction

50. 19-64 An ordinance abandoning a portion of an alley (also known as Howland Street) to OR Asset Holdings, L.P., the abutting owner, containing approximately 3,588 square feet of land, located near the intersection of Howland and Routh Streets; and authorizing the quitclaim; and providing for the dedication of approximately 3,651 square feet of land needed for a wastewater easement - Revenue: $640,458.00, plus the $20.00 ordinance publication fee (This item was deferred on November 28, 2018 and December 12, 2018)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Sustainable Development and Construction

ZONING CASES - CONSENT

51. 19-104 A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 844 by creating a new subdistrict on property zoned an R-7.5(A) Single Family District, on the south side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z178-254(JM)

52. 19-105 A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for Townhouse District uses on property zoned an R-7.5(A) Single Family District, generally bounded by Ridan Lane, Cherry Laurel Lane, Sportsmans Parkway, and Cavalcade Drive
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z178-308(PD)

53. 19-108 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the placement of fill material use on property zoned an R-10(A) Single Family District at the intersection of Dixie Garden Lane, Dixie Garden Court, and Cliff Haven Drive
Recommendation of Staff and CPC: Approval for a three-year period, subject to a Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, an Operations plan, and conditions
Z178-337(PD)

54. 19-109 A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 936 by creating a new subdistrict on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west side of Bexar Street, south of Vesper Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan, a revised landscape plan, and conditions
Z178-357(JM)

55. 19-110 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street between Martin Luther King Jr. Boulevard and Lenway Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z178-361(CT)

56. 19-112 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-380(CY)

57. 19-113 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Specific Use Permit for a commercial amusement (inside) use limited to a live music venue; and **(2)** an ordinance terminating Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of North Crowdus Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions, and approval of the termination of Specific Use Permit No. 1707
Z178-381(JM)

58. 19-116 A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road
Recommendation of Staff and CPC: Approval
Z178-385(AM)

59. 19-117 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-386(JM)

60. 19-118 A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue
Recommendation of Staff and CPC: Approval
Z178-389(CT)

ZONING CASES - INDIVIDUAL

61. 19-103 A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan, and conditions
Z178-162(JM)

62. 19-115 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue
Recommendation of Staff: Approval for a three-year period, subject to conditions
Recommendation of CPC: Approval for a two-year period, subject to conditions
Z178-387(JM)

THOROUGHFARE PLAN AMENDMENTS

Department of Transportation

63. 19-62 A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of: **(1)** Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; **(2)** Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; **(3)** Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and **(4)** Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

64. 19-63 A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

MISCELLANEOUS HEARINGS

Mayor and City Council Office

65. 19-89 A public hearing to receive comments on and consideration of authorizing a public hearing to consider an amendment to Section 51A-8.403 of Chapter 51A of the Dallas Development Code to provide notice requirements for replatting nonresidential property - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Deputy Mayor Pro Tem Medrano, Clayton, Narvaez)

66. 19-111 A public hearing to receive comments on and consideration of authorizing a public hearing to amend the Antioch Church Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the southeast corner of Austin Street and Pacific Avenue; consideration is to be given to amending Section 51A-7.1007.2 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Clayton, Narvaez, Greyson)

67. 19-106 A public hearing to receive comments on and consideration of authorizing a public hearing to amend the Purse Building Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the northeast corner of Elm Street and Record Street; consideration is to be given to amending Section 51A-7.1007.1 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Clayton, Narvaez, Greyson)

Water Utilities Department

68. 19-72 A public hearing to receive comments regarding, and approval of, an amendment to Chapter 51A, "Dallas Development Code", Section 51A-5.102, of the Dallas City Code to adopt the Dallas County flood insurance study and accompanying flood insurance rate maps, as revised, which become effective on March 21, 2019, as a requirement of the Federal Emergency Management Agency - Financing: No cost consideration to the City

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

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

Agenda Date: January 23, 2019

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	V	N/A	N/A	Approval of Minutes of the January 9, 2019 City Council Meeting
2.	N/A	C	ATT	$45,000.00	Authorize settlement of the lawsuit styled Yasmin Alvarez v. City of Dallas, Cause No. DC-18-00696 - Not to exceed $45,000.00 - Financing: Risk Management Funds
3.	2	C	CES	$235,000.00	Authorize a professional services contract with Huitt-Zollars, Inc. to provide architectural and engineering services for the assessment of the Reunion Parking Center located at 501 Memorial Drive - Not to exceed $235,000.00 - Financing: Convention Center Capital Construction Funds
4.	1, 2, 3, 9, 12	C	PBW	$102,784.03	Authorize a professional services contract with Priority Engineering, Inc. for the engineering design of Alley Petition/Target Neighborhood Group 17-1003 (list attached to the Agenda Information Sheet) - Not to exceed $102,784.03 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($86,586.53) and Wastewater Capital Improvement Fund ($16,197.50)
5.	6	C	PBW	$177,178.04	Authorize a professional services contract with VRX, Inc. for the engineering design of Alley Reconstruction Group 17-6003 (list attached to the Agenda Information Sheet) - Not to exceed $177,178.04 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($146,603.28) and Water Utilities Capital Improvement Funds ($30,574.76)
6.	7	C	PBW	$175,735.00	Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc., for the engineering design of Streetscape/Urban Design Group 17-7006 (list attached to the Agenda Information Sheet) - Not to exceed $175,735.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
7.	5	C	PBW	$228,322.00	Authorize a professional services contract with Freese and Nichols, Inc., for the engineering design of a thoroughfare improvement project on Military Parkway from Elva Avenue to Rockbluff Drive (Complete Street) - Not to exceed $228,322.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
8.	3	C	PBW	$448,558.00	Authorize a professional services contract with Lina T. Ramey and Associates, Inc. for the engineering design of a thoroughfare improvement project on Camp Wisdom Road from FM 1382 to Mountain Creek Parkway - Not to exceed $448,558.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
9.	7	C	PBW	$446,041.00	Authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of Target Neighborhood and Street Petition Group 17-7007 (list attached to the Agenda Information Sheet) - Not to exceed $446,041.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($336,826.00) and Water Utilities Capital Improvement Funds ($109,215.00)
10.	13	C	PBW	$295,742.97	Authorize a professional services contract with Bridgefarmer and Associates, Inc. for the engineering design for street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road - Not to exceed $295,742.97 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($289,885.97) and Water Construction Fund ($5,857.00)
11.	3, 4	C	PBW	$255,676.52	Authorize a professional services contract with EJES, Inc. for the engineering design of Street Reconstruction Group 17-3005 (list attached to the Agenda Information Sheet) - Not to exceed $255,676.52 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($231,989.01) and Water Utilities Capital Improvement Funds ($23,687.51)
12.	4	C	PBW	$215,913.70	Authorize a professional services contract with BDS Technologies, Inc. for the engineering design of Street Reconstruction Group 17-4004 (list attached to the Agenda Information Sheet) - Not to exceed $215,913.70 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($176,368.70) and Water Utilities Capital Improvement Funds ($39,545.00)
13.	5	C	PBW	$1,042,788.73	Authorize a professional services contract with Burgess & Niple, Inc. for the engineering design of Special Project Group 17-5001 - Not to exceed $1,042,788.73 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($961,788.73) and Water Utilities Capital Improvement Funds ($81,000.00)
14.	4	C	PBW	$167,212.85	Authorize a professional services contract with APM & Associates, Inc. for the engineering design for the local street reconstruction project on Bonnie View Road from Ann Arbor Avenue to Cummings Street - Not to exceed $167,212.85 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($160,212.85) and Water Utilities Capital Construction Funds ($7,000.00)
15.	5, 7, 8	C	PBW	$734,756.61	Authorize a professional services contract with EJES, Inc. for the engineering design of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road - Not to exceed $734,756.61 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($638,799.39) and Water Utilities Capital Improvement Funds ($95,957.22)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
16.	6	C	PBW	$4,991,975.50	Authorize a construction contract for the construction of Fort Worth Avenue from Sylvan Avenue to West Commerce Street - Tiseo Paving Company, only bidder - Not to exceed $4,991,975.50 - Financing: Capital Projects Reimbursement Fund ($2,000,000.00), Street and Transportation Improvements Fund (2006 Bond Funds) ($2,007,110.50), Water Utilities Capital Improvement Funds ($956,089.00) and Water Utilities Capital Construction Funds ($28,776.00)
17.	1	C	PBW	$1,800,000.00	Authorize (1) a Project Specific Agreement with Dallas County for funding participation in the design and construction of the Coombs Creek Trail Extension Project; (2) the receipt and deposit of funds in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund; and (3) an increase in appropriations in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund - Not to exceed $1,800,000.00 - Financing: Capital Projects Reimbursement Fund
18.	11	C	PBW	$468,246.82	Authorize (1) reprogramming of $3,500,000.00 from the Alpha Road from Noel Road to Preston Road Project to the Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project; and (2) a professional services contract with Lockwood Andrews & Newnam, Inc. for the engineering design of a thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road - Not to exceed $468,246.82 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds) ($283,115.53), Capital Projects Reimbursement Fund ($153,691.29) and Water Utilities Capital Improvement Funds ($31,440.00)
19.	2	C	PBW	$1,500,000.00	Authorize (1) acceptance of a $1,500,000.00 donation from the Friends of the Dallas Public Library, Inc. for the 6th Floor Renovation at the J. Erik Jonsson Central Library located at 1515 Young Street; and (2) an increase in appropriations in the amount of $1,500,000.00 in the Central Library Gift and Donation Fund - Not to exceed $1,500,000.00 - Financing: Central Library Gift and Donation Funds
20.	1	C	PBW	$67,888.00	Authorize Supplemental Agreement No. 1 to the professional services contract with Urban Engineers Group, Inc. to provide additional design services including Hydraulic Analysis and a Section 408 Permit application for the Coombs Creek Trail Extension Project - Not to exceed $67,888.00, from $553,160.00 to $621,048.00 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds)
21.	10, 13	C	PBW	NC	Authorize an amendment to Resolution No. 18-0524, previously approved on April 11, 2018 for a Local Project Advance Funding Agreement with the Texas Department of Transportation for the design and construction of the

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75 to (1) delete any reference to the term "not to exceed"; and (2) include a term that the City of Dallas is responsible for any project cost overruns in excess of the Federal and State funding participation as described in the Local Project Advance Funding Agreement - Financing: No cost consideration to the City (see Fiscal Information Section)
22.	4	C	DEV	$70,600.00	Authorize acquisition from Jorge Martinez and Lidia Silva Martinez of approximately 5,797 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $70,600.00 ($68,000.00, plus closing costs and title expenses not to exceed $2,600.00) - Financing: 2006 Bond Fund
23.	4	C	DEV	$70,000.00	Authorize acquisition, from Jose F. Paredes and Yolanda R. Paredes of approximately 5,772 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $70,000.00 ($66,000.00, plus closing costs and title expenses not to exceed $4,000.00) - Financing: 2006 Bond Fund
24.	4	C	DEV	$50,000.00	Authorize acquisition from Jose F. Paredes of approximately 5,720 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $50,000.00 ($47,000.00, plus closing costs and title expenses not to exceed $3,000.00) - Financing: 2006 Bond Fund
25.	4	C	DEV	$52,000.00	Authorize acquisition from Juan Antonio Romero and Antonia Romero of approximately 5,252 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $52,000.00 ($48,000.00, plus closing costs and title expenses not to exceed $4,000.00) - Financing: 2006 Bond Fund
26.	1	C	DEV	$21,500.00	Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement of approximately 3,618 square feet of land from Rosa Elia DeLeon and Ebaristo DeLeon located near the intersection of Winnetka Avenue and Clarendon Drive for the Yarmouth Avenue Wastewater Mains Replacement Project - Not to exceed $21,500.00 ($19,500.00, plus closing costs and title expenses not to exceed $2,000.00) - Financing: Water Utilities Capital Construction Funds

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
27.	14	C	DEV	REV $5,390.00	An ordinance granting a private license to Mid Elm, LP, for the use of a total of approximately 1,565 square feet of land to occupy, maintain and utilize four planter boxes, an irrigation system, decorative frosted glass sidewalk pavers, a blade premise sign, twenty light fixtures and an existing subsurface basement on portions of Elm Street near its intersection with Akard Street - Revenue: $5,090.00 annually and a $300.00 one-time fee, plus the $20.00 ordinance publication fee
28.	11	C	DEV	REV $5,400.00	An ordinance abandoning a portion of a water and sanitary sewer easement and a utility easement to JAHCO Spring Creek, L.L.C., the abutting owner, containing a total of approximately 8,258 square feet of land, located near the intersection of Beltline and Coit Roads; and authorizing the quitclaim; and providing for the dedication of approximately 8,842 square feet of land needed for water and wastewater easement - Revenue: $5,400.00, plus the $20.00 ordinance publication fee
29.	N/A	C	OFS	NC	Authorize an amendment to the 2019 City Calendar to (1) update the February 13, 2019 off-site City Council Agenda meeting location from To Be Determined (TBD) to Park In The Woods Recreation Center; and (2) correct the date for City Council Election from May 11, 2019 to May 4, 2019 - Financing: No cost consideration to the City
30.	All	C	OEQ	$499,969.00	Authorize a professional services contract with AECOM Technical Services, Inc. for environmental consulting services to develop a Comprehensive Environmental and Climate Action Plan - Not to exceed $499,969.00 - Financing: Carryout Bag Regulation Fund
31.	8	C	PBD	$169,379.56	Authorize a service contract for the refurbishment of a bio-filter unit for the Water Utilities Department - Evelyn E. Okunoghae dba Preceptor Pad, lowest responsible bidder of two - Not to exceed $169,379.56 - Financing: Dallas Water Utilities Fund (subject to appropriations)
32.	All	C	PBD	GT	Authorize a three-year professional consulting contract for program compliance and training for the Housing and Neighborhood Revitalization Department - TDA Consulting, Inc., most advantageous prosper of two - Not to exceed $1,481,484.21 - Financing: Community Development Block Grant Funds (subject to annual appropriations)
33.	All	C	PBD	$137,760.00	Authorize a five-year service contract for maintenance and support for service request and work order management software for the Department of Dallas Animal Services - HLP, Inc., sole source - Not to exceed $137,760.00 - Financing: General Fund (subject to annual appropriations)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
34.	All	C	PBD	$5,161,513.00	Authorize a three-year service price agreement for the maintenance and repair of electrical switchgears - National Switchgear Systems North Texas, Inc. dba National Field Services, lowest responsible bidder of two - Estimated amount of $5,161,513.00 - Financing: General Fund ($904,000.00), Dallas Water Utilities Fund ($3,054,680.00), Stormwater Drainage Management Fund ($797,433.00), and Aviation Fund ($405,400.00)
35.	All	C	PBD	$11,279,115.00	Authorize a three-year service price agreement for grounds maintenance for medians, rights-of-way, vacant lots, and residential properties - Good Earth Corporation in an estimated amount of $10,983,415.00, The Ashelyn Group, LLC in an estimated amount of $290,000.00, and Tremaine Hall, Individually dba Stellar Execucare Cleaning in an estimated amount of $5,700.00, lowest responsible bidders of six - Total estimated amount of $11,279,115.00 - Financing: General Fund ($10,803,635.00), Sanitation Services Fund ($290,000.00), Dallas Water Utilities Fund ($155,480.00), and Data Services Fund ($30,000.00)
36.	All	C	PBD	$737,620.00	Authorize a three-year service price agreement for citywide window washing - Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad in the amount of $589,245.00, D&A Building Services, Inc. in the amount of $90,095.00, City Wide Building Services in the amount of $36,680.00, and Members Building Maintenance, LLC in the amount of $21,600.00, lowest responsible bidders of five - Total not to exceed $737,620.00 - Financing: General Fund ($200,250.00) and Aviation Fund ($537,370.00)
37.	All	C	PBD	$310,875.00	Authorize a three-year service price agreement for vehicle and equipment collision appraisal services for the Equipment and Fleet Management Department - Choice TPA, LLC, lowest responsible bidder of four - Not to exceed $310,875.00 - Financing: Equipment and Fleet Management Fund
38.	All	C	PBD	$2,352,060.50	Authorize a three-year service price agreement for air blower, compressor, and dryer repair services citywide - Lone Star Blower, Inc. in the amount of $1,591,465.00, FCX Performance, Inc. dba Pierce Pump Co. in the amount of $721,257.50, and August Industries, Inc. in the amount of $39,338.00, most advantageous proposers of three - Total not to exceed $2,352,060.50 - Financing: Equipment and Fleet Management Fund ($9,062.50), Dallas Water Utilities Fund ($2,215,423.00), Convention and Event Services Fund ($124,575.00), and Aviation Fund ($3,000.00)
39.	All	C	PBD	$538,701.35	Authorize a three-year service price agreement for citywide on-site replacement of window glass and glass repairs - Peruna Glass, Inc. dba Glass Doctor of North Texas, lowest responsible bidder of three - Not to

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					exceed $538,701.35 - Financing: General Fund ($475,367.15), Convention and Event Services Fund ($36,212.50), Dallas Water Utilities Fund ($21,348.50), and Aviation Fund ($5,773.20)
40.	All	C	PBD	$800,000.00	Authorize a one-year agreement for excess workers' compensation insurance through an intergovernmental agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2019 through January 31, 2020 - Not to exceed $800,000.00 - Financing: Workers' Compensation Fund
41.	All	C	PBD	REV $172,350.00	Authorize the second of three, two-year renewal options, to the professional services contract with MuniServices, LLC for franchise fee compliance and recovery services for the Office of the City Auditor - Estimated Total Net Revenue: $172,350.00 (see Fiscal Information)
42.	All	C	PBD	$4,500,000.00	Authorize a three-year master agreement for the purchase of waste and recycling collection roll carts for the Department of Sanitation Services with Toter, LLC through the National Intergovernmental Purchasing Alliance Company cooperative agreement - Estimated amount of $4,500,000.00 - Financing: Sanitation Services Fund
43.	All	C	PBD	$4,701,911.89	Authorize a five-year master agreement for the purchase of protective clothing and equipment for field personnel citywide - Safety Supply, Inc. in an estimated amount of $1,964,918.78, Fisher Scientific Company LLC in an estimated amount of $693,603.47, Ritz Safety LLC in an estimated amount of $577,248.62, Saf-T-Glove, Inc. in an estimated amount of $429,299.67, MSC Industrial Supply in an estimated amount of $364,977.86, Mavich LLC in an estimated amount of $341,769.25, Safeware, Inc. in an estimated amount of $327,855.53, and M.A.N.S. Distributors, Inc. in an estimated amount of $2,238.71, lowest responsible bidders of ten - Total estimated amount of $4,701,911.89 - Financing: General Fund ($2,606,971.66), Dallas Water Utilities Fund ($1,734,104.87), Sanitation Services Fund ($120,608.59), Stormwater Drainage Management Fund ($114,893.87), Aviation Fund ($44,968.09), Equipment and Fleet Management Fund ($35,099.59), Convention and Event Services Fund ($23,284.90), Building Inspection Fund ($14,299.06), and 2018-19 Community Development Block Grant Funds ($7,681.26)
44.	All	C	PBD	$391,076.00	Authorize an increase to the master agreement for the purchase of bedding plants, trees, and seed for citywide use with SRH Trees, Inc. in the amount of $306,718.00, from $1,226,872.00 to $1,533,590.00, Justin Seed Company, Inc. in the amount of $48,470.00, from $193,880.00 to $242,350.00, and

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Southwest Wholesale Nursery in the amount of $35,888.00, from $143,552.00 to $179,440.00 - Total not to exceed $391,076.00, from $1,564,304.00 to $1,955,380.00 - Financing: General Fund ($145,538.00), Reforestation Fund ($170,538.00), and Stormwater Drainage Management Fund ($75,000.00)
45.	7	C	PKR	$832,258.00	Authorize (1) a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for schematic design, design development, construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive; (2) the receipt and deposit of funds in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund; and (3) an increase in appropriations in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund - Not to exceed $832,258.00 - Financing: Capital Project Reimbursement Fund
46.	5, 8, 10	C	PKR	$107,255.00	Authorize a construction contract for surfacing renovations of three spraygrounds at Pemberton Hill Park located at 6424 Elam Road, Danieldale Park located at 3000 West Wheatland Road, and Lake Highlands North Park located at 9344 Church Road - Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards, lowest responsible bidder of two - Not to exceed $107,255.00 - Financing: Park Improvement Fund
47.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	C	WTR	$8,067,049.79	Authorize professional services contracts with seven consulting firms to provide engineering services for the replacement and rehabilitation of water and wastewater mains at 166 locations (list attached to the Agenda Information Sheet) - Kimley-Horn Associates, Inc. in the amount of $830,041.00, Binkley & Barfield, Inc. in the amount of $1,187,375.00, Gresham Smith in the amount of $1,415,413.95, BGE, Inc. in the amount of $1,047,510.00, Hayden Consultants, Inc. in the amount of $1,327,445.00, Criado & Associates, Inc. in the amount of $1,085,516.75, and Pacheco Koch Consulting Engineers, Inc. in the amount of $1,173,748.09 - Total not to exceed $8,067,049.79 - Financing: Water Utilities Clean Water TWDB Fund ($3,857,858.28) and Water Utilities Drinking Water TWDB Fund ($4,209,191.51)
48.	5	C	WTR	$1,340,715.00	Authorize an increase in the construction services contract with Ark Contracting Services, LLC for emergency work associated with the replacement of a 24-inch wastewater main - Not to exceed $1,340,715.00, from $12,291,878.00 to $13,632,593.00 - Financing: Water Utilities Capital

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Improvement Funds
49.	N/A	I	SEC	NC	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
50.	14	I	DEV	REV $640,458.00	An ordinance abandoning a portion of an alley (also known as Howland Street) to OR Asset Holdings, L.P., the abutting owner, containing approximately 3,588 square feet of land, located near the intersection of Howland and Routh Streets; and authorizing the quitclaim; and providing for the dedication of approximately 3,651 square feet of land needed for a wastewater easement - Revenue: $640,458.00, plus the $20.00 ordinance publication fee (This item was deferred on November 28, 2018 and December 12, 2018)
51.	5	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 844 by creating a new subdistrict on property zoned an R-7.5(A) Single Family District, on the south side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions Z178-254(JM)
52.	3	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for Townhouse District uses on property zoned an R-7.5(A) Single Family District, generally bounded by Ridan Lane, Cherry Laurel Lane, Sportsmans Parkway, and Cavalcade Drive Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions Z178-308(PD)
53.	3	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the placement of fill material use on property zoned an R-10(A) Single Family District at the intersection of Dixie Garden Lane, Dixie Garden Court, and Cliff Haven Drive Recommendation of Staff and CPC: Approval for a three-year period, subject to a Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, an Operations plan, and conditions Z178-337(PD)
54.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					ordinance granting an expansion of Planned Development District No. 936 by creating a new subdistrict on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west side of Bexar Street, south of Vesper Street Recommendation of Staff and CPC: Approval, subject to a revised development plan, a revised landscape plan, and conditions Z178-357(JM)
55.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street between Martin Luther King Jr. Boulevard and Lenway Street Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions Z178-361(CT)
56.	3	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions Z178-380(CY)
57.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and (1) an ordinance granting a Specific Use Permit for a commercial amusement (inside) use limited to a live music venue; and (2) an ordinance terminating Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of North Crowdus Street Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions, and approval of the termination of Specific Use Permit No. 1707 Z178-381(JM)
58.	9	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					north line of East Northwest Highway, east of Shiloh Road Recommendation of Staff and CPC: Approval Z178-385(AM)
59.	11	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions Z178-386(JM)
60.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue Recommendation of Staff and CPC: Approval Z178-389(CT)
61.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan, and conditions Z178-162(JM)
62.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue Recommendation of Staff: Approval for a three-year period, subject to conditions Recommendation of CPC: Approval for a two-year period, subject to conditions Z178-387(JM)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
63.	2, 14	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
64.	1	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
65.	N/A	PH	MCC	NC	A public hearing to receive comments on and consideration of authorizing a public hearing to consider an amendment to Section 51A-8.403 of Chapter 51A of the Dallas Development Code to provide notice requirements for replatting nonresidential property - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Deputy Mayor Pro Tem Medrano, Clayton, Narvaez)
66.	14	PH	MCC	NC	A public hearing to receive comments on and consideration of authorizing a public hearing to amend the Antioch Church Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the southeast corner of Austin Street and Pacific Avenue; consideration is to be given to amending Section 51A-7.1007.2 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Clayton, Narvaez, Greyson)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
67.	14	PH	MCC	NC	A public hearing to receive comments on and consideration of authorizing a public hearing to amend the Purse Building Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the northeast corner of Elm Street and Record Street; consideration is to be given to amending Section 51A-7.1007.1 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Clayton, Narvaez, Greyson)
68.	All	PH	WTR	NC	A public hearing to receive comments regarding, and approval of, an amendment to Chapter 51A, "Dallas Development Code", Section 51A-5.102, of the Dallas City Code to adopt the Dallas County flood insurance study and accompanying flood insurance rate maps, as revised, which become effective on March 21, 2019, as a requirement of the Federal Emergency Management Agency - Financing: No cost consideration to the City

TOTAL $55,590,178.86

Agenda Information Sheet

File #: 19-131 **Item #:** 1.

SUBJECT

Approval of Minutes of the January 9, 2019 City Council Meeting

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 19-94 **Item #:** 2.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize settlement of the lawsuit styled Yasmin Alvarez v. City of Dallas, Cause No. DC-18-00696 - Not to exceed $45,000.00 - Financing: Risk Management Funds

BACKGROUND

Plaintiff Yasmin Alvarez filed a lawsuit against the City of Dallas seeking compensation for alleged bodily injuries and other damages sustained in an automobile collision on June 27, 2017, involving a Dallas Police Department vehicle. The City and Ms. Alvarez have reached a proposed settlement subject to Council approval. Plaintiff is represented by The Franklin Law Firm.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this item on January 18, 2019.

FISCAL INFORMATION

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

Risk Management Funds - $45,000.00

powered by Legistar™

January 23, 2019

WHEREAS, a lawsuit styled Yasmin Alvarez v. City of Dallas, Cause No. DC-18-00696, was filed by the plaintiff, Yasmin Alvarez, seeking compensation from the City of Dallas for alleged bodily injuries and other damages sustained in an automobile collision on June 27, 2017, involving a Dallas Police Department vehicle; and

WHEREAS, the plaintiff has agreed to a settlement of the case whereby the City will pay Yasmin Alvarez, The Franklin Law Firm, and all other persons having an interest in the settlement proceeds, the total amount of $45,000.00; and

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

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit, styled Yasmin Alvarez v. City of Dallas, Cause No. DC-18-00696, in an amount not to exceed $45,000.00, is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Yasmin Alvarez, The Franklin Law Firm, and all other persons having an interest in the settlement proceeds, the amount of $45,000.00, from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor CTORM001.

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

Agenda Information Sheet

File #: 19-123 **Item #:** 3.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Convention and Event Services

EXECUTIVE: Joey Zapata

SUBJECT

Authorize a professional services contract with Huitt-Zollars, Inc. to provide architectural and engineering services for the assessment of the Reunion Parking Center located at 501 Memorial Drive - Not to exceed $235,000.00 - Financing: Convention Center Capital Construction Funds

BACKGROUND

In August 2015, the Public Works Department began the two-step Request for Qualifications (RFQ) / Request for Proposals (RFP) process to procure Architectural/Engineering and Consulting Services for Fiscal Years 2015-2018 (BFZ1523). From the pool of firms submitting qualifications, firms were short-listed based on a matrix submitted with the RFQ that allowed the respondents to indicate the types of services provided by their firms. Consultant qualifications were identified to execute the Reunion Parking Garage Condition Assessment Project listed in their Statement of Qualifications.

In September 2017, firms were evaluated and on October 24, 2017, the Equipment and Building Services Department (now Building Services) identified five short-listed firms and issued an RFP. Those five firms included AECOM, Freese & Nichols, Inc., Garver, Halff Associates, Inc., and Huitt-Zollars, Inc. On November 29, 2017, proposals were received from AECOM, Garver, and Huitt-Zollars, Inc. On January 12, 2018, a selection committee comprised of staff from the Department of Convention and Event Services, Equipment and Building Services, and the Office of Procurement Services selected Huitt-Zollars, Inc. following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines. On October 1, 2018, the Department of Convention and Event Services restructured as a construction department and received and reviewed the selected proposal from Huitt-Zollars, Inc. in November 2018.

This action will authorize a professional services contract with Huitt-Zollars, Inc. to assess the Reunion Parking Center (RPC) in order to determine the repairs and improvements required to reopen and operate the parking garage in compliance with current building, fire, accessibility, and life safety codes.

The proposed Huitt-Zollars, Inc. final assessment of the RPC will describe the current conditions of the garage, identify and prioritize the recommended repairs required to allow the facility to be placed fully back in service, provide cost estimates for the prioritized deficiencies, and draft a projection of future annual maintenance expenditures.

ESTIMATED SCHEDULE OF PROJECT

Begin Assessment February 2019
Complete Assessment June 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on January 14, 2019.

FISCAL INFORMATION

Convention Center Capital Construction Funds - $235,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this project is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$235,000.00	Architectural & Engineering	25.66%	31.50%	$74,025.00
• This contract exceeds the M/WBE goal.				

OWNER

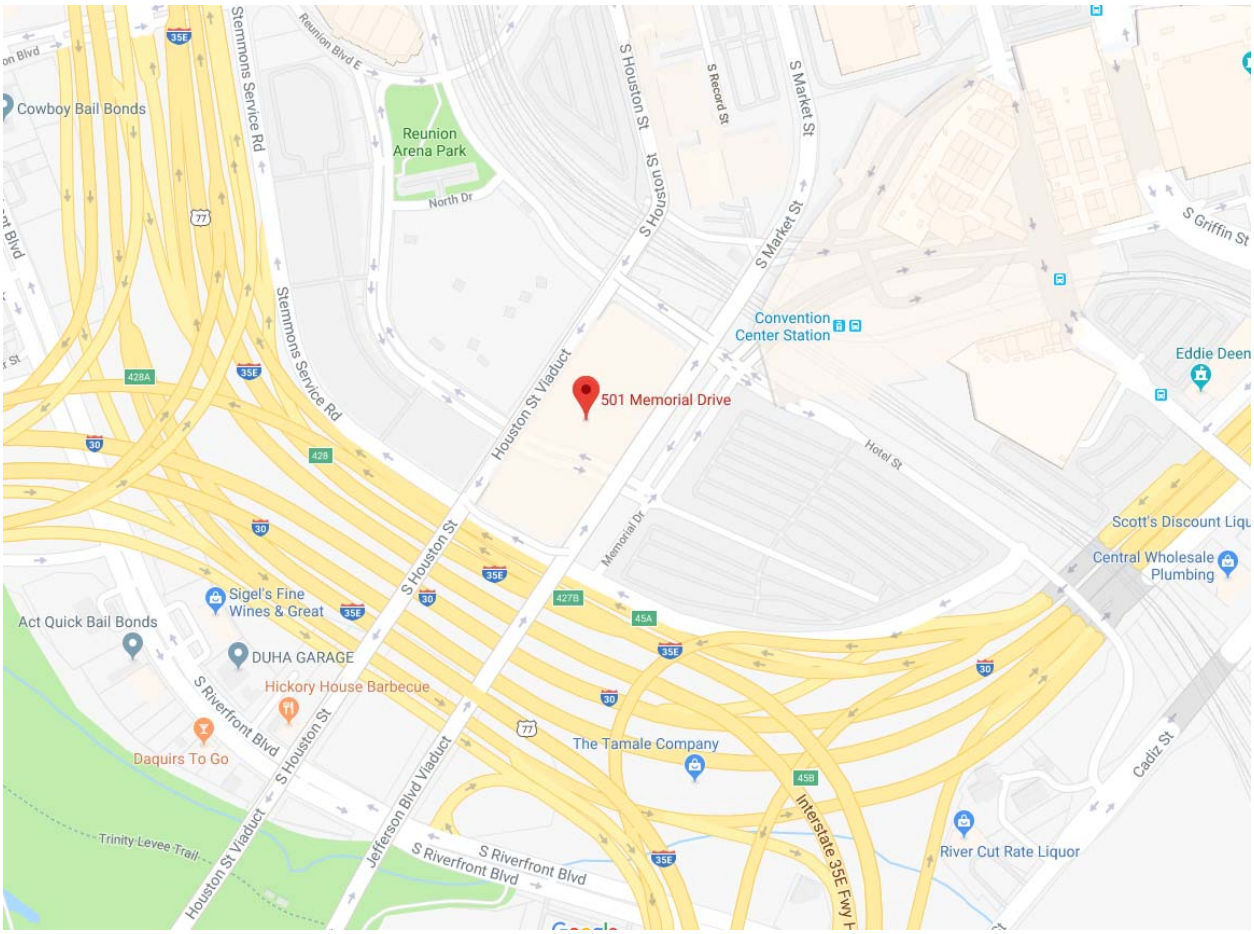
Huitt-Zollars, Inc.

John Anthony Sosebee, PE, DBIA, Senior Vice President

MAP

Attached

REUNION PARKING CENTER
501 MEMORIAL DRIVE



January 23, 2019

WHEREAS, the Reunion Parking Center (RPC) is a valuable resource that has proven useful to support sheltering operations at the Kay Bailey Hutchison Convention Center Dallas and most recently for limited parking by agreement for Omni Dallas Hotel staff; and

WHEREAS, planned developments to the south of the RPC and increasing demand for downtown and Convention Center parking makes it ideally situated to support those future needs; and

WHEREAS, the RPC was closed to public use in 2008 and requires a facility assessment to identify necessary repairs so it will comply with current building and life safety codes and allow it to be placed fully back in service; and

WHEREAS, the firm of Huitt-Zollars, Inc. was selected as the most advantageous after a qualifications-based selection process in accordance with City of Dallas procurement guidelines; and

WHEREAS, it is now desirable to authorize a professional services contract with Huitt-Zollars, Inc. to provide architectural and engineering services for the assessment of the Reunion Parking Center located at 501 Memorial Drive, in an amount not to exceed $235,000.00.

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 Huitt-Zollars, Inc., approved as to form by the City Attorney, to provide architectural and engineering services for the assessment of the Reunion Parking Center located at 501 Memorial Drive, in an amount not to exceed $235,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $235,000.00 to Huitt-Zollars, Inc., in accordance with the terms and conditions of the contract, from the Convention Center Capital Construction Fund, Fund 0082, Department CCT, Unit W291, Object 3070, Activity CIMM, Program CCTCW291, Commodity 92500, Encumbrance/Contract No. CX-CCT-2019-00008918, Vendor 090025.

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

Agenda Information Sheet

File #: 18-1089 **Item #:** 4.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 1, 2, 3, 9, 12

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Priority Engineering, Inc. for the engineering design of Alley Petition/Target Neighborhood Group 17-1003 (list attached to the Agenda Information Sheet) - Not to exceed $102,784.03 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($86,586.53) and Wastewater Capital Improvement Fund ($16,197.50)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, Priority Engineering, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Priority Engineering, Inc. for the engineering design of four alley petition projects and one alley target neighborhood project as Alley Petition/Target Neighborhood Group 17-1003. The alley petition/target neighborhood projects will include improving the alleys with new reinforced concrete alley pavement, storm drainage and wastewater improvements.

Following are the locations and design costs for each project:

Alley Petition Improvements

Project	Council District	Amount
Edgefield Avenue and Windomere Avenue/ 12th Street to Wentworth Street (alley)	1	$20,693.35
Worth Street (4812-4840) and Tremont Street (4807-4841)	2	$24,169.80

La Rue Street and Wyoming Street from Cockrell Hill Road to La Rue Street (alley)	3	$8,630.13
Alley between Cloister Drive and Estacado Drive and Ash Creek Drive from existing pavement north of McCosh Drive to existing pavement south of Peavy Road	9	$12,979.90

Target Neighborhood Improvements

Project	Council District	Amount
17604-17630 Davenport Road Alley Construction	12	$36,310.85

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	April 2020
Begin Construction	June 2020
Complete Construction	June 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $86,586.53
Wastewater Capital Improvement Fund - $16,197.50

Estimated Future Cost - Construction - $725,098.41

Council District	Amount
1	$20,693.35
2	$24,169.80
3	$ 8,630.13
9	$12,979.90
12	$36,310.85
Total	$102,784.03

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$102,784.03	Architectural & Engineering	25.66%	44.93%	$46,180.11
• This contract exceeds the M/WBE goal.				

OWNER

Priority Engineering, Inc.

David T. Lott, P.E., President

MAPS

Attached

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Alley Petition/Target Neighborhood Group 17-1003

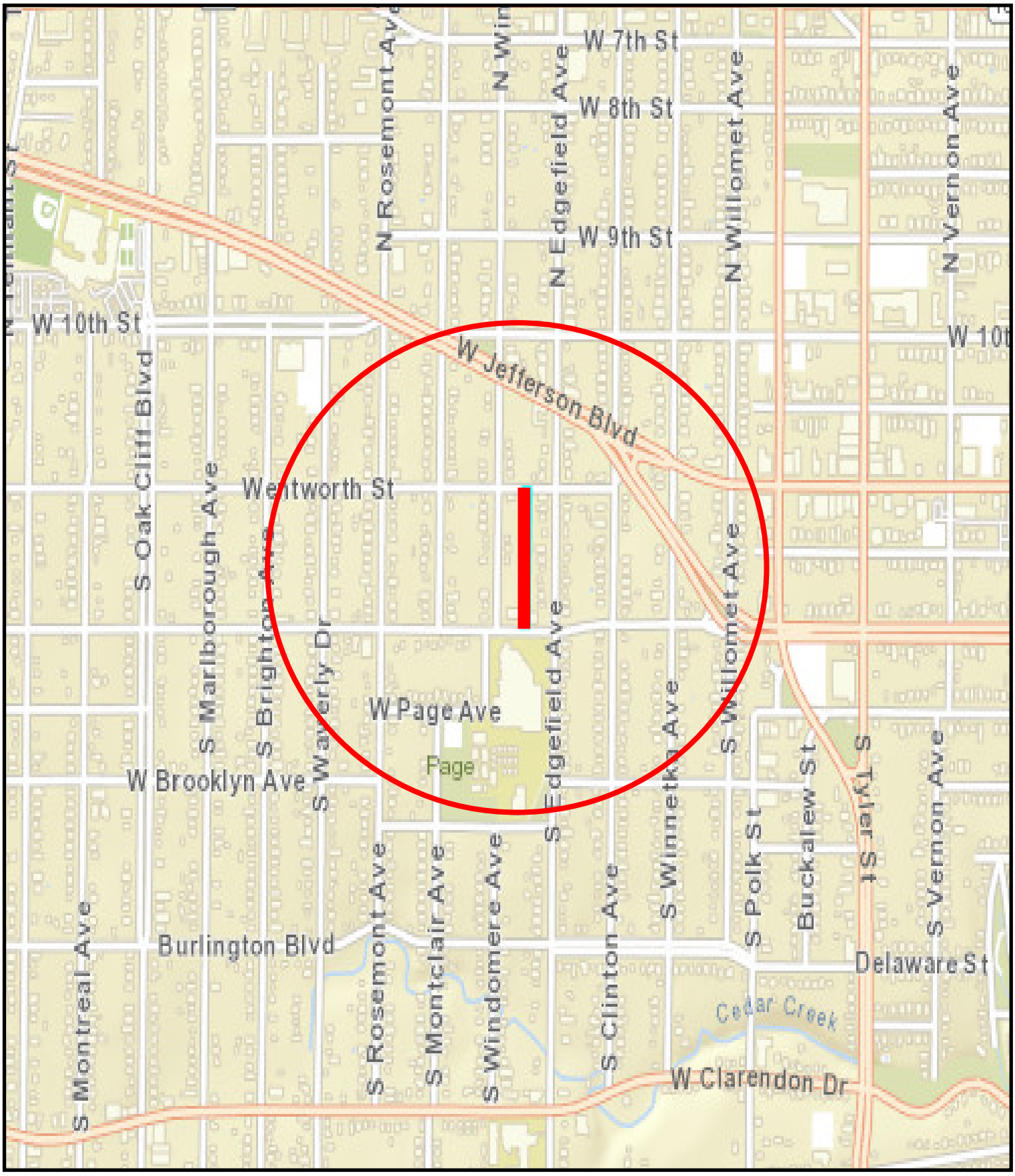
Alley Petition Improvements

Project	Council District
Edgefield Avenue and Windomere Avenue/ 12th Street to Wentworth Street (alley)	1
Worth Street (4812-4840) and Tremont Street (4807-4841)	2
La Rue Street and Wyoming Street from Cockrell Hill Road to La Rue Street (alley)	3
Alley between Cloister Drive and Estacado Drive and Ash Creek Drive from existing pavement north of McCosh Drive to existing pavement south of Peavy Road	9

Target Neighborhood Improvements

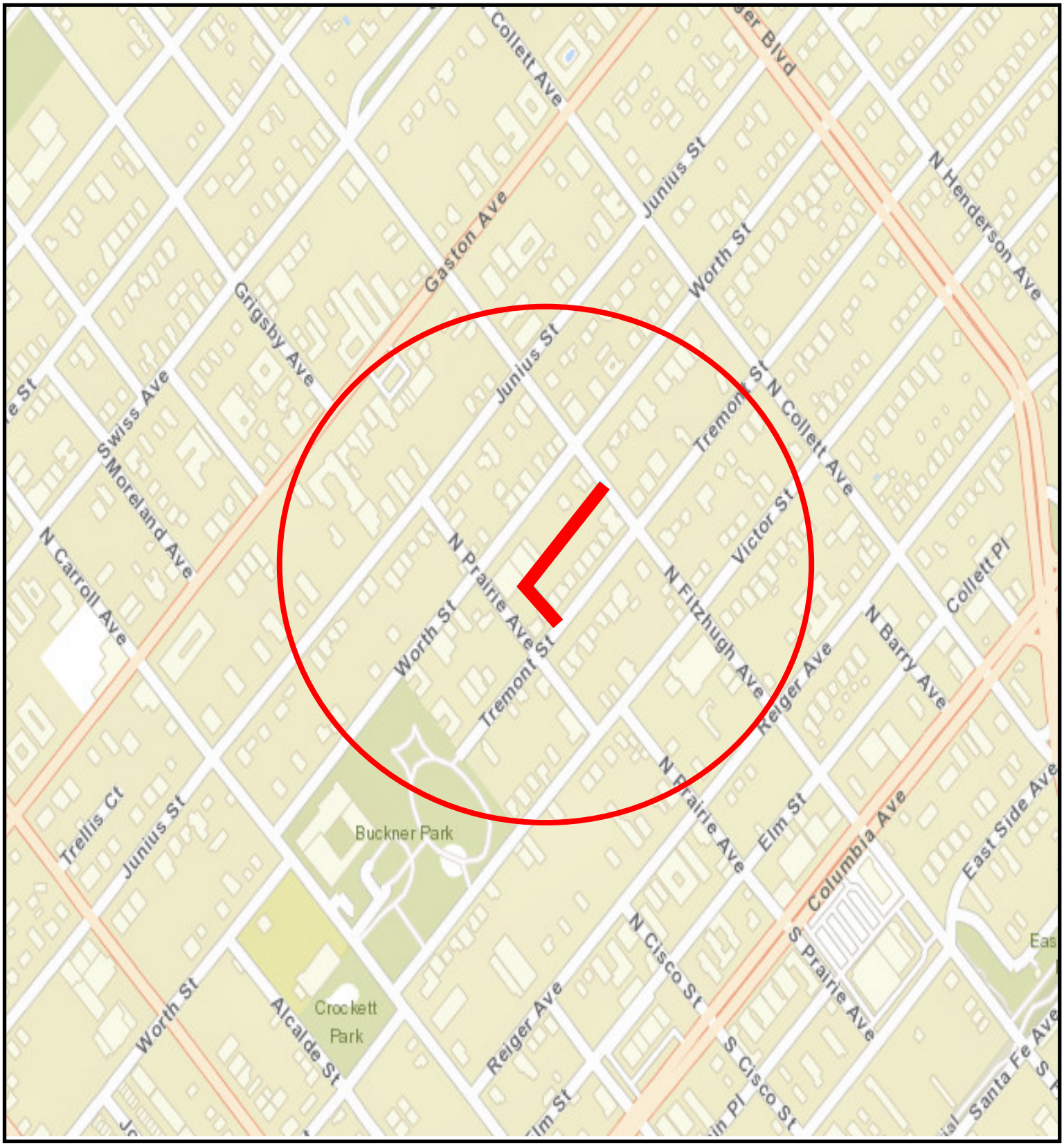
Project	Council District
17604-17630 Davenport Road Alley Construction	12

ALLEY PETITION
EDGEFIELD AVENUE AND WINDOMERE AVENUE/12TH STREET TO WENTWORTH STREET (ALLEY)



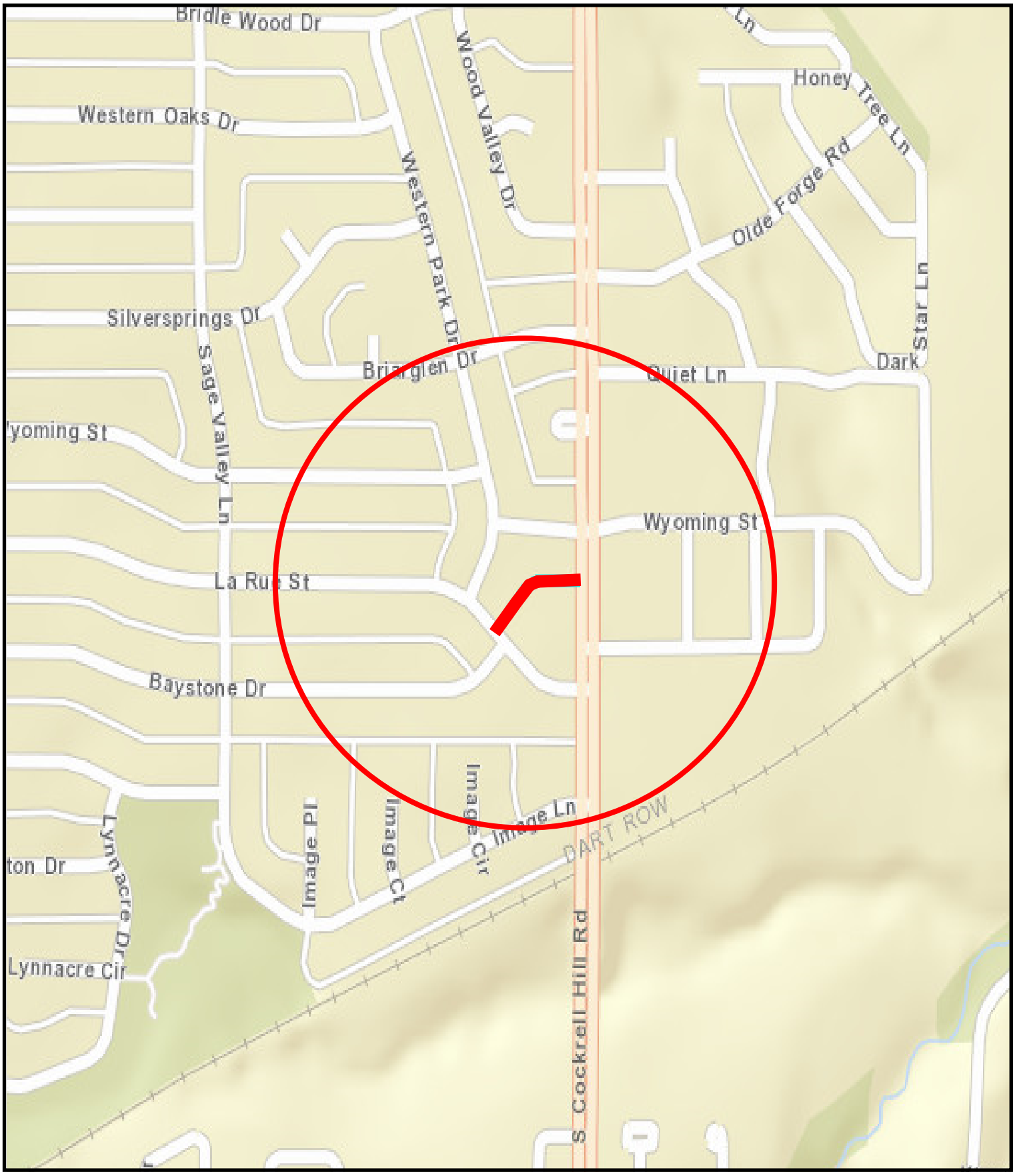
COUNCIL DISTRICT 1

ALLEY PETITION
WORTH STREET (4812 - 4840)
AND TREMONT STREET (4807 - 4841)



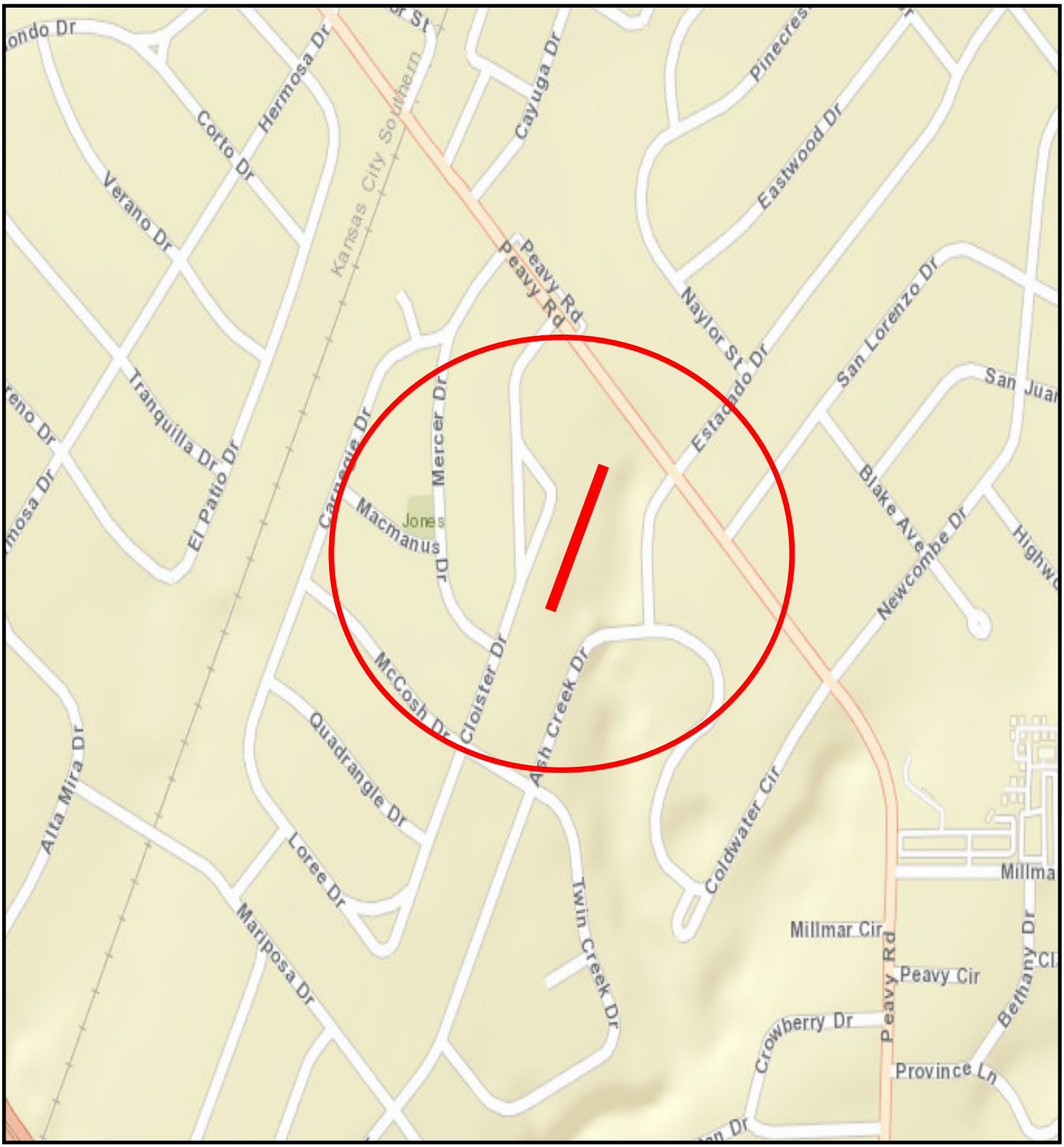
COUNCIL DISTRICT 2

ALLEY PETITION
LA RUE STREET AND WYOMING STREET FROM COCKRELL HILL ROAD TO LA RUE STREET (ALLEY)



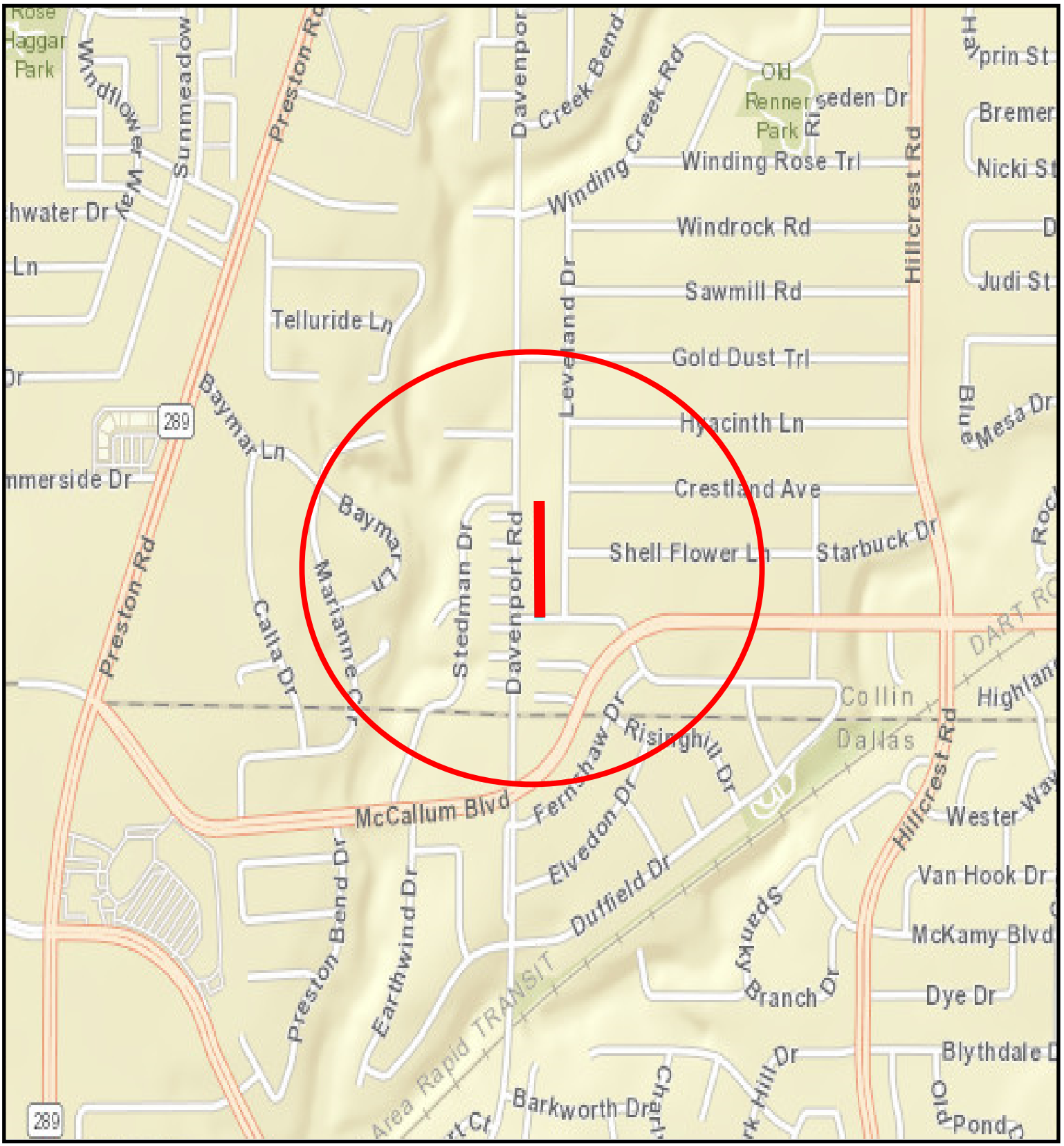
COUNCIL DISTRICT 3

ALLEY PETITION
ALLEY BETWEEN CLOISTER DRIVE AND ESTACADO DRIVE AND ASH CREEK DRIVE FROM EXISTING PAVEMENT NORTH OF MCCOSH DRIVE TO EXISTING PAVEMENT SOUTH OF PEAVY ROAD



COUNCIL DISTRICT 9

TARGET NEIGHBORHOOD
17604 - 17630 DAVENPORT ROAD ALLEY
CONSTRUCTION



COUNCIL DISTRICT 12

January 23, 2019

WHEREAS, Priority Engineering, Inc. was selected to provide engineering design for Alley Petition/Target Neighborhood Group 17-1003.

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 Priority Engineering, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $102,784.03.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $102,784.03 in accordance with the terms and conditions of the contract:

Priority Engineering Inc. for the engineering design of alley petition and target neighborhood projects on: Edgefield Avenue and Windomere Avenue/12th Street to Wentworth Street (alley); Worth Street (4812-4840) and Tremont Street (4807-4841); La Rue Street and Wyoming Street from Cockrell Hill Road to La Rue Street (alley); Alley between Cloister Drive and Estacado Drive and Ash Creek Drive from existing pavement north of McCosh Drive to existing pavement south of Peavy Road; and 17604-17630 Davenport Road Alley Construction:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V001, Activity APET Object 4111, Program PB17V001 Encumbrance/Contract No. CX-PBW-2019-00009021 Vendor VC18674	$ 20,693.35
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V002, Activity APET Object 4111, Program PB17V002 Encumbrance/Contract No. CX-PBW-2019-00009021 Vendor VC18674	$ 8,630.13
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V003, Activity APET Object 4111, Program PB17V003 Encumbrance/Contract No. CX-PBW-2019-00009021 Vendor VC18674	$ 12,979.90

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V007, Activity APET Object 4111, Program PB17V007 Encumbrance/Contract No. CX-PBW-2019-00009021 Vendor VC18674	$ 16,194.80
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA05, Activity TGTN Object 4111, Program PB17VA05 Encumbrance/Contract No. CX-PBW-2019-00009021 Vendor VC18674	$ 28,088.35
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719174 Encumbrance/Contract No. CX-PBW-2019-00009021 Vendor VC18674	$ 16,197.50
Total amount not to exceed	$102,784.03

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

Agenda Information Sheet

File #: 19-41 **Item #:** 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with VRX, Inc. for the engineering design of Alley Reconstruction Group 17-6003 (list attached to the Agenda Information Sheet) - Not to exceed $177,178.04 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($146,603.28) and Water Utilities Capital Improvement Funds ($30,574.76)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, VRX, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with VRX, Inc. for the engineering design of three alley reconstruction projects as Alley Reconstruction Group 17-6003. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, storm drainage, water and wastewater improvements.

Following are the locations and design costs for each project:

Alley Reconstruction Improvements

Project	Council District	Amount
Kinkaid Drive (3004-3150) and Park Lane (3045-3155)	6	$86,961.56
Newcastle Drive (3105-3171) and Walnut Hill Lane (3104-3170)	6	$45,076.78
High Vista Drive (3506-3658) and Highdale Drive (11960)	6	$45,139.70

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	January 2020
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $146,603.28
Water Utilities Capital Improvement Funds - $30,574.76

Estimated Future Cost - Construction - $1,566,071.53

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$177,178.04	Architectural & Engineering	25.66%	89.53%	$158,633.04
• This contract exceeds the M/WBE goal.				

OWNER

VRX, Inc.

Nowal "Noelle" Ibrahim, P.E., President

MAPS

Attached

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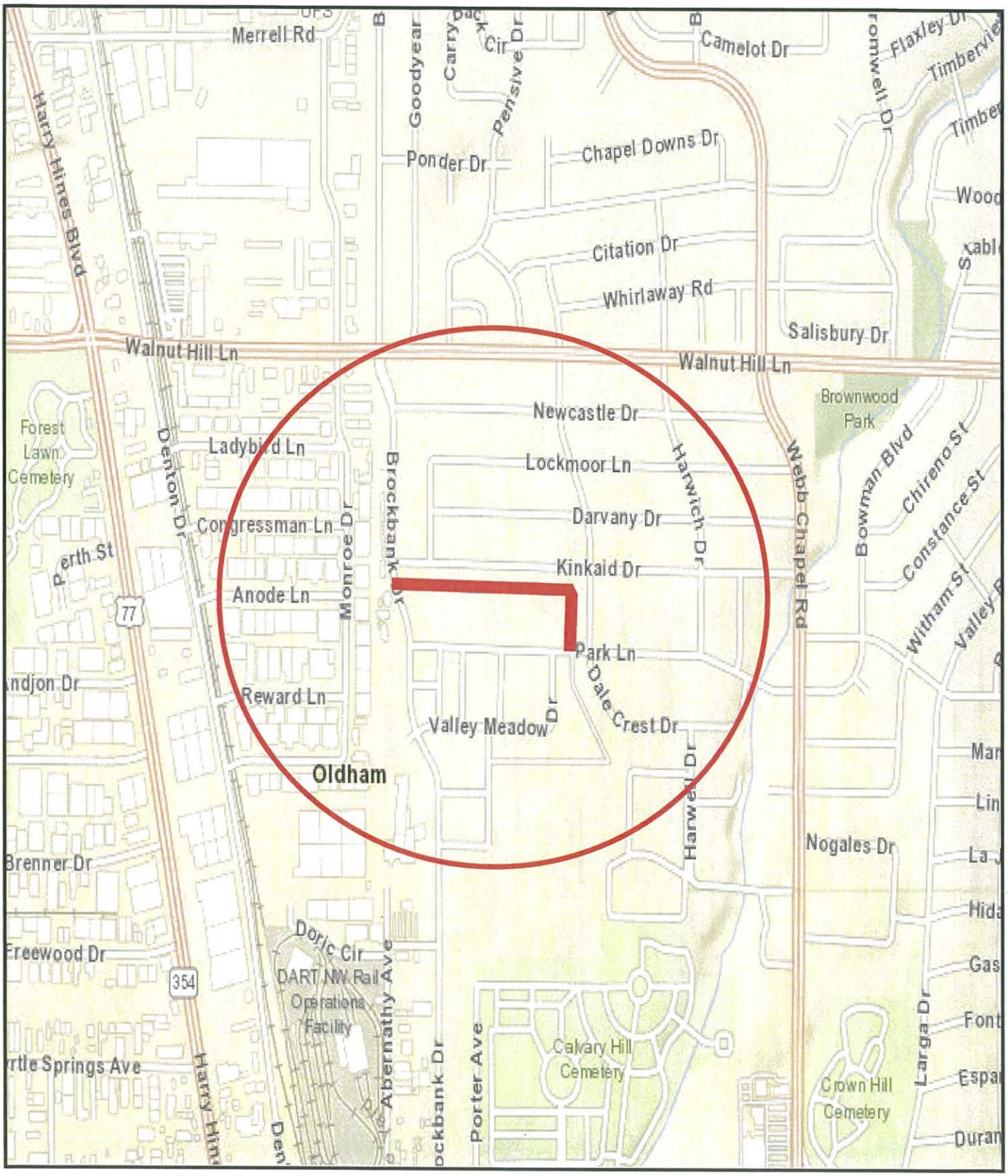
Alley Reconstruction Group 17-6003

Alley Reconstruction Improvements

Project	Council District
Kinkaid Drive (3004-3150) and Park Lane (3045-3155)	6
Newcastle Drive (3105-3171) and Walnut Hill Lane (3104-3170)	6
High Vista Drive (3506-3658) and Highdale Drive (11960)	6

ALLEY RECONSTRUCTION

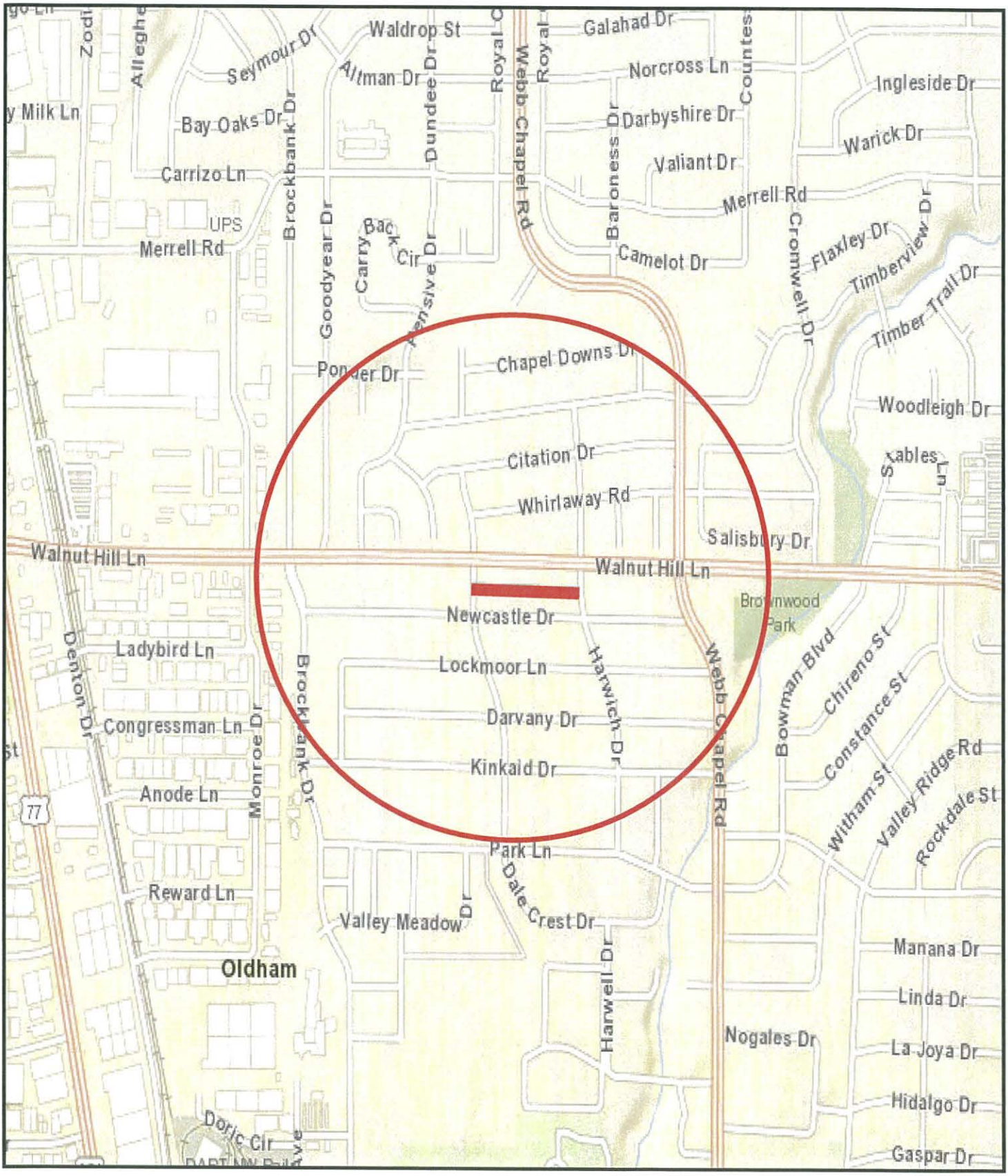
3004-3150 KINKAID DRIVE & 3045-3155 PARK LANE



COUNCIL DISTRICT 6

ALLEY RECONSTRUCTION

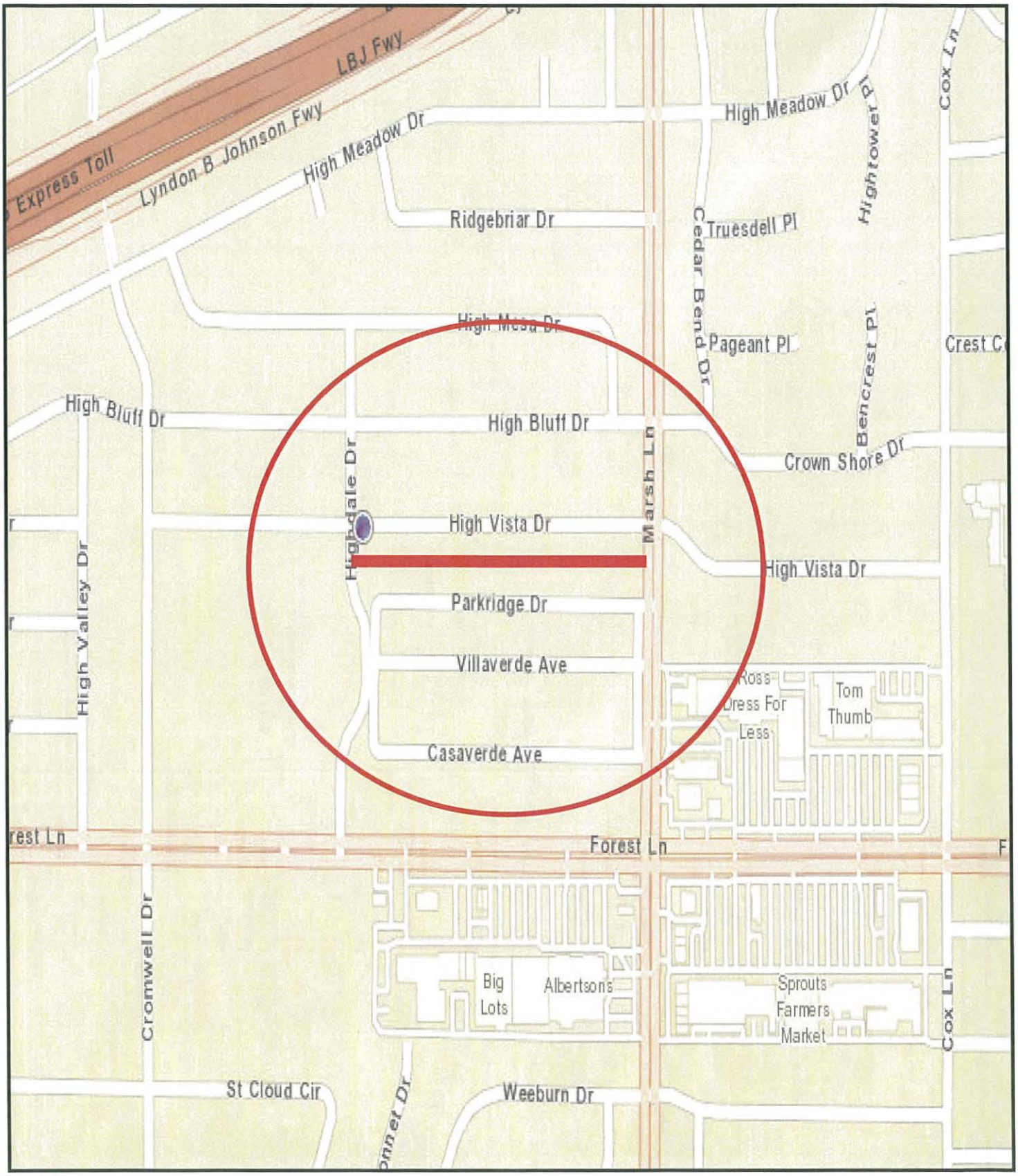
3105-3171 NEWCASTLE DRIVE & 3104-3170 WALNUT HILL LANE



COUNCIL DISTRICT 6

ALLEY RECONSTRUCTION

3506-3658 HIGH VISTA DRIVE & 11960 HIGHDALE DRIVE



COUNCIL DISTRICT 6

January 23, 2019

WHEREAS, VRX, Inc. was selected to provide engineering design of Alley Reconstruction Group 17-6003.

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 VRX, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $177,178.04.

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

VRX, Inc. for the engineering design of alley reconstruction projects on: Kinkaid Drive (3004-3150) and Park Lane (3045-3155); Newcastle Drive (3105-3171) and Walnut Hill Lane (3104-3170); and High Vista Drive (3506-3658) and Highdale Drive (11960):

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V037, Activity AREC Object 4111, Program PB17V037 Encumbrance/Contract No. CX-PBW-2019-00008969 Vendor VS0000017391	$75,858.88
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V038, Activity AREC Object 4111, Program PB17V038 Encumbrance/Contract No. CX-PBW-2019-00008969 Vendor VS0000017391	$37,121.86
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V040 Activity AREC Object 4111, Program PB17V040 Encumbrance/Contract No. CX-PBW-2019-00008969 Vendor VS0000017391	$33,622.54
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719177 Encumbrance/Contract No. CX-PBW-2019-00008969 Vendor VS0000017391	$ 3,127.57

January 23, 2019

Wastewater Capital Improvement Fund	
Fund 2116, Department DWU, Unit PS42	
Object 4111, Program 719178	
Encumbrance/Contract No. CX-PBW-2019-00008969	
Vendor VS0000017391	$ 27,447.19
Total amount not to exceed	$177,178.04

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

Agenda Information Sheet

File #: 18-1329 **Item #:** 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc., for the engineering design of Streetscape/Urban Design Group 17-7006 (list attached to the Agenda Information Sheet) - Not to exceed $175,735.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, Pacheco Koch Consulting Engineers, Inc., was selected following a qualifications -based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc. for the engineering design of two streetscape/urban design improvement projects as Streetscape/Urban Design Group 17-7006. The scope of work consists of streetscape and urban design improvements of the Ferguson Road and Lakeland Drive intersection and along Ferguson Road from Oates Drive to Lakeland Drive. The improvements will include upgrading sidewalk conditions, curb ramps, and planting areas for street and ornamental trees. The scope also includes neighborhood gateway monuments and pedestrian lighting improvements for the Ferguson Road and Lakeland Drive intersection. Both projects will include adjustments to drainage, water and wastewater appurtenances.

Following are the locations and design costs for each project:

Streetscape/Urban Design Improvements

Project	Council District	Amount
Ferguson Road and Lakeland Drive Intersection Improvements	7	$74,822.50
Ferguson Road from Oates Drive to Lakeland Drive	7	$100,912.50

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	November 2019
Begin Construction	March 2020
Complete Construction	April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $175,735.00

Estimated Future Cost - Construction - $1,214,500.10

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$175,735.00	Architectural & Engineering	25.66%	94.31%	$165,735.00
• This contract exceeds the M/WBE goal.				

OWNER

Pacheco Koch Consulting Engineers, Inc.

Mark A. Pacheco, P.E., Registered Professional Licensed Surveyor, President

MAPS

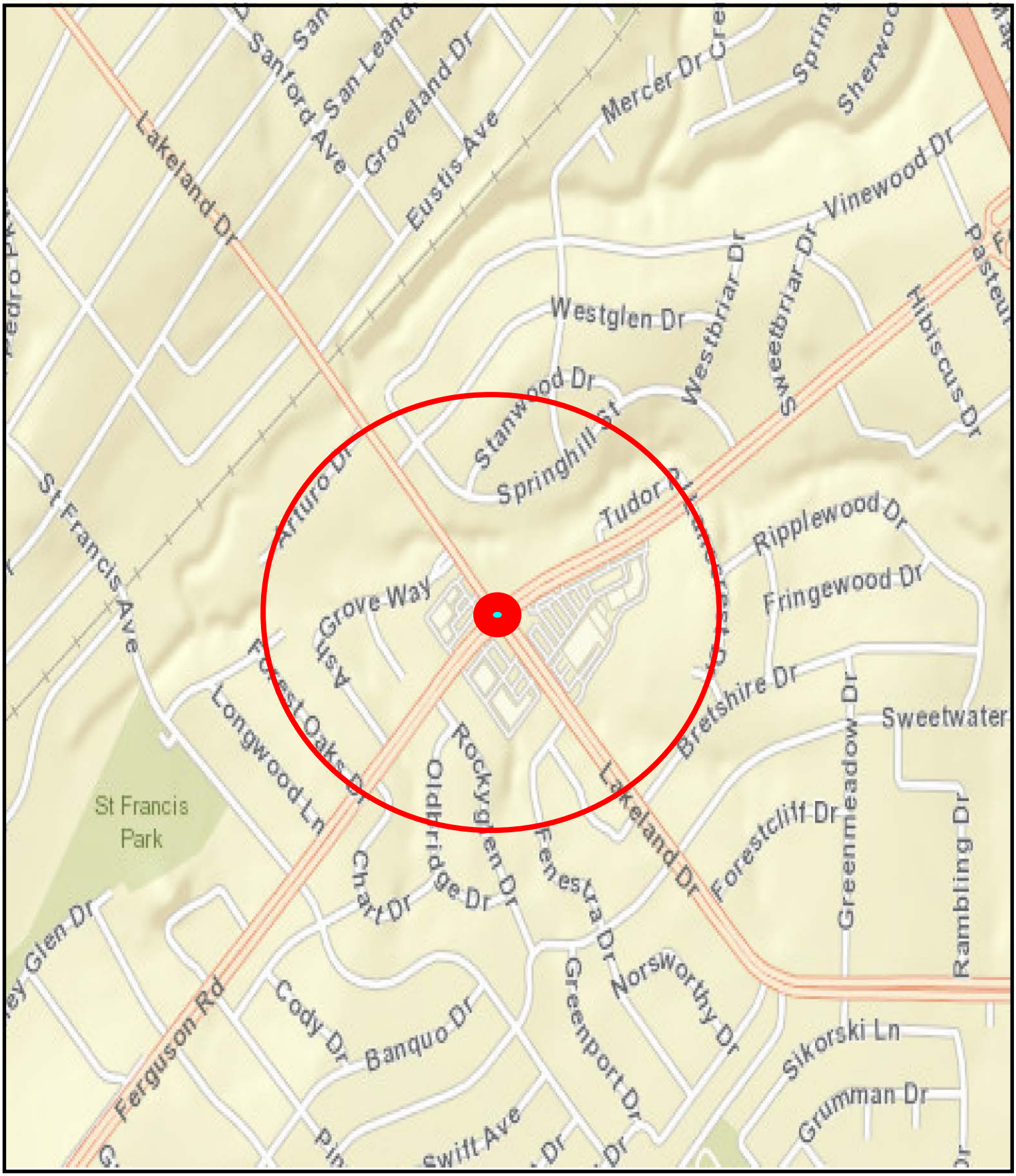
Attached

powered by Legistar™

Streetscape/Urban Design Group 17-7006

Project	Council District
Ferguson Road and Lakeland Drive Intersection Improvements	7
Ferguson Road from Oates Drive to Lakeland Drive	7

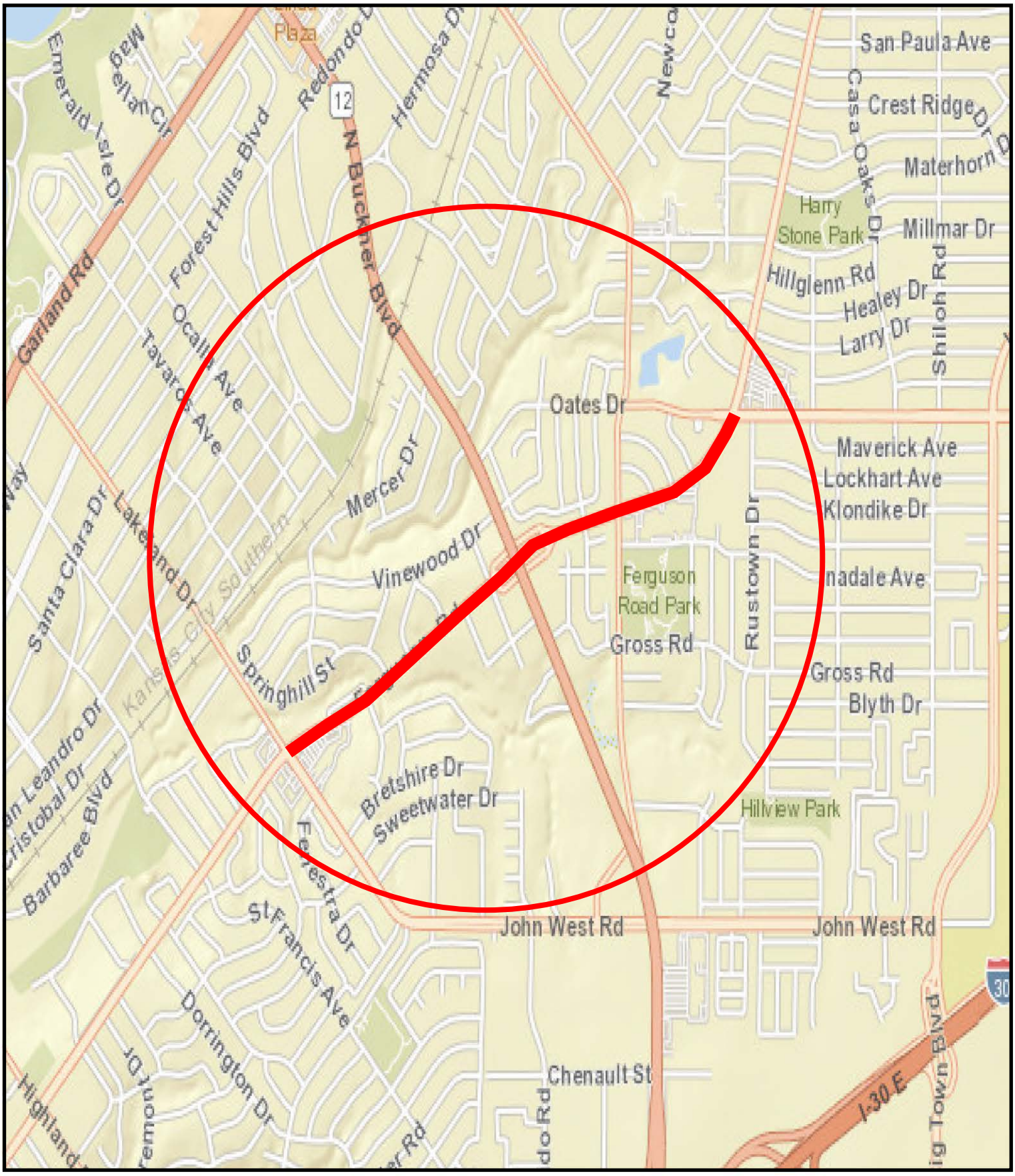
STREETSCAPE/ URBAN DESIGN
FERGUSON ROAD & LAKELAND DRIVE INTERSECTION



COUNCIL DISTRICT 7

STREETSCAPE/ URBAN DESIGN

FERGUSON ROAD FROM OATES DRIVE TO LAKELAND DRIVE



COUNCIL DISTRICT 7

January 23, 2019

WHEREAS, Pacheco Koch Consulting Engineers, Inc. was selected to provide engineering design for Streetscape/Urban Design Group 17-7006.

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 Pacheco Koch Consulting Engineers, Inc., approved as to form by the City Attorney, for engineering design services for Streetscape/Urban Design Group 17-7006, in an amount not to exceed $175,735.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $175,735.00 in accordance with the terms and conditions of the contract as follows:

Pacheco Koch Consulting Engineers, Inc., for the streetscape/urban design projects: Ferguson Road and Lakeland Drive Intersection Improvements and Ferguson Road from Oates Drive to Lakeland Drive:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V986, Activity SSUD Object 4111, Program PB17V986 Encumbrance/Contract No. CX-PBW-2019-00008344 Vendor 342980	$ 74,822.50
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V987, Activity SSUD Object 4111, Program PB17V987 Encumbrance/Contract No. CX-PBW-2019-00008344 Vendor 342980	$100,912.50
Total amount not to exceed	$175,735.00

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

Agenda Information Sheet

File #: 18-1330 **Item #:** 7.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Freese and Nichols, Inc., for the engineering design of a thoroughfare improvement project on Military Parkway from Elva Avenue to Rockbluff Drive (Complete Street) - Not to exceed $228,322.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, Freese and Nichols, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Freese and Nichols, Inc. for the engineering design of a thoroughfare improvement project on Military Parkway from Elva Avenue to Rockbluff Drive (Complete Street). The project scope includes streetscape improvements such as providing continuous sidewalk, enhanced crosswalks and intersections, shared bike paths, site furnishings, and landscape plantings.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	February 2020
Begin Construction	June 2020
Complete Construction	April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $228,322.00

Estimated Future Cost - Construction - $1,524,171.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$228,322.00	Architectural & Engineering	25.66%	30.05%	$68,614.74
• This contract exceeds the M/WBE goal.				

OWNER

Freese and Nichols, Inc.

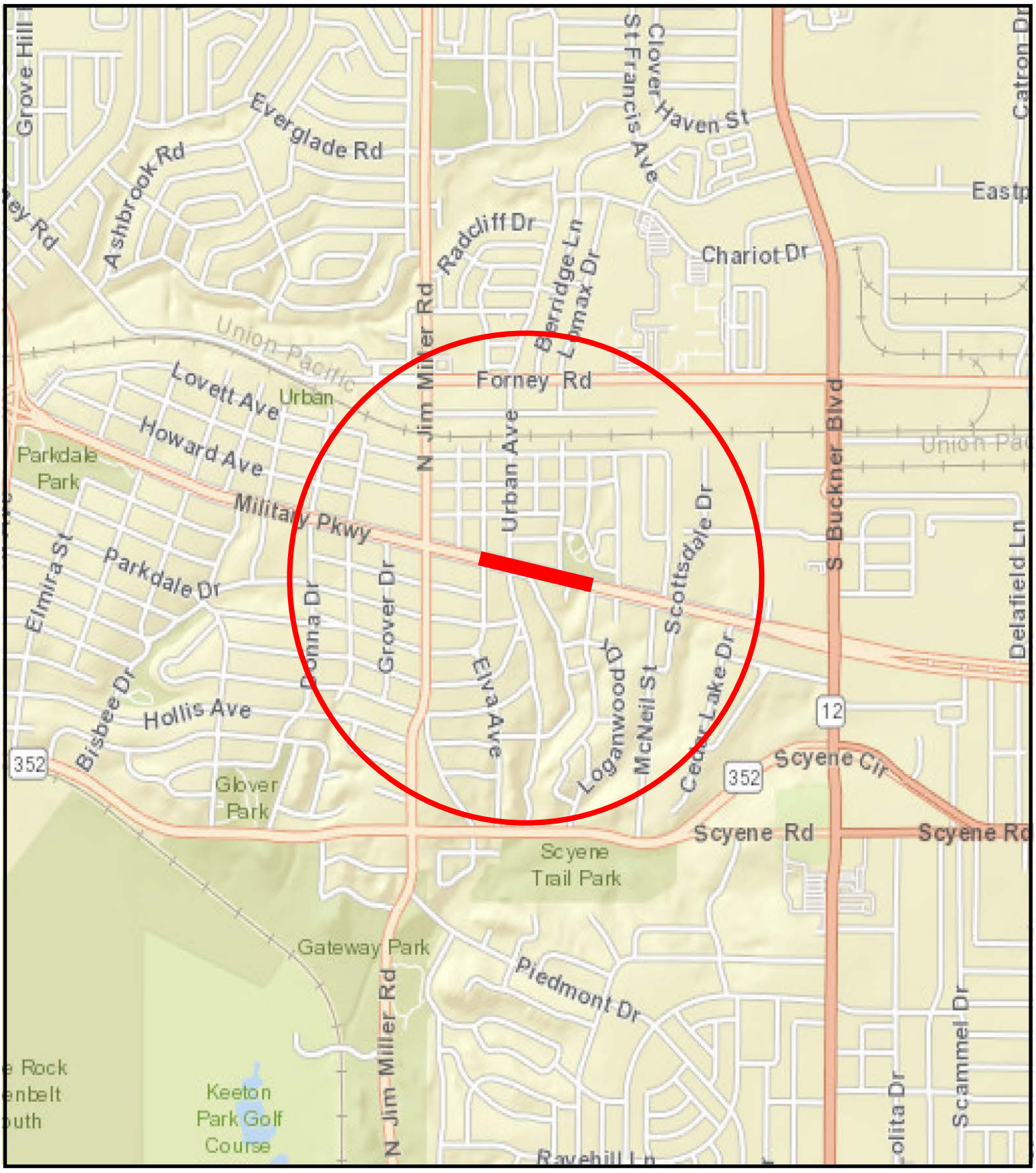
Chris Bosco, P.E., Principal/Vice President

MAP

Attached

THOROUGHFARES

MILITARY PARKWAY FROM ELVA AVENUE TO ROCKBLUFF DRIVE (COMPLETE STREET)



COUNCIL DISTRICT 5

January 23, 2019

WHEREAS, Freese and Nichols, Inc. was selected to provide engineering design of a thoroughfare improvement project on Military Parkway from Elva Avenue to Rockbluff Drive (Complete Street).

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 Freese and Nichols, Inc., approved as to form by the City Attorney, for engineering design of a thoroughfare improvement project on Military Parkway from Elva Avenue to Rockbluff Drive (Complete Street), in an amount not to exceed $228,322.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $228,322.00 to Freese and Nichols, Inc. in accordance with the terms and conditions of the contract from the Street and Transportation (A) Fund, Fund 1V22, Department PBW, Unit V989, Object 4111, Activity SSUD, Program PB17V989, Encumbrance/Contract No. CX-PBW-2019-00008503, Vendor VS 347200.

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

Agenda Information Sheet

File #: 19-17 **Item #:** 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Lina T. Ramey and Associates, Inc. for the engineering design of a thoroughfare improvement project on Camp Wisdom Road from FM 1382 to Mountain Creek Parkway - Not to exceed $448,558.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1744) was issued on June 21, 2018 for the Special Bond Projects. The consulting firm Lina T. Ramey and Associates, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Lina T. Ramey and Associates, Inc. for the engineering design of a thoroughfare improvement project on Camp Wisdom Road from FM 1382 to Mountain Creek Parkway.

This project will reconstruct 2,550 linear feet of existing asphalt roadway to a four-lane divided roadway with curb, gutter, sidewalks, a shared-use path, street lighting, a traffic signal upgrade at the intersection of FM 1382 and Camp Wisdom Road, and drainage improvements.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	February 2019
Complete Design	July 2020
Begin Construction	November 2020
Complete Construction	March 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $448,558.00

Estimated Future Cost - Construction - $4,396,312.80

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$448,558.00	Architectural & Engineering	25.66%	100.00%	$448,558.00
• This contract exceeds the M/WBE goal.				

OWNER

Lina T. Ramey and Associates, Inc.

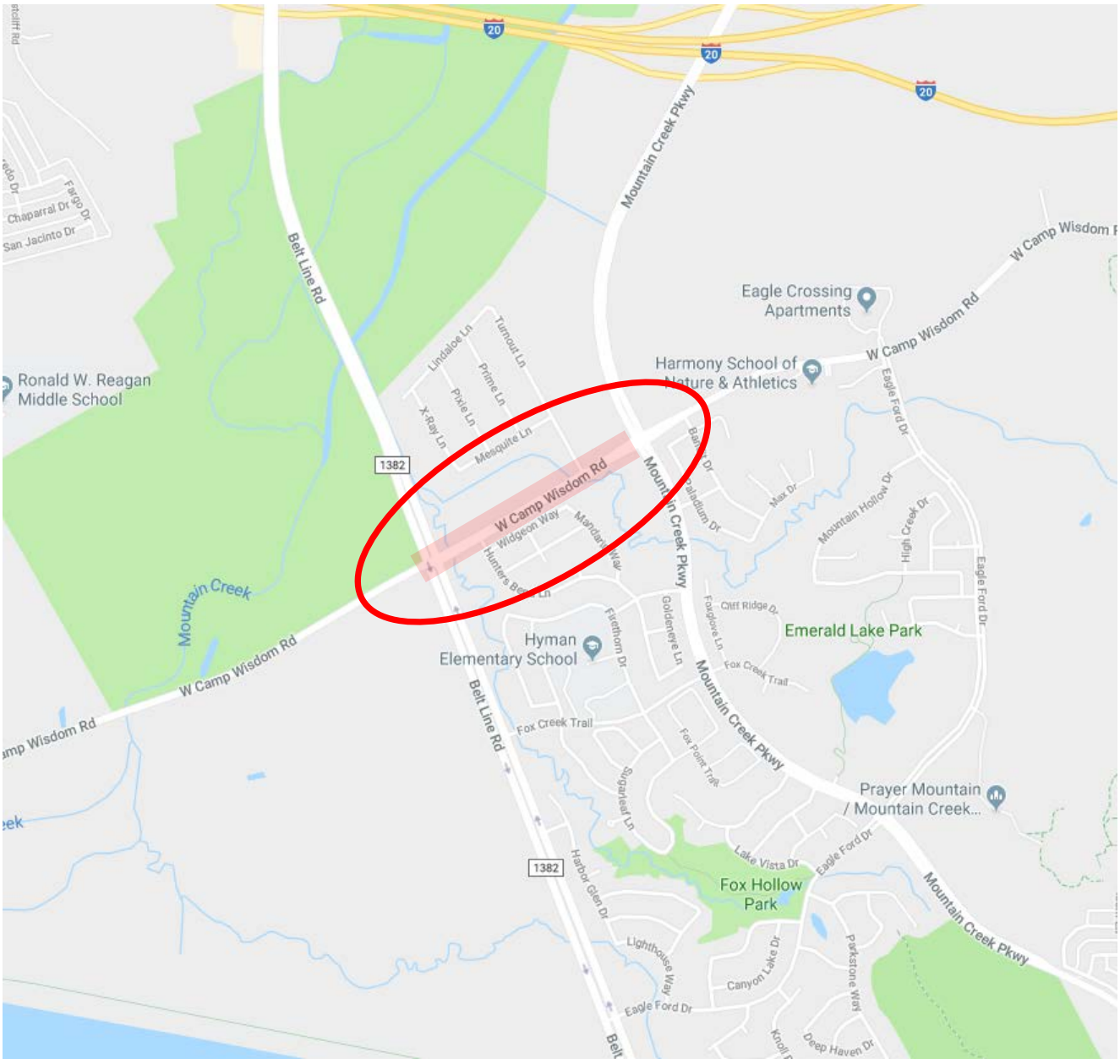
Lina T. Ramey, P. E., President

MAP

Attached

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THOROUGHFARE IMPROVEMENT
CAMP WISDOM ROAD
FROM FM1382 TO MOUNTAIN CREEK PARKWAY



COUNCIL DISTRICT 3

January 23, 2019

WHEREAS, Lina T. Ramey and Associates, Inc. was selected to provide engineering design of a thoroughfare improvement project on Camp Wisdom Road from FM 1382 to Mountain Creek Parkway.

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 Lina T. Ramey and Associates, Inc., approved as to form by the City Attorney, for the engineering design of a thoroughfare improvement project on Camp Wisdom Road from FM 1382 to Mountain Creek Parkway, in an amount not to exceed $448,558.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $448,558.00 to Lina T. Ramey and Associates, Inc., in accordance with the terms and conditions of the contract from the Street and Transportation (A) Fund, Fund 1V22, Department PBW, Unit VA13, Activity THRF, Object 4111, Program PB17VA13, Encumbrance/Contract No. CX-PBW-2019-00008812, Vendor 356668.

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

Agenda Information Sheet

File #: 18-1445 **Item #:** 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of Target Neighborhood and Street Petition Group 17-7007 (list attached to the Agenda Information Sheet) - Not to exceed $446,041.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($336,826.00) and Water Utilities Capital Improvement Funds ($109,215.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, Neel-Schaffer, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of one alley and four street improvement projects as Target Neighborhood and Street Petition Group 17-7007. The scope will include replacing the existing deteriorating pavement with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and water and wastewater improvements.

Following are the locations and design costs for each project:

Target Neighborhood and Street Petition Improvements

Project	Council District	Amount
Target Neighborhood		
Carbondale Street (7704-7840) and Brownsville Avenue (7703-7835) (Alley Improvements)	7	$34,378.00

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Burma Road from Kiska Street to Saipan Street	7	$94,412.00
Fellows Lane from Saipan Street to End of Pavement	7	$80,472.00
Burma Road from Carbondale Street to Kiska Street	7	$140,122.00

Street Petition Project

Trojan Street from Burma Road to Fellows Lane (Street)	7	$96,657.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2019
Complete Design	April 2020
Begin Construction	June 2020
Complete Construction	June 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $336,826.00
Water Utilities Capital Improvement Funds - $109,215.00

Estimated Future Cost - Construction - $4,566,469.60

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$446,041.00	Architectural & Engineering	25.66%	25.66%	$114,454.12
• This contract meets the M/WBE goal.				

OWNER

Neel-Schaffer, Inc.

James P. Amick, Engineer Manager

MAPS

Attached

Target Neighborhood and Street Petition Group 17-7007

Project	**Council District**
Target Neighborhood	
Carbondale Street (7704-7840) and Brownsville Avenue (7703-7835) (Alley Improvements)	7
Burma Road from Kiska Street to Saipan Street	7
Fellows Lane from Saipan Street to End of Pavement	7
Burma Road from Carbondale Street to Kiska Street	7
Street Petition Project	
Trojan Street from Burma Road to Fellows Lane (Street)	7

TARGET NEIGHBORHOOD

7704-7840 CARBONDALE STREET AND

7703-7835 BROWNSVILLE AVENUE



COUNCIL DISTRICT 7

TARGET NEIGHBORHOOD

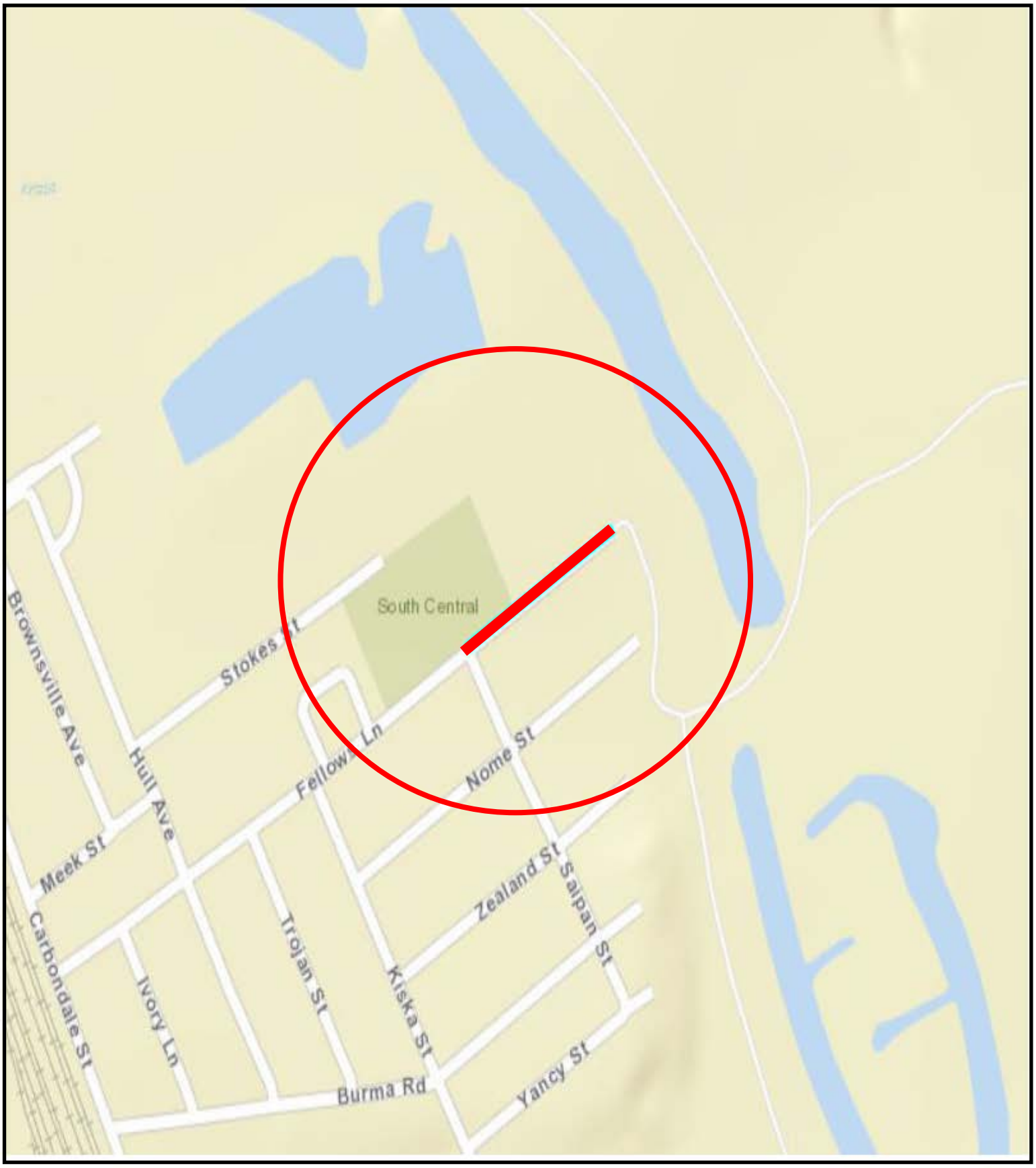
BURMA ROAD FROM KISKA STREET TO SAIPAN STREET



COUNCIL DISTRICT 7

TARGET NEIGHBORHOOD

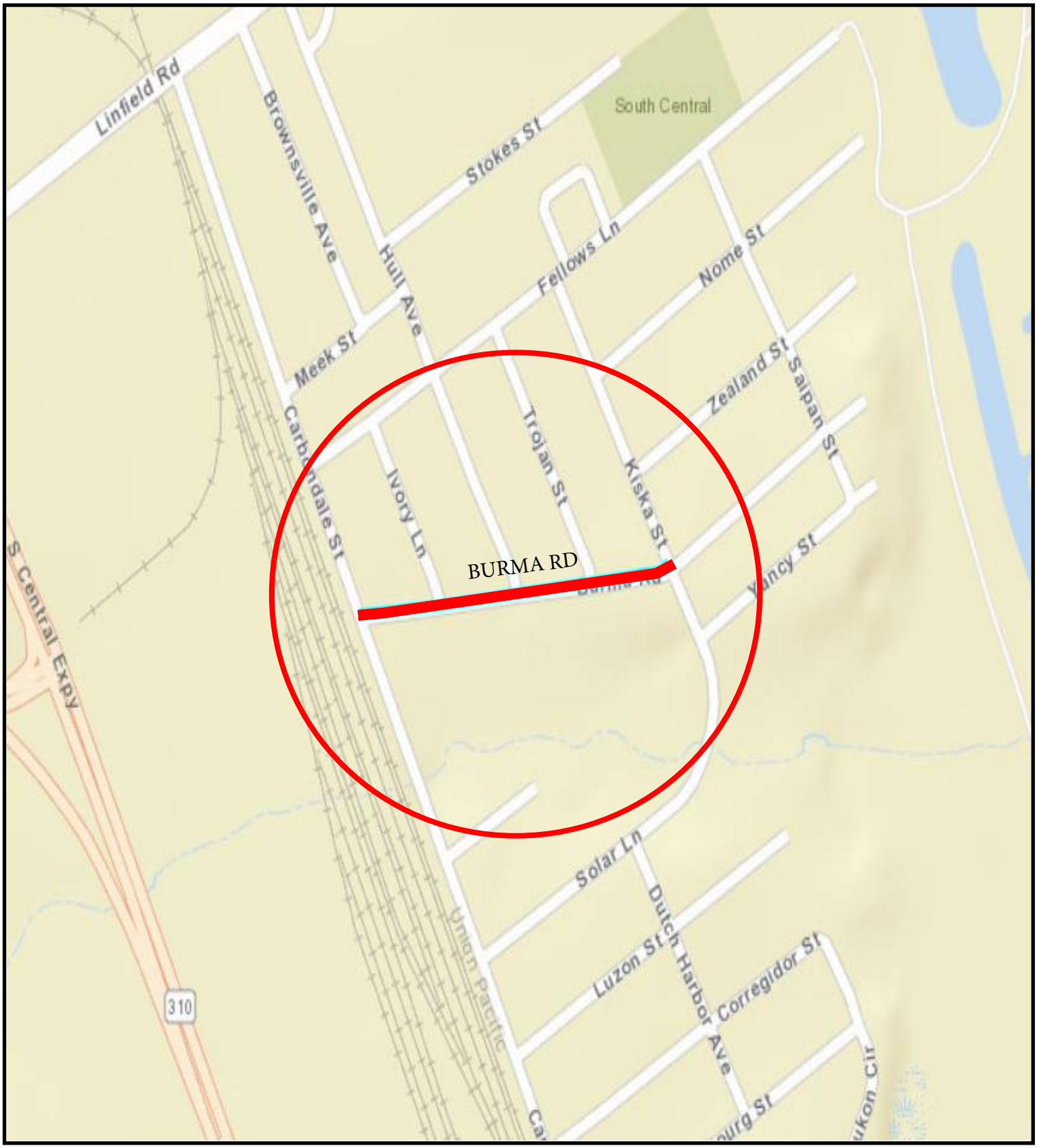
FELLOWS LANE FROM SAIPAN STREET TO END OF PAVEMENT



COUNCIL DISTRICT 7

TARGET NEIGHBORHOOD

BURMA ROAD FROM CARBONDALE STREET TO KISKA STREET



COUNCIL DISTRICT 7

STREET PETITION

TROJAN STREET FROM BURMA ROAD TO FELLOWS LANE



COUNCIL DISTRICT 7

January 23, 2019

WHEREAS, Neel-Schaffer, Inc. was selected to provide engineering design for Target Neighborhood and Street Petition Group 17-7007.

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 Neel-Schaffer, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $446,041.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $446,041.00 in accordance with the terms and conditions of the contract:

Neel-Schaffer, Inc. for the engineering design of Target Neighborhood and Street Petition Improvement Projects as follows: Carbondale Street (7704-7840) and Brownsville Avenue (7703-7835) (Alley Improvements); Burma Road from Kiska Street to Saipan Street; Fellows Lane from Saipan Street to End of Pavement; Burma Road from Carbondale Street to Kiska Street; and Trojan Street from Burma Road to Fellows Lane (Street):

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA01, Activity TGTN Object 4111, Program PB17VA01 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$ 34,378.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA02, Activity TGTN Object 4111, Program PB17VA02 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$ 63,272.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA03, Activity TGTN Object 4111, Program PB17VA03 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$ 67,507.00

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA04, Activity TGTN Object 4111, Program PB17VA04 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$101,597.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V185, Activity STPT Object 4111, Program PB17V185 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$ 70,072.00
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719155 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$ 49,942.28
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719156 Encumbrance/Contract No. CX-PBW-2019-00008827 Vendor VS0000007942	$ 59,272.72
Total amount not to exceed	$446,041.00

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

Agenda Information Sheet

File #: 19-3 **Item #:** 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Bridgefarmer and Associates, Inc. for the engineering design for street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road - Not to exceed $295,742.97 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($289,885.97) and Water Construction Fund ($5,857.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, Bridgefarmer and Associates, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines. This action will authorize a professional services contract with Bridgefarmer and Associates, Inc. for the engineering design of the street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	March 2020
Begin Construction	June 2020
Complete Construction	June 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $289,885.97
Water Construction Fund - $5,857.00

Estimated Future Cost - Construction - $2,297,068.46

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$295,742.97	Architectural & Engineering	25.66%	50.09%	$148,123.67
• This contract exceeds the M/WBE goal.				

OWNER

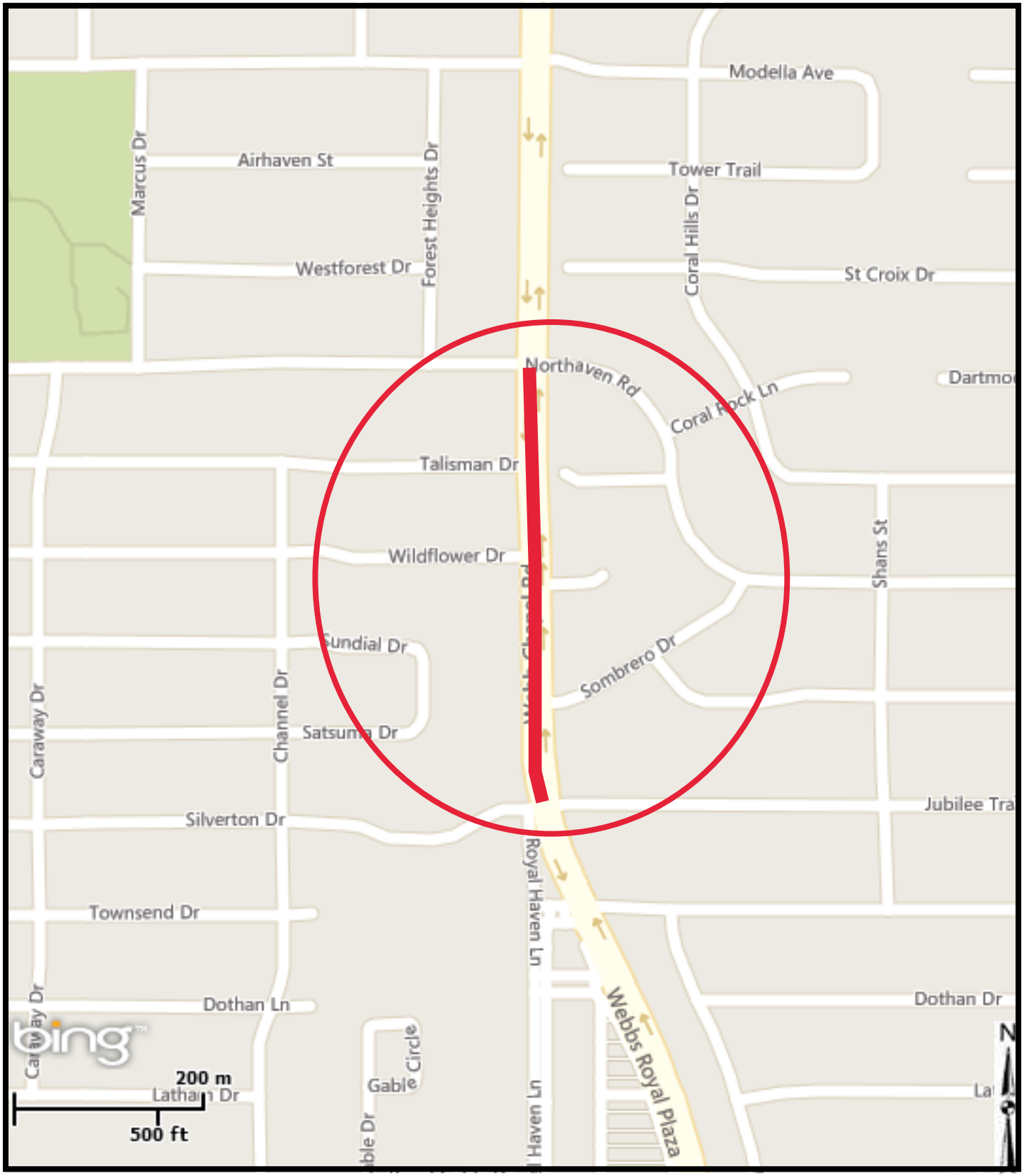
Bridgefarmer and Associates, Inc.

Mansoor Ahsan, P.E., Chief Executive Officer

MAP

Attached

WEBB CHAPEL ROAD FROM SILVERTON DRIVE
TO
NORTHAVEN ROAD



COUNCIL DISTRICT 13

January 23, 2019

WHEREAS, Bridgefarmer and Associates, Inc., was selected to provide engineering design for street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a professional services contract with Bridgefarmer and Associates, Inc., approved as to form by the City Attorney, for engineering design services of street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road, in an amount not to exceed $295,742.97.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $295,742.97 in accordance with the terms and conditions of the contract:

Bridgefarmer and Associates, Inc. for the engineering design of street reconstruction improvements on Webb Chapel Road from Silverton Drive to Northaven Road:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V313, Activity SREC Object 4111, Program PB17V313 Encumbrance/Contract No. CX-PBW-2019-00008809 Vendor 148766	$289,885.97
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 4111, Program 719127 Encumbrance/Contract No. CX-PBW-2019-00008809 Vendor 148766	$ 5,857.00
Total amount not to exceed	$295,742.97

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 Information Sheet

File #: 18-1242 **Item #:** 11.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 3, 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with EJES, Inc. for the engineering design of Street Reconstruction Group 17-3005 (list attached to the Agenda Information Sheet) - Not to exceed $255,676.52 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($231,989.01) and Water Utilities Capital Improvement Funds ($23,687.51)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, EJES, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with EJES, Inc. for the engineering design of two street reconstruction thoroughfare projects as Street Reconstruction Group 17-3005. The scope will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, storm drainage improvements, and water and wastewater main replacements. It also includes conducting a traffic study and traffic signal design.

Following are the locations and design costs for each project:

Street Reconstruction - Thoroughfares - Improvements

Project	Council District	Amount
Northbound South Westmoreland Road at Kimball High School Parking Lot (Redesign/Construct Horizonal Curve in Roadway)	3	$133,385.89
East Overton Road from South Marsalis Avenue to South Ewing Avenue	4	$122,290.63

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	March 2020
Begin Construction	August 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $231,989.01
Water Utilities Capital Improvement Funds - $23,687.51

Estimated Future Cost - Construction - $1,854,124.80

Council District	Amount
3	$133,385.89
4	$122,290.63
Total	$255,676.52

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$255, 676.52	Architectural & Engineering	25.66%	100.00%	$255,676.52
• This contract exceeds the M/WBE goal.				

OWNER

EJES, Inc.

Edwin Jones, P.E., President

MAPS

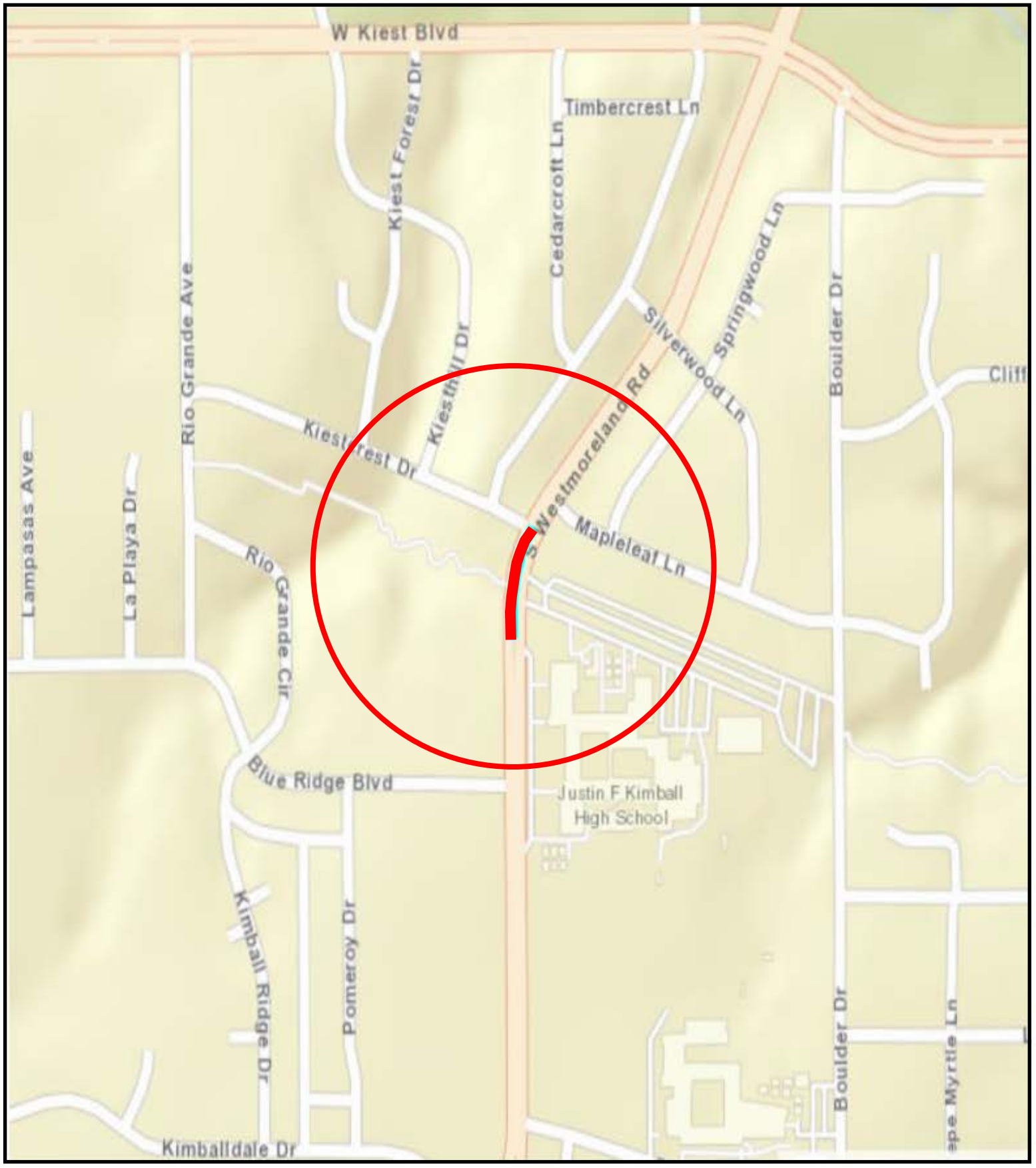
Attached

Street Reconstruction Group 17-3005

Street Reconstruction - Thoroughfares - Improvements

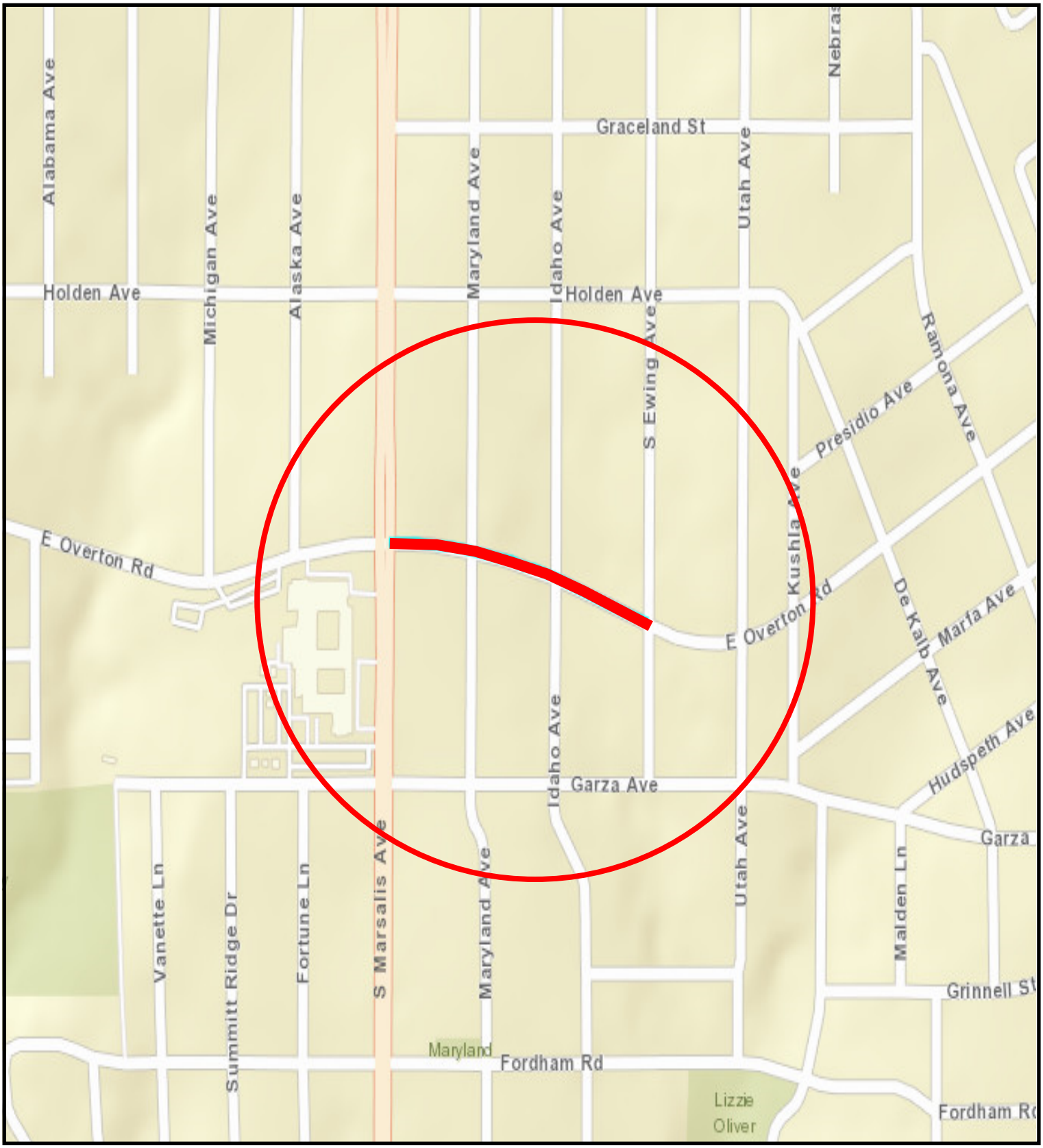
Project	Council District
Northbound South Westmoreland Road at Kimball High School Parking Lot (Redesign/Construct Horizonal Curve in Roadway)	3
East Overton Road from South Marsalis Avenue to South Ewing Avenue	4

STREET RECONSTRUCTION
NORTHBOUND SOUTH WESTMORELAND ROAD AT KIMBALL HIGH SCHOOL PARKING LOT



COUNCIL DISTRICT 3

STREET RECONSTRUCTION
EAST OVERTON ROAD FROM SOUTH MARSALIS AVENUE TO SOUTH EWING AVENUE



COUNCIL DISTRICT 4

January 23, 2019

WHEREAS, EJES Inc. was selected to provide engineering design for Street Reconstruction Group 17-3005.

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 EJES, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $255,676.52.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $255,676.52 in accordance with the terms and conditions of the contract:

EJES Inc. for the engineering design of two street reconstruction of thoroughfare projects on: Northbound South Westmoreland Road at Kimball High School Parking Lot and East Overton Road from South Marsalis Avenue to South Ewing Avenue:

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V304, Activity SREC	
Object 4111, Program PB17V304	
Encumbrance/Contract No. CX-PBW-2019-00008862	
Vendor 505524	$120,846.54
Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V305, Activity SREC	
Object 4111, Program PB17V305	
Encumbrance/Contract No. CX-PBW-2019-00008862	
Vendor 505524	$111,142.47
Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW42	
Object 4111, Program 719157	
Encumbrance/Contract No. CX-PBW-2019-00008862	
Vendor 505524	$ 18,836.88

SECTION 2. (continued)

Wastewater Capital Improvement Fund	
Fund 2116, Department DWU, Unit PS42	
Object 4111, Program 719158	
Encumbrance/Contract No. CX-PBW-2019-00008862	
Vendor 505524	$ 4,850.63
Total amount not to exceed	$255,676.52

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

Agenda Information Sheet

File #: 19-40 **Item #:** 12.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with BDS Technologies, Inc. for the engineering design of Street Reconstruction Group 17-4004 (list attached to the Agenda Information Sheet) - Not to exceed $215,913.70 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($176,368.70) and Water Utilities Capital Improvement Funds ($39,545.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, BDS Technologies, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with BDS Technologies, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-4004. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, storm drainage system, water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Anzio Circle from Garapan Drive to South Polk Street	4	$129,136.85
East Corning Avenue from Arizona Avenue to South Marsalis Avenue	4	$ 86,776.85

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ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	January 2020
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $176,368.70
Water Utilities Capital Improvement Funds - $39,545.00

Estimated Future Cost - Construction - $1,976,762.26

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$215,913.70	Architectural & Engineering	25.66%	100.00%	$215,913.70
• This contract exceeds the M/WBE goal.				

OWNER

BDS Technologies, Inc.

Taoreed O. Badmus, PhD., P.E., President

MAPS

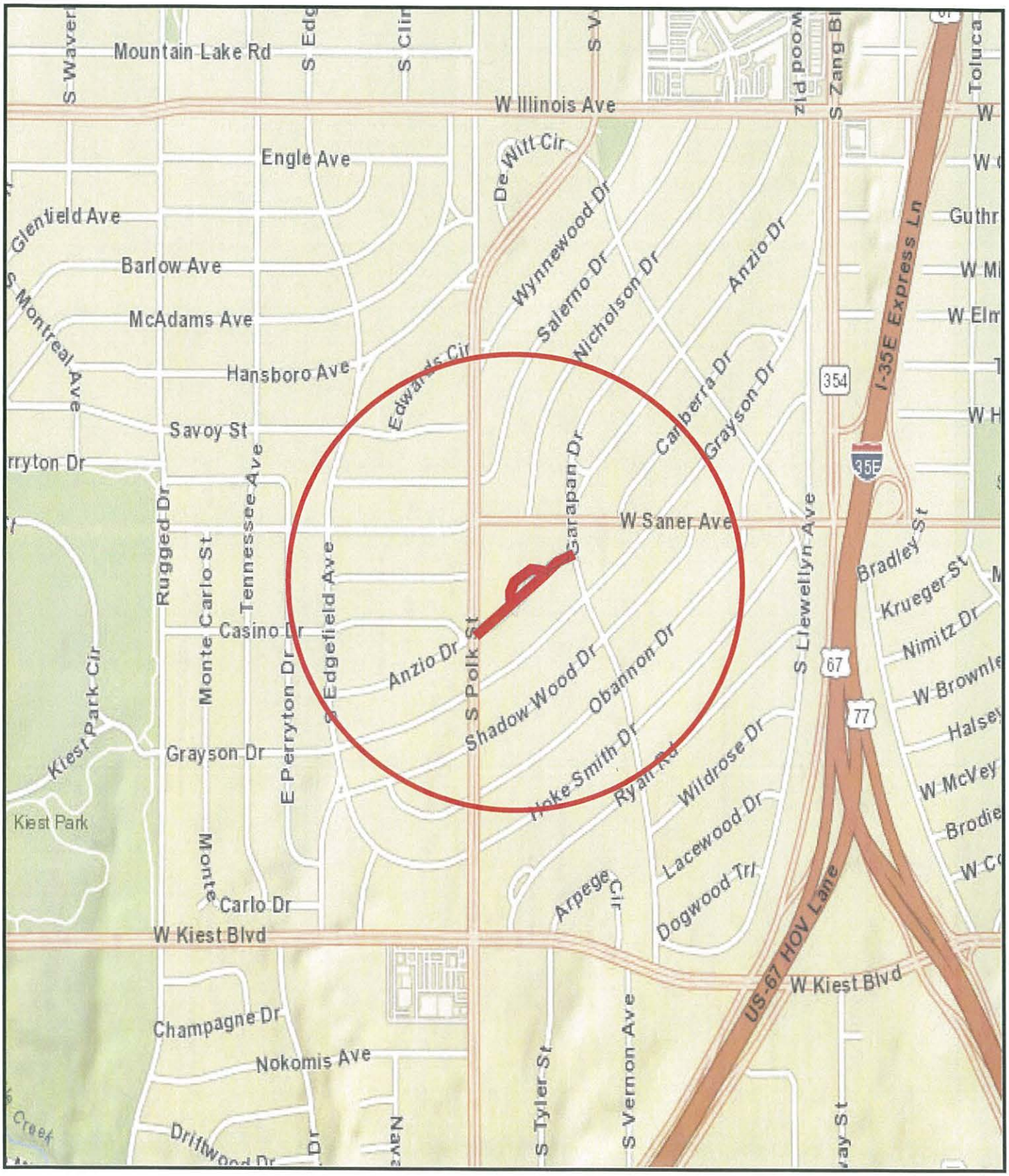
Attached

Street Reconstruction Group 17-4004

Street Reconstruction – Local Streets - Improvements

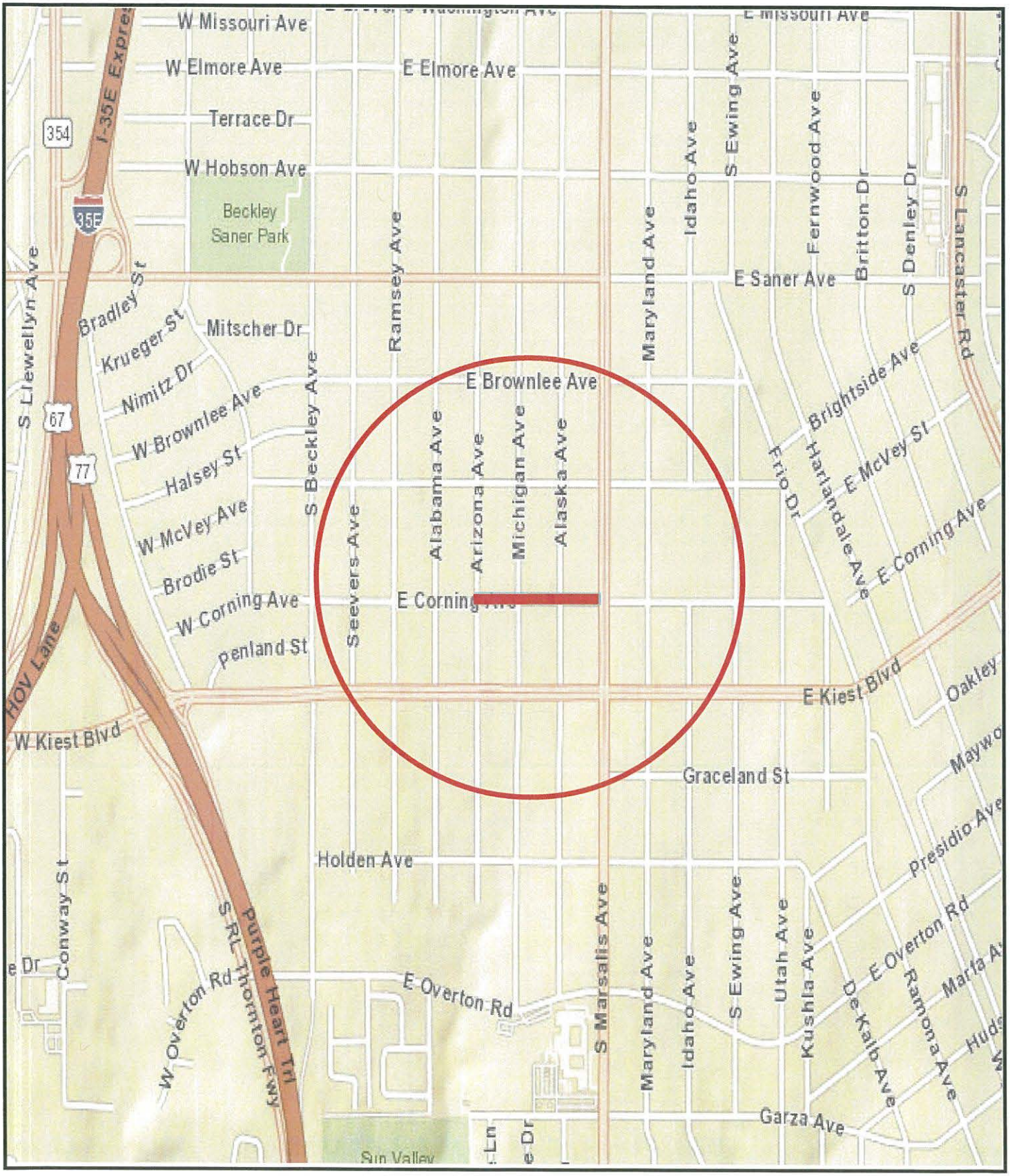
Project	**Council District**
Anzio Circle from Garapan Drive to South Polk Street	4
East Corning Avenue from Arizona Avenue to South Marsalis Avenue	4

STREET RECONSTRUCTION
ANZIO CIRCLE FROM GARAPAN DRIVE
TO SOUTH POLK STREET



COUNCIL DISTRICT 4

STREET RECONSTRUCTION
EAST CORNING AVENUE FROM ARIZONA AVENUE TO SOUTH MARSALIS AVENUE



COUNCIL DISTRICT 4

January 23, 2019

WHEREAS, BDS Technologies, Inc. was selected to provide engineering design for Street Reconstruction Group 17-4004.

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 BDS Technologies, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $215,913.70.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $215,913.70 in accordance with the terms and conditions of the contract:

BDS Technologies, Inc. for the engineering design of street reconstruction of local streets on: Anzio Circle from Garapan Drive to South Polk Street and East Corning Avenue from Arizona Avenue to South Marsalis Avenue:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V199, Activity SREC Object 4111, Program PB17V199 Encumbrance/Contract No. CX-PBW-2019-00008795 Vendor 358484	$ 94,486.85
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V249 Activity SREC Object 4111, Program PB17V249 Encumbrance/Contract No. CX-PBW-2019-00008795 Vendor 358484	$ 81,881.85
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719179 Encumbrance/Contract No. CX-PBW-2019-00008795 Vendor 358484	$ 20,570.49
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719180 Encumbrance/Contract No. CX-PBW-2019-00008795 Vendor 358484	$ 18,974.51
Total amount not to exceed	$215,913.70

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

Agenda Information Sheet

File #: 19-15 **Item #:** 13.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Burgess & Niple, Inc. for the engineering design of Special Project Group 17-5001 - Not to exceed $1,042,788.73 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($961,788.73) and Water Utilities Capital Improvement Funds ($81,000.00)

BACKGROUND

The Request for Proposals (CIZ1744) was issued on June 21, 2018 for the Special Bond Projects. The consulting firm, Burgess & Niple, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Burgess & Niple, Inc. for the engineering design of two thoroughfare improvement projects as Special Project Group 17-5001.

The improvements will include, but not be limited to, replacing the existing 2-lane asphalt roadway with reinforced concrete pavement, curb and gutter, storm drainage system, enhanced sidewalks, crosswalks, driveway approaches, street lights, water and waste water improvements and consider low-impact development measures based on the City's Envision principals.

Following are the locations and design costs for each project:

Special Project Group 17-5001

Project	Council District	Amount
Cheyenne Road from Lake June Road to Big Thicket Drive	5	$ 637,845.30
Cheyenne Road From Big Thicket Drive to Elam Road	5	$ 404,943.43

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	March 2020
Begin Construction	October 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $961,788.73
Water Utilities Capital Improvement Funds - $81,000.00

Estimated Future Cost - Construction - $11,570,761.79

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,042,788.73	Architectural & Engineering	25.66%	32.07%	$334,385.00
• This contract exceeds the M/WBE goal.				

OWNER

Burgess & Niple, Inc.

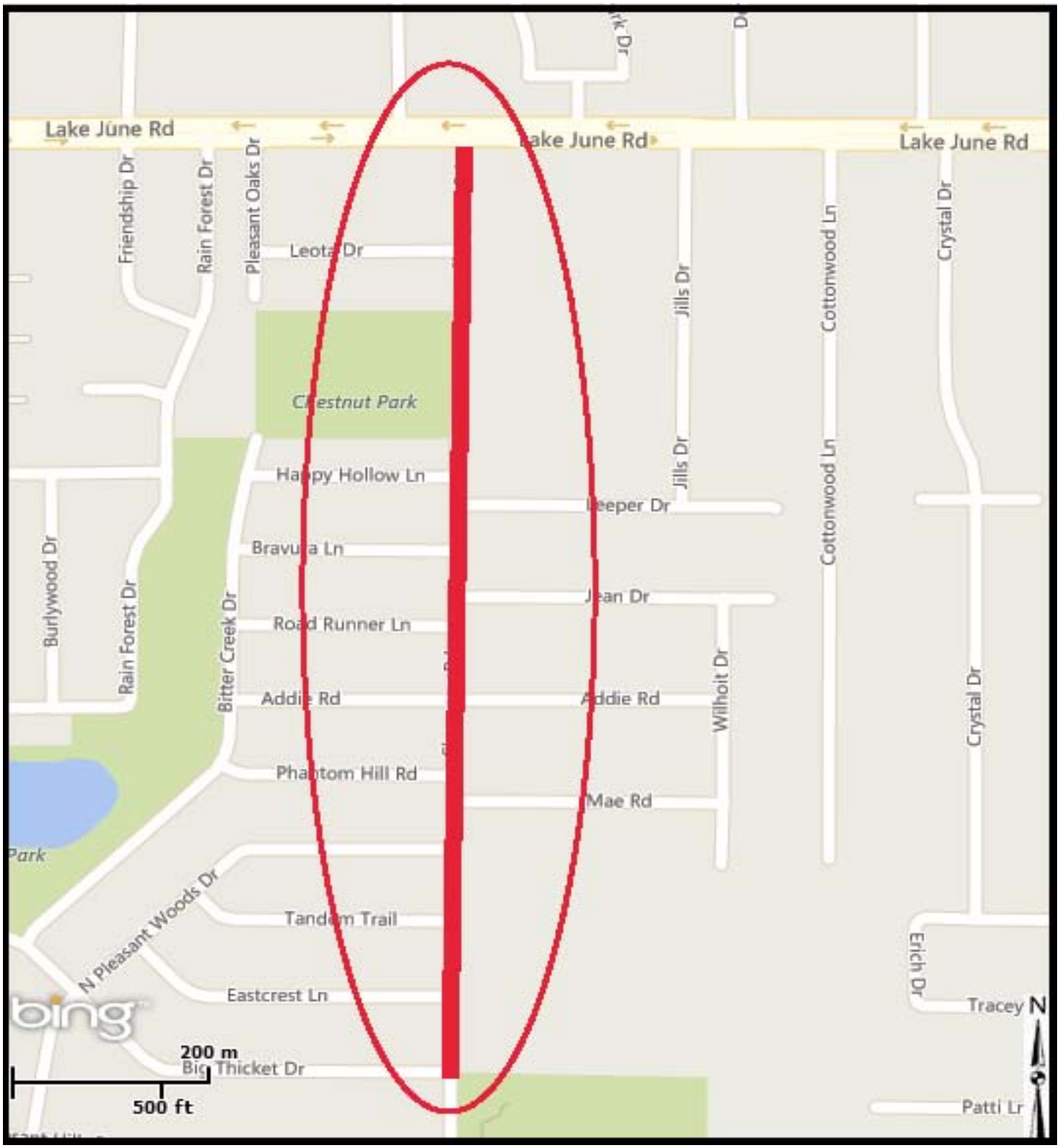
Edwin J. Muccillo, Jr., Southwest Division Director

MAPS

Attached

THOROUGHFARE IMPROVEMENT PROJECT

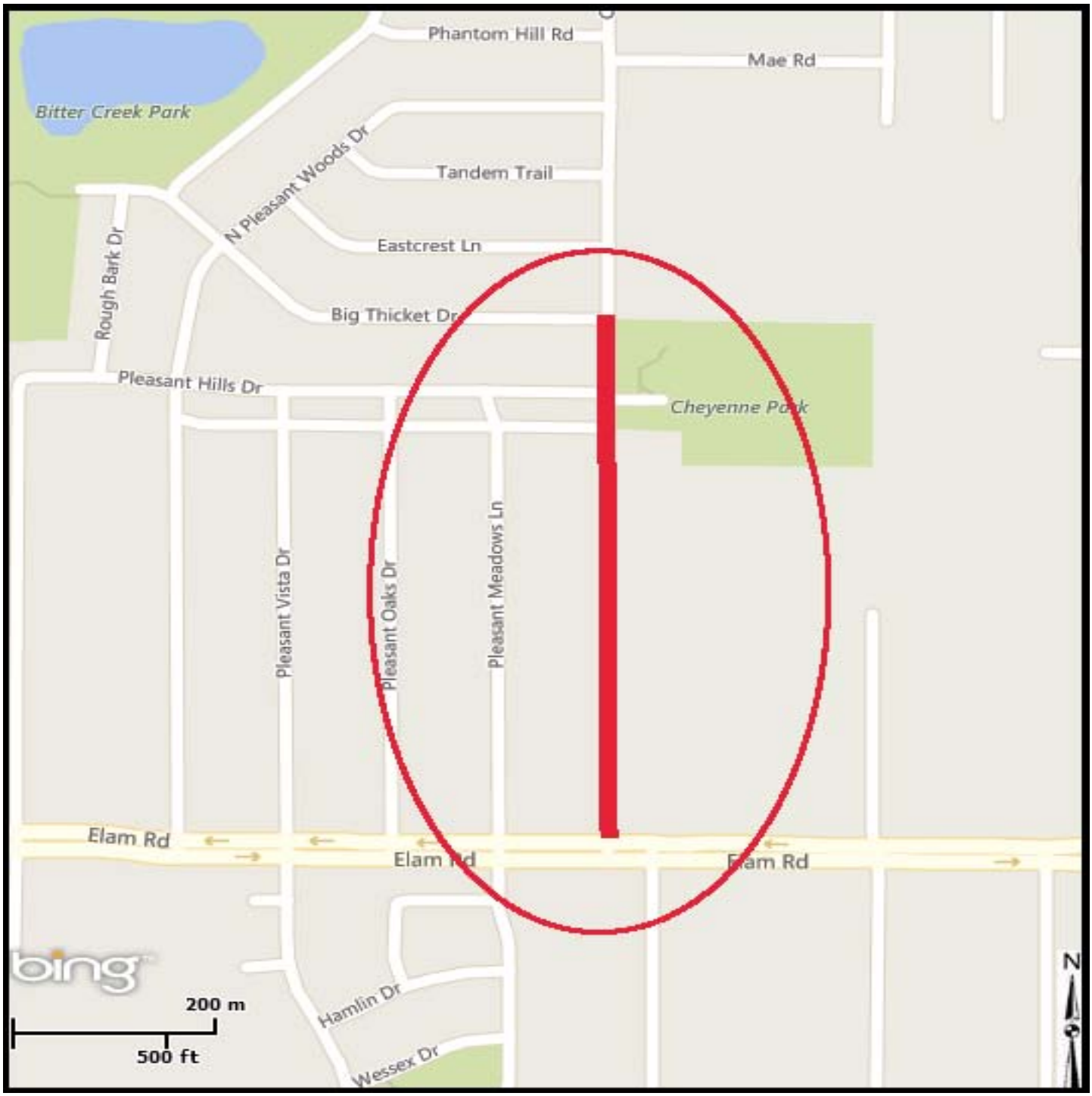
CHEYENNE ROAD FROM
LAKE JUNE ROAD TO BIG THICKET DRIVE



COUNCIL DISTRICT 5

THOROUGHFARE IMPROVEMENT PROJECT

CHEYENNE ROAD FROM
BIG THICKET DRIVE TO ELAM ROAD



COUNCIL DISTRICT 5

January 23, 2019

WHEREAS, Burgess & Niple, Inc. was selected to provide engineering design for Special Project Group 17-5001.

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 Burgess & Niple, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $1,042,788.73.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,042,788.73 to Burgess & Niple, Inc., in accordance with the terms and conditions of the contract:

Burgess & Niple, Inc. for the engineering design of thoroughfare improvement projects on Cheyenne Road from Lake June Road to Big Thicket Drive and Cheyenne Road from Big Thicket Drive to Elam Road:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA17, Activity THRF Object 4111, Program PB17VA17 Encumbrance/Contract No. CX-PBW-2019-00008663 Vendor 090012	$ 556,845.30
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA18, Activity THRF Object 4111, Program PB17VA18 Encumbrance/Contract No. CX-PBW-2019-00008663 Vendor 090012	$ 404,943.43
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719169 Encumbrance/Contract No. CX-PBW-2019-00008663 Vendor 090012	$ 42,120.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719170 Encumbrance/Contract No. CX-PBW-2019-00008663 Vendor 090012	$ 38,880.00
Total amount not to exceed	$1,042,788.73

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

Agenda Information Sheet

File #: 19-19 **Item #:** 14.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with APM & Associates, Inc. for the engineering design for the local street reconstruction project on Bonnie View Road from Ann Arbor Avenue to Cummings Street - Not to exceed $167,212.85 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($160,212.85) and Water Utilities Capital Construction Funds ($7,000.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond Projects. The consulting firm, APM & Associates, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with APM & Associates, Inc. for the engineering design of the local street reconstruction project on Bonnie View Road from Ann Arbor Avenue to Cummings Street. The scope will include replacing the existing deteriorating concrete street with reinforced concrete pavement, curb and gutter, sidewalks, driveway approaches, drainage system and water and wastewater improvements.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	March 2020
Begin Construction	September 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $160,212.85
Water Utilities Capital Construction Funds - $7,000.00

Estimated Future Cost - Construction - $1,562,036.96

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$167,212.85	Architectural & Engineering	25.66%	100.00%	$167,212.85
• This contract exceeds the M/WBE goal.				

OWNER

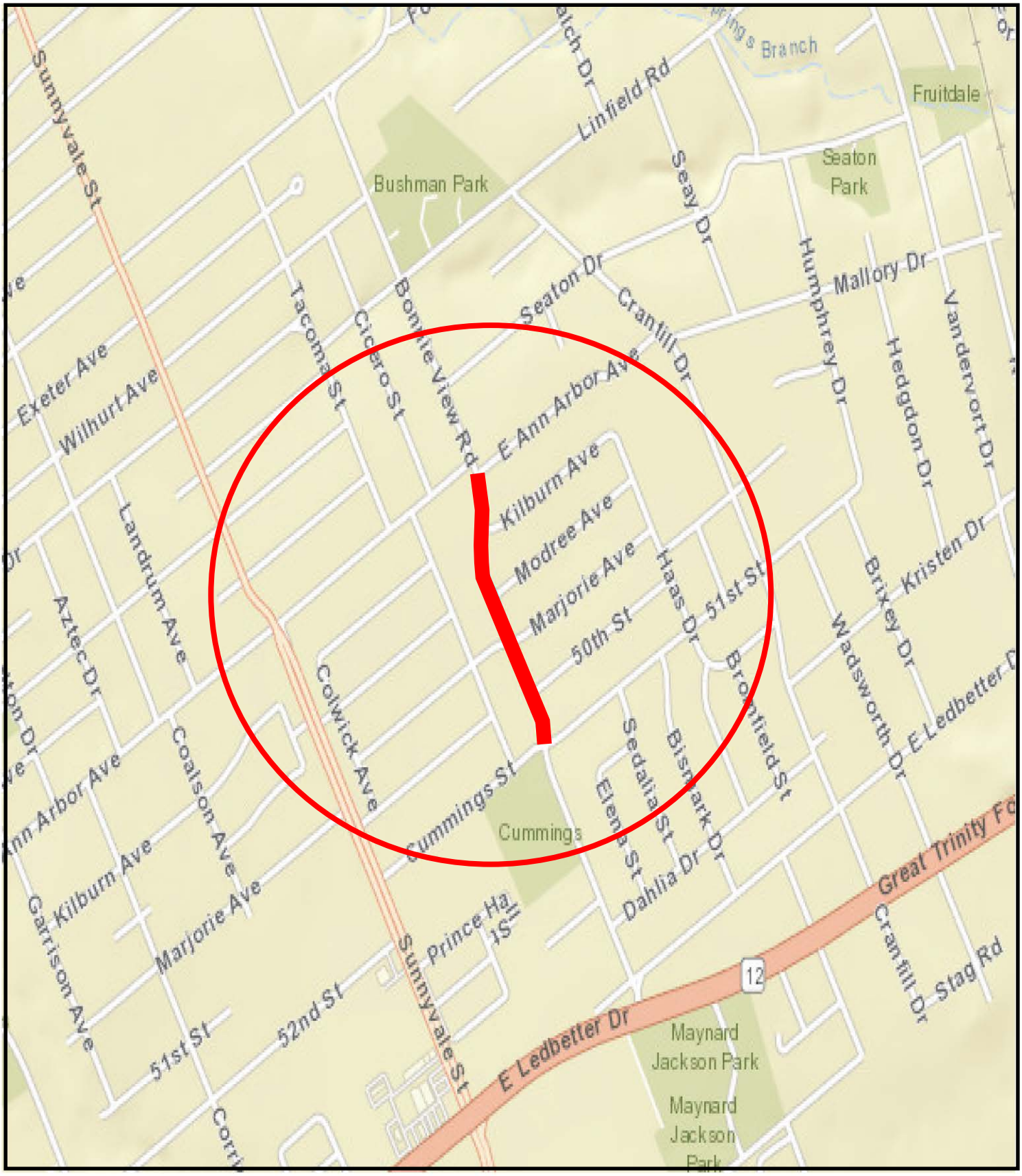
APM & Associates, Inc.

Afisu Olabimtan, P.E., President

MAP

Attached

STREET RECONSTRUCTION
BONNIE VIEW ROAD
FROM ANN ARBOR AVENUE TO CUMMINGS STREET



COUNCIL DISTRICT 4

January 23, 2019

WHEREAS, APM & Associates, Inc. was selected to provide engineering design for Bonnie View Road from Ann Arbor Avenue to Cummings Street.

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 APM & Associates, Inc., approved as to form by the City Attorney, for engineering design services of the local street reconstruction project on Bonnie View Road from Ann Arbor Avenue to Cummings Street, in an amount not to exceed $167,212.85.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $167,212.85 in accordance with the terms and conditions of the contract:

APM & Associates, Inc. for the engineering design of the local street reconstruction project on Bonnie View Road from Ann Arbor Avenue to Cummings Street:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V200, Activity SREC Object 4111, Program PB17V200 Encumbrance/Contract No. CX-PBW-2019-00008920 Vendor 265694	$160,212.85
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 4111, Program 719161 Encumbrance/Contract No. CX-PBW-2019-00008920 Vendor 265694	$4,258.19
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 4111, Program 719162 Encumbrance/Contract No. CX-PBW-2019-00008920 Vendor 265694	$2,741.81
Total amount not to exceed	$167,212.85

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

Agenda Information Sheet

File #: 18-1446 **Item #:** 15.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 5, 7, 8

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with EJES, Inc. for the engineering design of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road - Not to exceed $734,756.61 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($638,799.39) and Water Utilities Capital Improvement Funds ($95,957.22)

BACKGROUND

The Request for Qualifications (CIZ1744) was issued on June 21, 2018 for the Special Bond Projects. The consulting firm, EJES, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with EJES, Inc. for the engineering design of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road. The project will include improving the existing asphalt street with new reinforced concrete street pavement, storm drainage, water and wastewater, shared concrete path, concrete sidewalk, street lighting, trees, and other landscaping and pedestrian enhancements.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	May 2019
Complete Design	April 2020
Begin Construction	August 2020
Complete Construction	April 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $638,799.39
Water Utilities Capital Improvement Funds - $95,957.22

Estimated Future Cost - Construction - $9,765,687.71

Council District	Amount
5	$238,795.90
7	$367,378.30
8	$128,582.41
Total	$734,756.61

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$734,756.61	Architectural & Engineering	25.66%	91.48%	$672,191.61
• This contract exceeds the M/WBE goal.				

OWNER

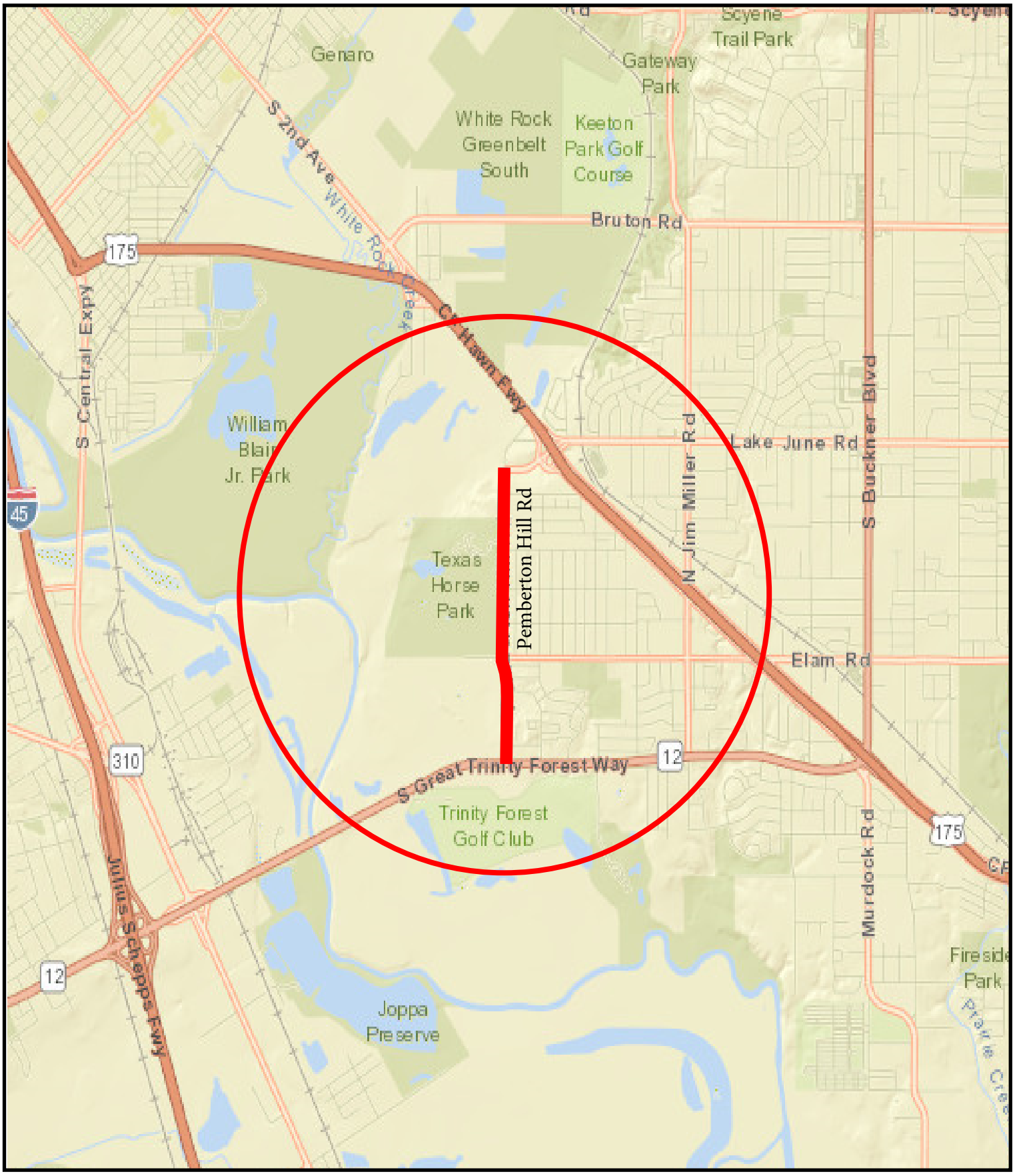
EJES, Inc.

Edwin Jones, P.E., President

MAP

Attached

PEMBERTON HILL ROAD FROM SOUTH GREAT TRINITY FOREST WAY TO LAKE JUNE ROAD



COUNCIL DISTRICTS 5, 7, 8

January 23, 2019

WHEREAS, EJES, Inc., was selected to provide engineering design of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a professional services contract with EJES, Inc., approved as to form by the City Attorney, for engineering design services of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road, in an amount not to exceed $734,756.61.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $734,756.61 in accordance with the terms and conditions of the contract:

EJES, Inc. for the engineering design of Pemberton Hill Road from South Great Trinity Forest Way to Lake June Road:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA10, Activity THRF Object 4111, Program PB17VA10 Encumbrance/Contract No. CX-PBW-2019-00008556 Vendor 505524	$638,799.39
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719159 Encumbrance/Contract No. CX-PBW-2019-00008556 Vendor 505524	$ 66,383.20
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719160 Encumbrance/Contract No. CX-PBW-2019-00008556 Vendor 505524	$ 29,574.02
Total amount not to exceed	$734,756.61

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

Agenda Information Sheet

File #: 19-44 **Item #:** 16.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the construction of Fort Worth Avenue from Sylvan Avenue to West Commerce Street - Tiseo Paving Company, only bidder - Not to exceed $4,991,975.50 - Financing: Capital Projects Reimbursement Fund ($2,000,000.00), Street and Transportation Improvements Fund (2006 Bond Funds) ($2,007,110.50), Water Utilities Capital Improvement Funds ($956,089.00) and Water Utilities Capital Construction Funds ($28,776.00)

BACKGROUND

A professional services contract with Huitt-Zollars, Inc. was authorized on June 11, 2014 for the engineering design of Fort Worth Avenue from Sylvan Avenue to West Commerce Street by Resolution No. 14-0923. Fort Worth Avenue from Sylvan Avenue to West Commerce Street is a partnership project between the City of Dallas and Dallas County. A Project Specific Agreement was authorized on December 13, 2017 with Dallas County for funding participation in the design and construction of paving and drainage improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street by Resolution No. 17-1893.

This action will authorize a construction contract with Tiseo Paving Company for the reconstruction of a four-lane divided roadway with dedicated bike lanes, barrier free ramps, traffic signal, sidewalks, landscaping, LED street and pedestrian lights, driveway approaches, storm drainage, water and wastewater main improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street.

The following chart illustrates Tiseo Paving Company's contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR
Projects Completed	5	0	0
Change Orders	20	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 11, 2014
Completed Design	August 1, 2018
Begin Construction	April 1, 2019
Complete Construction	October 1, 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2001, City Council authorized a Master Agreement with Dallas County governing Major Capital Improvement Program by Resolution No. 01-0104.

On April 13, 2011, City Council authorized a new Master Agreement with Dallas County governing Major Capital Improvement Program by Resolution No. 11-0927.

On June 11, 2014, City Council authorized a professional services contract with Huitt-Zollars, Inc. for the engineering design of thoroughfare/streetscape improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street by Resolution No. 14-0923.

On December 13, 2017, City Council authorized a Project Specific Agreement with Dallas County for funding participation for the design and construction of paving and drainage improvements by Resolution No. 17-1893.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Capital Projects Reimbursement Fund - $2,000,000.00
Street and Transportation Improvements Fund (2006 Bond Funds) - $2,007,110.50
Water Utilities Capital Improvement Funds - $956,089.00
Water Utilities Capital Construction Funds - $28,776.00

Design	$ 320,771.40
Construction (this action)	
Paving & Drainage - PBW	$4,007,110.50
Water & Wastewater - DWU	$ 984,865.00
Total	$4,991,975.50

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$4,991,975.50	Construction	25.00%	25.03%	$1,249,505.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following single bid was received and opened on August 24, 2018:

*Denotes only bidder

Bidder	Bid Amount
*Tiseo Paving Company 419 US 80 Frontage Road Mesquite, Texas 75150	$4,991,975.50

OWNER

Tiseo Paving Company

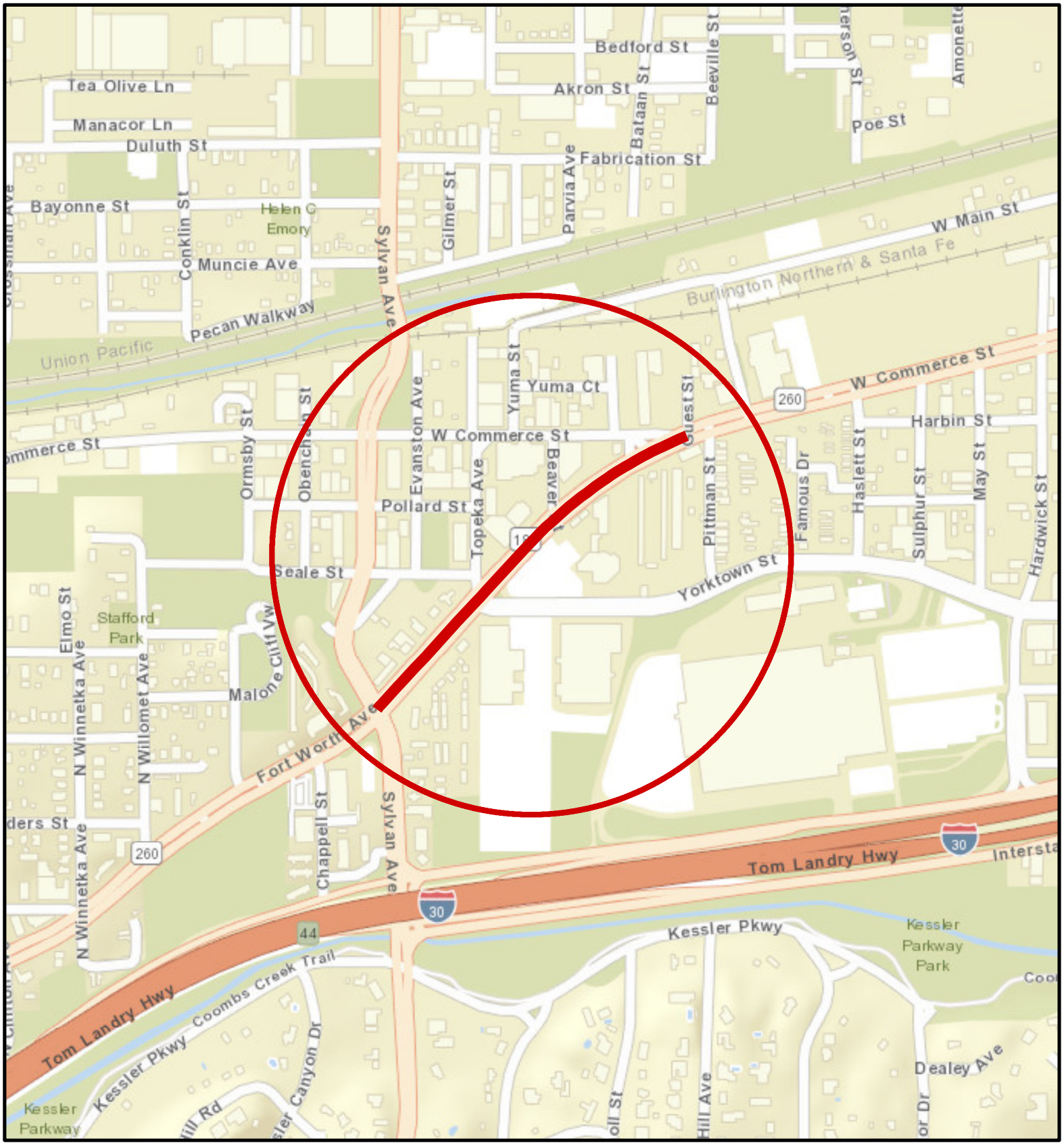
Arthur Tiseo, Registered Agent

MAP

Attached

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STREET RECONSTRUCTION
FORT WORTH AVENUE FROM SYLVAN AVENUE TO WEST COMMERCE STREET



COUNCIL DISTRICT 6

WHEREAS, on January 10, 2001, Resolution No. 01-0104 authorized a Master Agreement with Dallas County governing Major Capital Improvement Program (MCIP) projects to be jointly funded and developed by Dallas County; and

WHEREAS, on June 23, 2008, the Transportation and Environment Committee (TEC), now known as Transportation and Trinity River Project Committee, was briefed on the MCIP overview for the submission, acceptance, and implementation of the City of Dallas candidate projects for Dallas County's 2008 MCIP Fifth Call for Projects; and

WHEREAS, on August 12, 2008, the TEC was briefed on project recommendations for submissions; and

WHEREAS, on April 13, 2011, City Council authorized a new Master Agreement with Dallas County governing the MCIP with Dallas County by Resolution No. 11-0927; and

WHEREAS, the City of Dallas is the lead agency for administering the design and construction services of Fort Worth Avenue improvements from Sylvan Avenue to Commerce Street; and

WHEREAS, Fort Worth Avenue from Westmoreland Road to Beckley Avenue and Commerce Street was submitted and subsequently selected for implementation in Dallas County's 2014 MCIP Sixth Call for projects; and

WHEREAS, on June 11, 2014, City Council authorized a professional services contract with Huitt-Zollars, Inc. for the engineering design of thoroughfare/streetscape improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street by Resolution No. 14-0923; and

WHEREAS, on December 13, 2017, City Council authorized a Project Specific Agreement with Dallas County for funding participation in the design and construction of paving and drainage improvements on Fort Worth Avenue from Sylvan Avenue to Commerce Street and the receipt and deposit of payment from Dallas County, in an amount not to exceed $2,000,000.00 for Dallas County's share of the project costs, by Resolution No. 17-1893; and

WHEREAS, on August 24, 2018, a bid was received for the construction of thoroughfare/streetscape improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street as follows:

Bidder	**Amount**
Tiseo Paving Company	$4,991,975.50

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a construction contract with Tiseo Paving Company, approved as to form by the City Attorney, for the construction of thoroughfare/streetscape improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street, in an amount not to exceed $4,991,975.50.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $4,991,975.50 to Tiseo Paving Company, in accordance with the terms and conditions of the contract, as follows:

Capital Projects Reimbursement Fund Fund 0556, Department PBW, Unit P838, Activity THRF Object 4510, Program PB06P838 Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$2,000,000.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit P838, Activity THRF Object 4510, Program PB06P838 Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$571,190.05
Street and Transportation Improvements Fund Fund 4T22, Department PBW, Unit P838, Activity THRF Object 4510, Program PB06P838 Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$1,175,214.11
Street and Transportation Improvements Fund Fund 7T22, Department PBW, Unit P838, Activity THRF Object 4510, Program PB06P838 Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$260,706.34
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4550, Program 717137 Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$680,060.00

SECTION 2. (continued)

Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 717137X Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$ 20,650.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4560, Program 717138 Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$ 276,029.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 3222, Program 717138X Encumbrance/Contract No. CX-PBW-2019-00008784 Vendor 011466	$ 8,126.00
Total amount not to exceed	$ 4,991,975.50

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

Agenda Information Sheet

File #: 19-35 **Item #:** 17.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation in the design and construction of the Coombs Creek Trail Extension Project; **(2)** the receipt and deposit of funds in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund - Not to exceed $1,800,000.00 - Financing: Capital Projects Reimbursement Fund

BACKGROUND

The Coombs Creek Trail Extension Project is a partnership project between the City of Dallas and Dallas County to extend the existing Coombs Creek Trail to the Margaret McDermott Bridge and Trinity River Trail. Dallas County was the lead agency to administer the design and construction of this project. Dallas County requested the City of Dallas take over the responsibility of lead/implementing agency to administer the design and construction of the project. This action will authorize a Project Specific Agreement with Dallas County for funding participation in the design and construction of this project.

The Coombs Creek Trail Extension Project includes a 12-foot wide trail that extends from the existing Coombs Creek Trail, continues along the Coombs Creek levee crossing Coombs Creek, and then turns east to cross Beckley Avenue. The trail will continue to follow Beckley Avenue by widening the existing sidewalk to the north and then connect to the Margaret McDermott hike and bike bridge and Trinity River Trail.

This project was submitted and subsequently selected in Dallas County's Major Capital Improvements Projects Sixth Call for Projects in 2014. The cost of the project is to be split 50/50 between the City of Dallas and Dallas County.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2018
Complete Design	June 2019
Begin Construction	September 2019
Complete Construction	July 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2001, City Council authorized a master agreement with Dallas County governing future transportation major capital improvement projects between the City of Dallas and Dallas County by Resolution No. 01-0104.

On April 13, 2011, City Council authorized the new ten-year master agreement with Dallas County governing major transportation capital improvement projects by Resolution 11-0927.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainable Committee on January 14, 2019.

FISCAL INFORMATION

Capital Projects Reimbursement Fund - $1,800,000.00

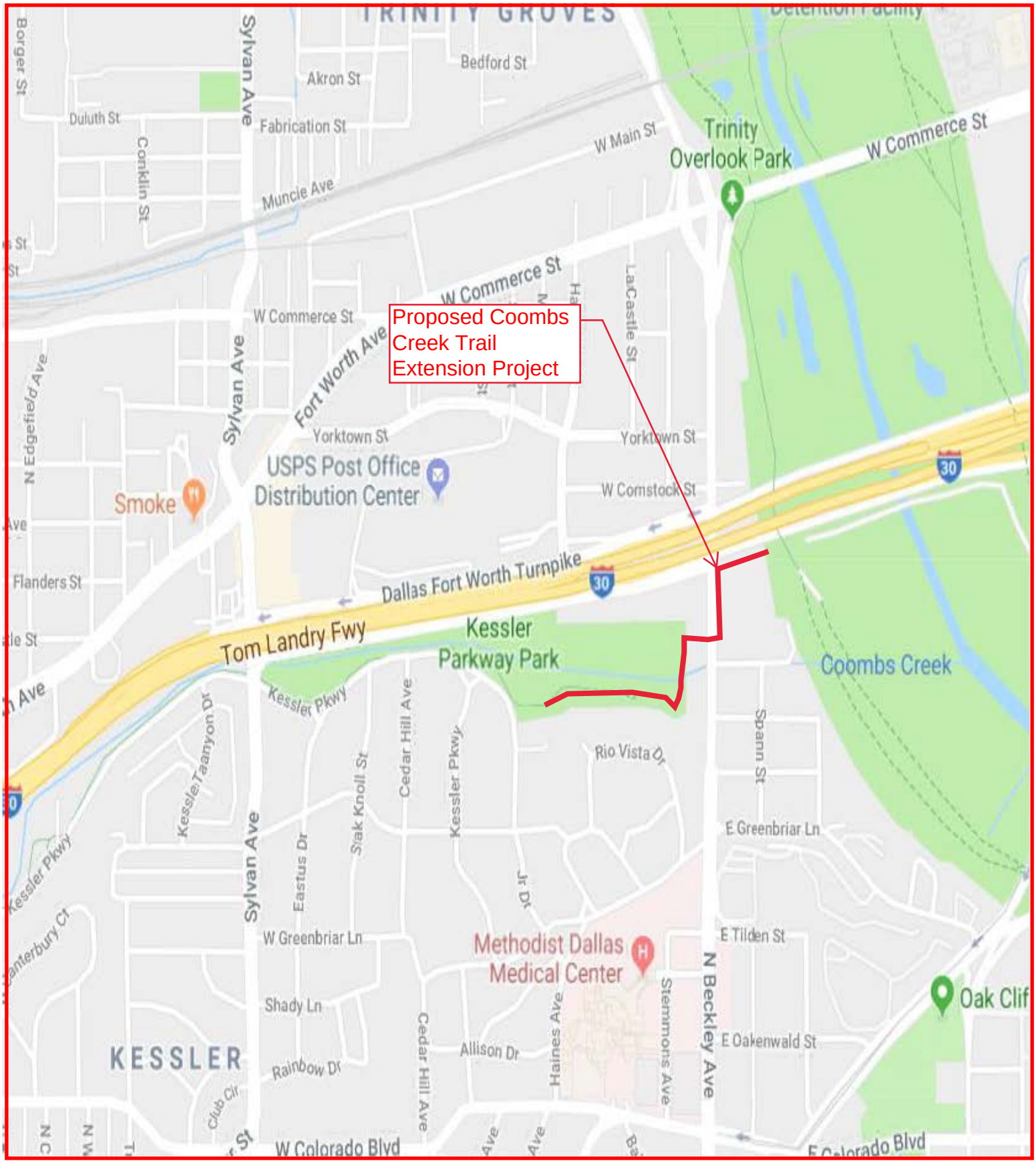
Estimated Future Cost - Construction - $1,894,655.42

MAP

Attached

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COOMBS CREEK TRAIL EXTENSION PROJECT



COUNCIL DISTRICT 1

January 23, 2019

WHEREAS, on January 10, 2001, City Council authorized the Master Agreement with Dallas County governing future transportation major capital improvement projects to be jointly funded and developed by Dallas County and the City of Dallas by Resolution No. 01-0104; and

WHEREAS, on April 13, 2011, City Council authorized the new ten-year Master Agreement governing future transportation major capital improvement projects with Dallas County replacing the previously expired one by Resolution 11-0927; and

WHEREAS, the Coombs Creek Trail Extension Project was submitted and subsequently selected for Dallas County's 2014 Sixth Call for Projects; and

WHEREAS, Dallas County was the lead agency to administer the design and construction for the Coombs Creek Trail Extension Project; and

WHEREAS, Dallas County requested the City of Dallas to take over the lead/implementing agency role for this project; and

WHEREAS, it is now necessary to authorize a Project Specific Agreement with Dallas County for funding participation in the design and construction of the Coombs Creek Trail Extension Project, in an amount not to exceed $1,800,000.00 for Dallas County's share of the project costs.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for funding participation in the design and construction of the Coombs Creek Trail Extension Project.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W264, Activity INGV, Revenue Code 6511.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $1,800,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W264, Activity INGV, Object 4599.

SECTION 4. That in accordance with provisions of the Project Specific Agreement with Dallas County, the Chief Financial Officer is hereby authorized to return any unused funds and interest earned on the funds upon completion of this project to Dallas County.

SECTION 5. That this contract is designated as Contract No. CX-PBW-2019-00008888.

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

Agenda Information Sheet

File #: 19-39 **Item #:** 18.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	January 23, 2019
COUNCIL DISTRICT(S):	11
DEPARTMENT:	Department of Public Works
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize **(1)** reprogramming of $3,500,000.00 from the Alpha Road from Noel Road to Preston Road Project to the Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project; and **(2)** a professional services contract with Lockwood Andrews & Newnam, Inc. for the engineering design of a thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road - Not to exceed $468,246.82 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds) ($283,115.53), Capital Projects Reimbursement Fund ($153,691.29) and Water Utilities Capital Improvement Funds ($31,440.00)

BACKGROUND

The Request for Qualifications (CIZ1744) was issued on June 21, 2018 for the Special Bond Projects. The consulting firm Lockwood Andrews & Newnam, Inc. (LAN) was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

The Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project is a partnership project between the City of Dallas and Dallas County to provide paving, drainage, water and wastewater improvements. The City is the lead agency responsible for administering the design and construction of the project. This action will authorize a professional services contract with LAN to provide engineering design of a thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road.

The dimensional classification of Montfort Drive from Interstate Highway 635 frontage road to Alpha Road was amended on February 28, 2018, to a four-lane divided roadway with bicycle facilities to create a multimodal roadway that facilitates traffic calming through the Dallas Midtown Park and supports the Midtown development. The Midtown Area Plan foresees a pedestrian-friendly neighborhood with a network of streets that support higher density and safe pedestrian and bicycle connectivity to the Dallas Midtown Park.

Currently, this segment of Montfort Drive functions as follows: (1) Montfort Drive between Interstate Highway 635 and Peterson Lane operates as a six-lane divided roadway: three-lanes southbound and three-lanes northbound, within 80 feet of right-of-way; and (2) Montfort Drive between Peterson Lane and Alpha Road operates as a five-lane divided roadway: three lanes southbound and two lanes northbound, within 80 feet of right-of-way. The proposed project will reconstruct Montfort Drive between Interstate Highway 635 frontage road and Peterson Lane from a six-lane divided roadway to a four-lane divided roadway with sidewalks and buffered bike lanes in each direction. The project will also restripe the existing pavement between Peterson Lane and Alpha Road from three-lanes southbound to two-lanes southbound with a buffered bike lane. A northbound bike lane will be constructed along Montfort Place, and this project will also replace existing water and wastewater mains.

The total estimated project cost for design and construction is $4,808,772.24 of which $1,578,653.97 is to be funded by Dallas County, $2,848,630.77 is to be funded by the Department of Public Works, and $381,487.50 is to be funded by Dallas Water Utilities. Dallas County will reserve $32,254.42 for their in-house project delivery cost. Both entities will reallocate funds from the original Alpha Road Intergovernmental Partnership Project towards participation in upcoming thoroughfare improvements in the Dallas Midtown Area. The City's share of the funding will be reprogrammed from the Alpha Road from Noel Road to Preston Road Project in an amount of $3,500,000.00.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	February 2019
Complete Design	February 2020
Begin Construction	July 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2001, City Council authorized the Master Agreement governing transportation major capital improvement projects between the City of Dallas and Dallas County by Resolution No. 01-0104.

On April 13, 2011, City Council authorized a new ten-year Master Agreement with Dallas County governing transportation major capital improvement projects with Dallas County by Resolution No. 11 -0927.

On November 16, 2017, the City Plan Commission Thoroughfare Committee acted on this item and motioned to deny staff's recommendation based on the need for a more comprehensive evaluation of Montfort Drive and the Midtown Park.

On December 14, 2017, the City Plan Commission acted on this item and held this item until January 18, 2018.

On January 18, 2018, the City Plan Commission acted on this item and followed staff recommendation.

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The Mobility Solutions, Infrastructure & Sustainability Committee was briefed by memorandum regarding this matter on February 26, 2018.

On February 28, 2018, City Council authorized amending the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities by Resolution No. 18-0402; Ordinance No. 30804.

The Mobility Solutions, Infrastructure & Sustainability Committee was briefed by memorandum regarding this matter on October 22, 2018.

On October 24, 2018, City Council authorized a Project Specific Agreement with Dallas County for funding participation in the design and construction of paving and drainage improvements for Montfort Drive from Interstate Highway 635 frontage road to Alpha Road by Resolution No. 18-1487.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation Improvements Fund (2006 Bond Funds) - $283,115.53
Capital Projects Reimbursement Fund - $153,691.29
Water Utilities Capital Improvement Funds - $31,440.00

Estimated Future Cost - Construction - $4,308,271.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$468,246.82	Architectural & Engineering	25.66%	41.82%	$195,813.00
• This contract exceeds the M/WBE goal.				

OWNER

Lockwood Andrews & Newnam, Inc.

C. Wayne Swafford, President

MAP

Attached

Thoroughfare Improvement
Montfort Drive

IH-635 to Alpha Road

Council District: 11





January 23, 2019

WHEREAS, on January 10, 2001, City Council authorized a Master Agreement with Dallas County governing future transportation major capital improvement projects between the City of Dallas and Dallas County by Resolution No. 01-0104; and

WHEREAS, on April 13, 2011, City Council authorized a new ten-year Master Agreement with Dallas County governing major transportation capital improvement projects by Resolution No. 11-0927; and

WHEREAS, on February 28, 2018, City Council authorized amending the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to Interstate Highway 635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities by Resolution No. 18-0402; Ordinance No. 30804; and

WHEREAS, the City of Dallas is the lead agency for administering the design and construction services for the Montfort Drive Project from Interstate Highway 635 frontage road to Alpha Road; and

WHEREAS, on October 24, 2018, City Council authorized a Project Specific Agreement with Dallas County for funding participation in the design and construction of paving and drainage improvements for Montfort Drive from Interstate Highway 635 frontage road to Alpha Road, and the receipt and deposit of payment from Dallas County, in an amount not to exceed $1,900,000.00 for Dallas County's share of the project costs by Resolution No. 18-1487; and

WHEREAS, Lockwood Andrews & Newnam, Inc. was selected to provide engineering design of a thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road; and

WHEREAS, the City desires to reprogram $3,500,000.00 from the Alpha Road from Noel Road to Preston Road Project to the Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to reprogram funds from the Alpha Road from Noel Road to Preston Road Project for the Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project, in an amount not to exceed $3,500,000.00.

SECTION 2. That the City Manager is hereby authorized to execute a professional services contract with Lockwood Andrews & Newnam, Inc., approved as to form by the City Attorney, for the engineering design of a thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road Project, in an amount not to exceed $468,246.82.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $468,246.82 to Lockwood Andrews & Newnam, Inc. for the engineering design of the thoroughfare improvement project on Montfort Drive from Interstate Highway 635 frontage road to Alpha Road in accordance with the terms and conditions of the contract:

Street and Transportation Improvements Fund Fund 2T22, Department PBW, Unit W330, Activity INGV Object 4111, Program PB06W330 Encumbrance/Contract No. CX-PBW-2019-00008823 Vendor VS0000075003	$283,115.53
Capital Projects Reimbursement Fund Fund 0556, Department PBW, Unit W330, Activity INGV Object 4111, Program PB06W330 Encumbrance/Contract No. CX-PBW-2019-00008823 Vendor VS0000075003	$153,691.29
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Object 4111, Program 719167 Encumbrance/Contract No. CX-PBW-2019-00008823 Vendor VS0000075003	$ 16,348.80
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4111, Program 719168 Encumbrance/Contract No. CX-PBW-2019-00008823 Vendor VS0000075003	$ 15,091.20
Total amount not to exceed	$468,246.82

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

Agenda Information Sheet

File #: 19-65 **Item #:** 19.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** acceptance of a $1,500,000.00 donation from the Friends of the Dallas Public Library, Inc. for the 6th Floor Renovation at the J. Erik Jonsson Central Library located at 1515 Young Street; and **(2)** an increase in appropriations in the amount of $1,500,000.00 in the Central Library Gift and Donation Fund - Not to exceed $1,500,000.00 - Financing: Central Library Gift and Donation Funds

BACKGROUND

The on-going renovation of all levels of the J. Erik Jonsson Central Library has been and continues to be funded through a public-private partnership between the City of Dallas and Friends of the Dallas Public Library, Inc. (FoDPL). The FoDPL is contributing $1,500,000.00 toward the renovation of the 6th floor and the City of Dallas is providing $2,179,218.00.

On December 12, 2018, City Council authorized a professional services contract with PGAL, Inc. to provide architectural, engineering design, conditions investigation of roof and elevator systems, construction documents, furniture and fixtures documents, cost estimates, and construction administration services for the 6th floor renovation, passage elevator upgrades, and plumbing and roofing repairs at the J. Erik Jonsson Central Library, located at 1515 Young Street by Resolution No. 18-1764.

Services will include schematic design, design development, conduct assessment of roof and pedestrian elevators, furniture and equipment design, construction documents, bid evaluation, and construction administration.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	September 2019
Begin Construction	January 2020
Complete Construction	July 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

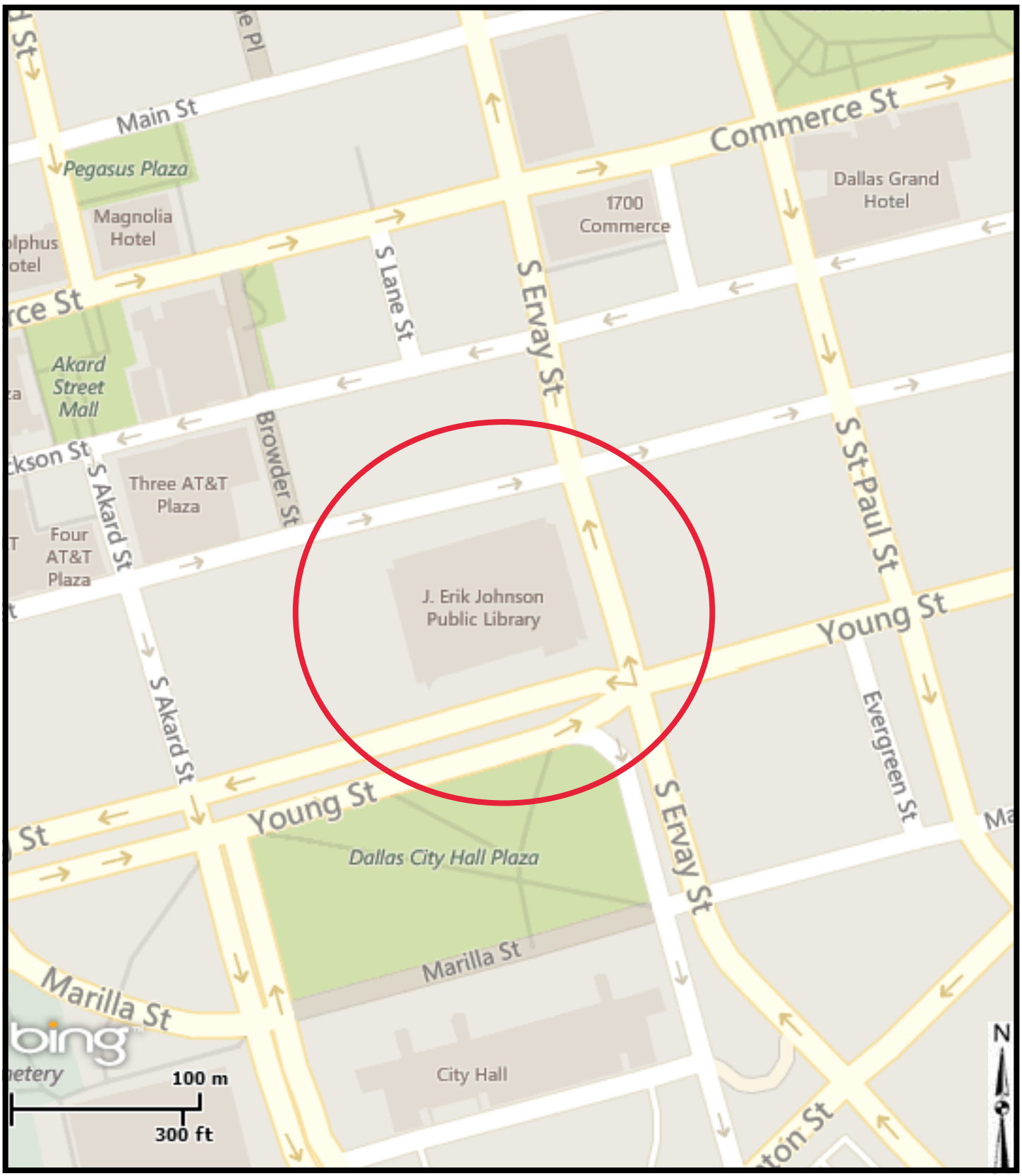
Central Library Gift and Donation Funds - $1,500,000.00

MAP

Attached

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6TH FLOOR RENOVATION - J. ERIK JONSSON CENTRAL LIBRARY



COUNCIL DISTRICT 2

January 23, 2019

WHEREAS, in the 2017 Bond Program, the citizens of Dallas approved funding for major maintenance, renovations, and improvements at J. Erik Jonsson Central Library, 1515 Young Street; and

WHEREAS, on December 12, 2018, City Council authorized a professional services contract with PGAL, Inc. for architectural, engineering design, and construction administration services for the improvements at J. Erik Jonsson Central Library located at 1515 Young Street, in an amount not to exceed $505,500.00, by Resolution No. 18-1764; and

WHEREAS, it is now in the best interest of the City to accept a donation from the Friends of the Dallas Public Library, Inc. in matching funds for the 6th Floor Renovation of the J. Erik Jonsson Central Library, in an amount not to exceed $1,500,000.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a donation from the Friends of the Public Library, Inc. for the 6th Floor Renovation of the J. Erik Jonsson Central Library, in an amount not to exceed $1,500,000.00, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit donated funds from the Friends of the Public Library, Inc. in an amount not to exceed $1,500,000.00 in the Central Library Gift and Donations Fund, Fund 0214, Department BSD, Unit VE02, Revenue Code 8411.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in the amount of $1,500,000.00 in the Central Library Gift and Donations Fund, Fund 0214, Department BSD, Unit VE02, Object 4310.

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

Agenda Information Sheet

File #: 19-24 **Item #:** 20.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Urban Engineers Group, Inc. to provide additional design services including Hydraulic Analysis and a Section 408 Permit application for the Coombs Creek Trail Extension Project - Not to exceed $67,888.00, from $553,160.00 to $621,048.00 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds)

BACKGROUND

The Coombs Creek Trail Extension Project is a partnership project between the City of Dallas and Dallas County to extend the existing Coombs Creek Trail to the Margaret McDermott Bridge and Trinity River Trail. The City of Dallas is the lead/implementing agency to administer the design and construction of this project. This action will authorize Supplemental Agreement No. 1 to the professional services contract with Urban Engineers Group, Inc. to provide additional design services including Hydraulic Analysis and a Section 408 Permit application for this project.

The Coombs Creek Trail Extension Project includes a 12-foot wide trail that extends from the existing Coombs Creek Trail, continues along the Coombs Creek levee crossing Coombs Creek, and then turns east to cross Beckley Avenue. The trail will continue to follow Beckley Avenue by widening the existing sidewalk to the north and then connect to the Margaret McDermott hike and bike bridge and Trinity River Trail.

On April 25, 2018, the City awarded the design contract with Urban Engineers Group, Inc. and the consultant has completed 60 percent design. Based on the discussions with United States Army Corps of Engineers (USACE), USACE requires a Section 408 permit to allow additional fill material on the levee for the trail design and construction. In addition, a Hydraulic Analysis for the proposed cut/fill and grading impact is also needed per City design criteria.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2018
Complete Design	June 2019
Begin Construction	September 2019
Complete Construction	July 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 25, 2018, City Council authorized a professional engineering services contract with Urban Engineers Group, Inc. to provide design services for the Coombs Creek Trail Extension Project by Resolution No. 18-0600.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainable Committee on January 14, 2019.

FISCAL INFORMATION

Street and Transportation Improvements Fund (2006 Bond Funds) - $67,888.00

Design Contract	$553,160.00
Supplemental Agreement No. 1 (this action)	$ 67,888.00
Total	$621,048.00

Estimated Future Cost - Construction - $1,894,655.42

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$67,888.00	Architectural & Engineering	25.66%	9.72%	$6,600.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 1 - 52.55% Overall M/WBE participation				

OWNER

Urban Engineers Group, Inc.

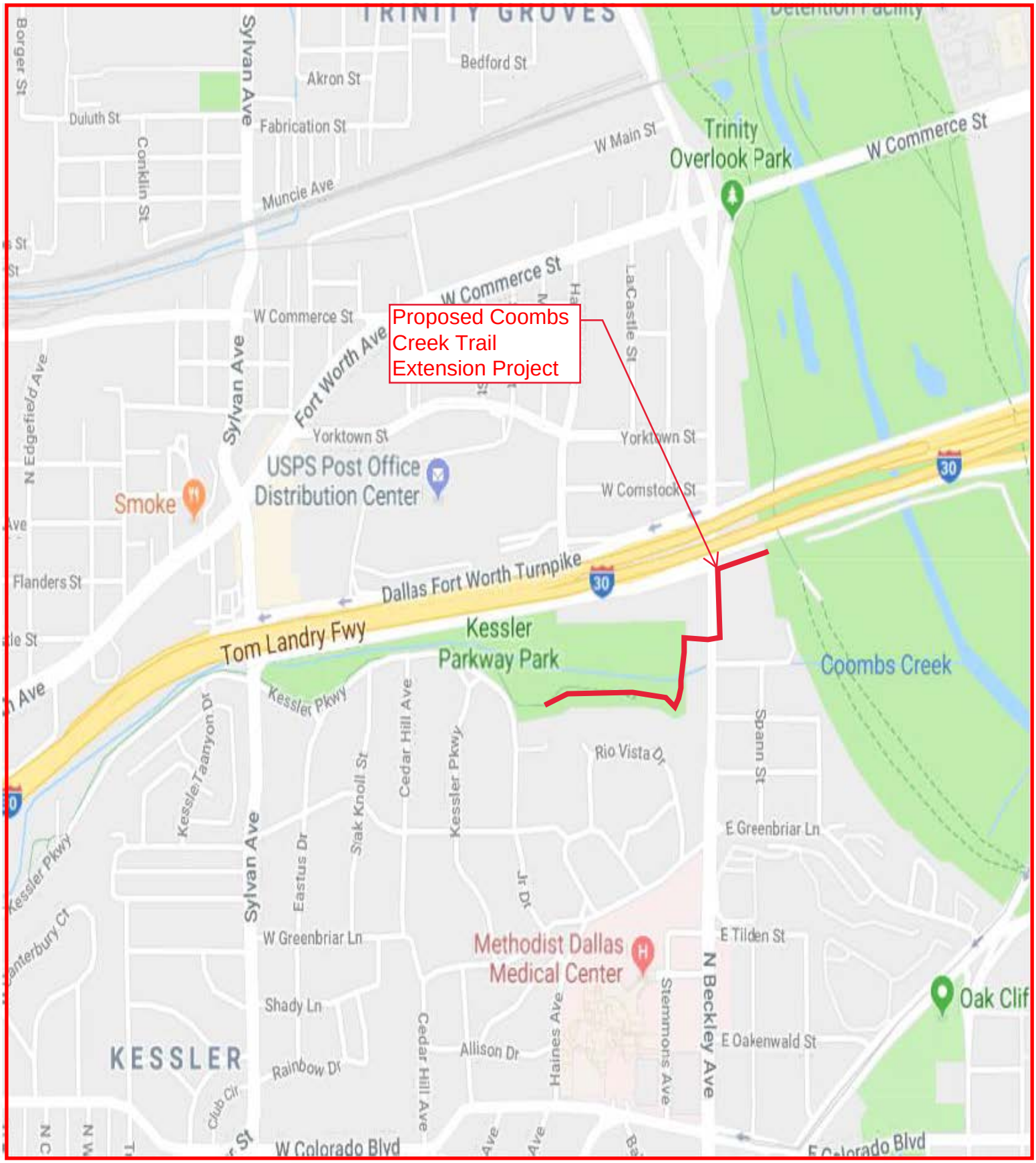
Faisal Syed, P.E., Principal

MAP

Attached

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COOMBS CREEK TRAIL EXTENSION PROJECT



COUNCIL DISTRICT 1

January 23, 2019

WHEREAS, on April 25, 2018, City Council authorized a professional engineering services contract with Urban Engineers Group, Inc. to provide design services for the Coombs Creek Trail Extension Project by Resolution No. 18-0600; and

WHEREAS, based on the discussions with United States Army Corps of Engineers (USACE), USACE requires a Section 408 Permit to allow additional fill material on the levee for the trail design and construction, which also results in additional Hydraulic Analysis needed for the proposed cut/fill and grading impact;and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the professional services contract with Urban Engineers Group, Inc. to provide additional design services including the Hydraulic Analysis and a Section 408 Permit application for the Coombs Creek Trail Extension Project, in an amount not to exceed $67,888.00, from $553,160.00 to $621,048.00.

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. 1 to the professional services contract with Urban Engineers Group, Inc., approved as to form by the City Attorney, to provide additional design services including the Hydraulic Analysis and a Section 408 Permit application for the Coombs Creek Trail Extension Project, in an amount not to exceed $67,888.00, from $553,160.00 to $621,048.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $67,888.00 to Urban Engineers Group, Inc. from the Street and Transportation Improvements Fund, Fund 3T22, Department PBW, Unit W264, Activity INGV, Object 4111, Program PB06W264, Encumbrance/Contract No. CX-PBW-2018-00005859, Vendor 511462.

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

Agenda Information Sheet

File #: 19-38 **Item #:** 21.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 10, 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize an amendment to Resolution No. 18-0524, previously approved on April 11, 2018 for a Local Project Advance Funding Agreement with the Texas Department of Transportation for the design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75 to **(1)** delete any reference to the term “not to exceed”; and **(2)** include a term that the City of Dallas is responsible for any project cost overruns in excess of the Federal and State funding participation as described in the Local Project Advance Funding Agreement - Financing: No cost consideration to the City (see Fiscal Information Section)

BACKGROUND

On April 11, 2018, City Council authorized a Local Project Advance Funding Agreement with and payment to the Texas Department of Transportation (TxDOT) for the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75, by Resolution No. 18-0524. However, TxDOT recently changed their policy and required the City to remove the “not to exceed” verbiage from the previously authorized Resolution and include a term regarding the City’s responsibility for the cost overrun. This action will amend Resolution No. 18-0524 to make these changes.

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2018
Completed Design	September 2018
Begin Construction	January 2019
Complete Construction	July 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 13, 1996, City Council authorized an Interlocal Agreement between the City of Dallas

and the Texas Department of Transportation for the design and construction of paving improvements to Valley View Lane/Walnut Street from LBJ Service Road to the east city limits by Resolution No. 96-3671.

On January 8, 1997, City Council authorized an Interlocal Agreement between the City of Dallas and the Texas Department of Transportation for the design and construction paving improvements to Park Lane from US 75 (North Central Expressway) to Greenville Avenue by Resolution No. 97-0094.

On May 23, 2007, City Council authorized an additional payment to the Texas Department of Transportation for the City's share of design costs for paving and drainage improvements on Valley View Lane/Walnut Street from IH-635 service road to eastern city limits at Las Brisas Drive by Resolution No. 07-1544.

On April 8, 2009, City Council authorized a Local Project Advanced Funding Agreement with Texas Department of Transportation for paving and drainage improvements on Valley View Lane/Walnut Street from IH-635 service road to the east city limits (Las Brisas) by Resolution No. 09-0968.

On May 27, 2015, City Council authorized an additional payment to the Texas Department of Transportation for the city's share of design costs for intersection improvements on Valley View Lane/Walnut Street from IH-635 to east of the city limits by Resolution No. 15-0963.

On April 11, 2018, City Council authorized a Local Project Advance Funding Agreement with and payment to the Texas Department of Transportation (TxDOT) for the design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75, by Resolution No. 18-0524.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainable Committee on January 14, 2019.

FISCAL INFORMATION

No cost consideration to the City. Per this agreement, the City is responsible for any project cost overruns in excess of the federal and state funding participation as described in the Local Project Advance Funding Agreement.

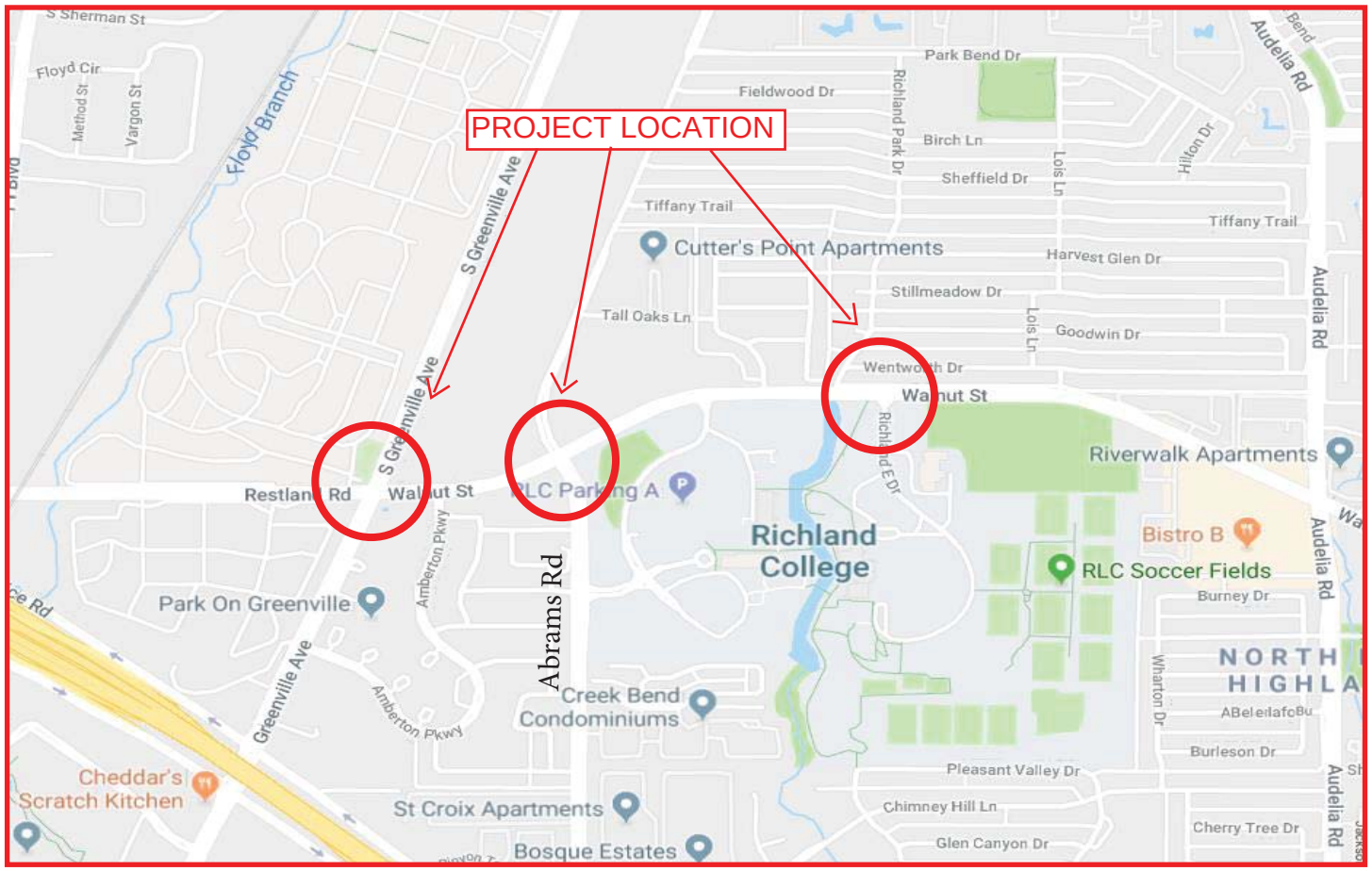
Estimated Future Cost - Construction - $1,200,000.00 (2006 Bond Funds)

MAP

Attached

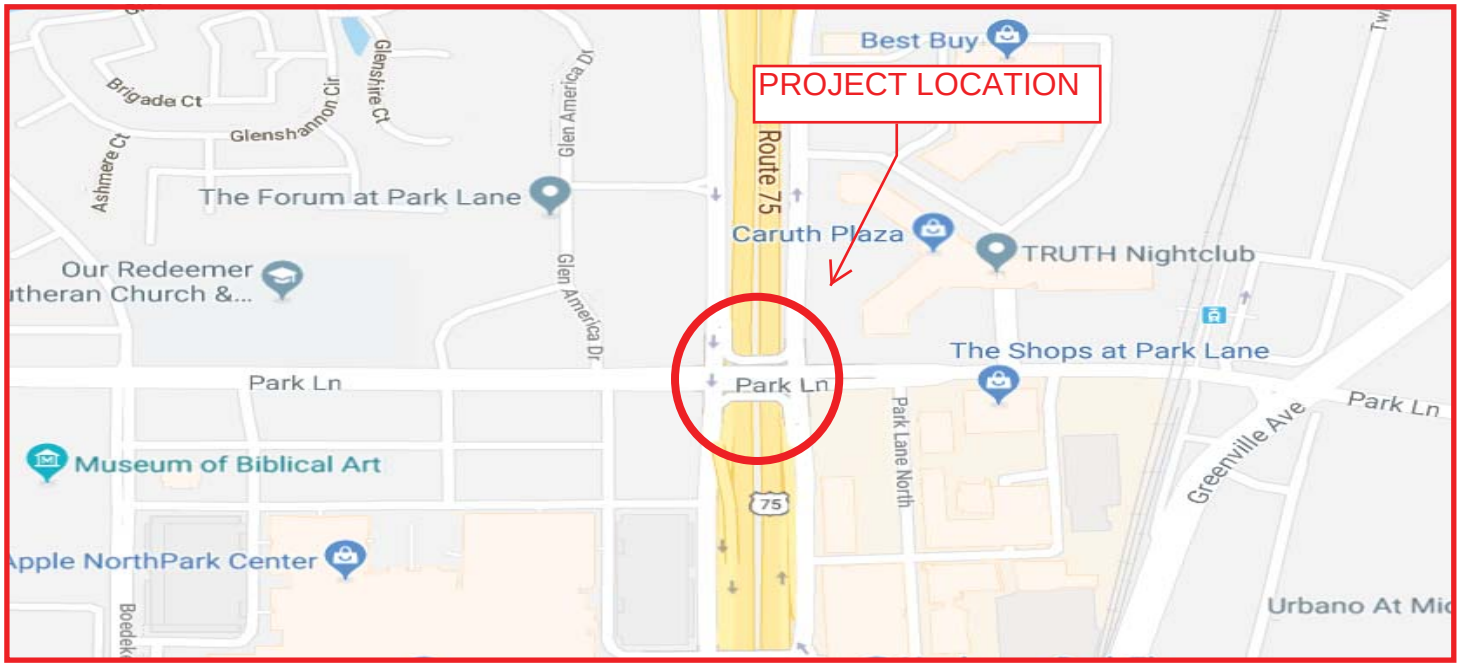
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INTERSECTION IMPROVEMENTS - WALNUT STREET AT GREENVILLE AVENUE, ABRAMS ROAD AND RICHLAND COLLEGE



DISTRICTS 10, 13

INTERSECTION IMPROVEMENTS - PARK LANE AT U.S. 75



DISTRICTS 10, 13

WHEREAS, on November 13, 1996, City Council authorized an Interlocal Agreement between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Valley View Lane/Walnut Street from LBJ Service Road to the east city limits and payment to TxDOT in the amount of $78,666.00 for the City's share of design costs by Resolution No. 96-3671; and

WHEREAS, on January 8, 1997, City Council authorized an Interlocal Agreement between the City of Dallas and TxDOT for the design and construction of paving improvements to Park Lane from U.S. Highway 75 (North Central Expressway) to Greenville Avenue and payment of $17,472.00 for the City's estimated share of the engineering costs by Resolution No. 97-0094; and

WHEREAS, Amendment No. 1 to the Interlocal Agreement with TxDOT for the improvements of Park Lane from U.S. Highway 75 (North Central Expressway) to Greenville Avenue was executed on October 2, 1998 to add the indirect Cost Recovery Plan; and

WHEREAS, Amendment No. 2 to the Interlocal Agreement with TxDOT for the improvements of Park Lane from U.S. Highway 75 (North Central Expressway) to Greenville Avenue was executed on September 19, 2006 to terminate the agreement; and

WHEREAS, on May 23, 2007, City Council authorized an additional payment to TxDOT for the City's share of design costs for paving and drainage improvements on Valley View Lane/Walnut Street from IH-635 service road to the eastern city limits at Las Brisas Drive, in the amount of $45,000.00, by Resolution No. 07-1544; and

WHEREAS, on April 8, 2009, City Council authorized a Local Project Advanced Funding Agreement with the Texas Department of Transportation for paving and drainage improvements on Valley View Lane/Walnut Street from the IH-635 service road to the east city limits by Resolution No. 09-0968; and

WHEREAS, on May 27, 2015, City Council authorized an additional payment to the Texas Department of Transportation for the city's share of additional design costs for Valley View Lane/Walnut Street from IH-635 service road to east of the city limits project, in the amount of $166,146.76, by Resolution No. 15-0963; and

WHEREAS, TxDOT was the lead agency administering the design and construction of Valley View Lane/Walnut Street from IH-635 service road to east of the city limits and Park Lane from U.S. Highway 75 to Greenville Avenue; and

WHEREAS, the original project scopes are no longer valid and the City desires to terminate the existing agreements; and

WHEREAS, both Valley View Lane/Walnut Street and Park Lane projects are being terminated and combined into one new intersection improvements project; and

WHEREAS, the proposed new project scope will now only include intersection improvements on Walnut Street at Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75, which include new traffic signals with radar detections, pedestrian push buttons, crosswalks, and Americans with Disabilities Act ramps; and

WHEREAS, the City will take over the responsibility of lead/implementing agency to administer the design and construction of the new intersection improvements project; and

WHEREAS, on April 11, 2018, City Council authorized a Local Project Advance Funding Agreement with the Texas Department of Transportation for design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and on Park Lane at U.S. Highway 75; and payment to TxDOT for the City's share of engineering review costs, in the amount of $26,560.00; and

WHEREAS, it is now necessary to amend Resolution No. 18-0524, previously approved on April 11, 2018 for a Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75 to **(1)** delete any reference to the term "not to exceed"; and **(2)** include a term that the City of Dallas is responsible for any project cost overruns in excess of the Federal and State funding participation as described in the agreement.

January 23, 2019

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to amend Resolution No. 18-0524, previously approved on April 11, 2018 for a Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and Park Lane at U.S. Highway 75 to **(1)** delete any reference to the term "not to exceed"; and **(2)** include a term that the City of Dallas is responsible for any project cost overruns in excess of the Federal and State funding participation as described in the agreement, approved as to form by the City Attorney as follow:

SECTION 1. That the City Manager is hereby authorized to sign a Local Project Advance Funding Agreement with the Texas Department of Transportation, approved as to form by the City Attorney, for design and construction of the intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and on Park Lane at U.S. Highway 75~~, in an amount not to exceed $26,560.00~~.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in ~~an amount not to exceed~~ the amount of $26,560.00 to TxDOT in accordance with the terms and conditions of the agreement, as follows:

Street and Transportation Improvements Fund Fund 2T22, Department PBW, Unit U227 Activity INGV, Object 4111, Program PB06U227 Contract/Encumbrance No. CX-PBW–2018–00005314 Vendor 020318	$10,624.00
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit U234 Activity INGV, Object 4111, Program PB06U234 Contract/Encumbrance No. CX-PBW–2018–00005314 Vendor 020318	$15,936.00
Total amount ~~not to exceed~~	$26,560.00

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit any unused Street and Transportation Improvements Fund advanced to TxDOT pertaining to this project in Fund 1T22, 2T22, Department PBW, Unit U227, Unit U234, Revenue Code 8492.

SECTION 2. That the City of Dallas is responsible for any project cost overruns in excess of the Federal and State funding participation as described in the Local Project Advance Funding Agreement.

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

Agenda Information Sheet

File #: 18-1137 **Item #:** 22.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize acquisition from Jorge Martinez and Lidia Silva Martinez of approximately 5,797 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $70,600.00 ($68,000.00, plus closing costs and title expenses not to exceed $2,600.00) - Financing: 2006 Bond Fund

BACKGROUND

This item authorizes the acquisition from Jorge Martinez and Lidia Silva Martinez of approximately 5,797 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project. This property will be used for the future location of City service and maintenance facilities. The consideration is based on an independent appraisal. Relocation benefits are estimated to be $60,050.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

2006 Bond Fund - $70,600.00 ($68,000.00, plus closing costs and title expenses not to exceed $2,600.00)

OWNERS

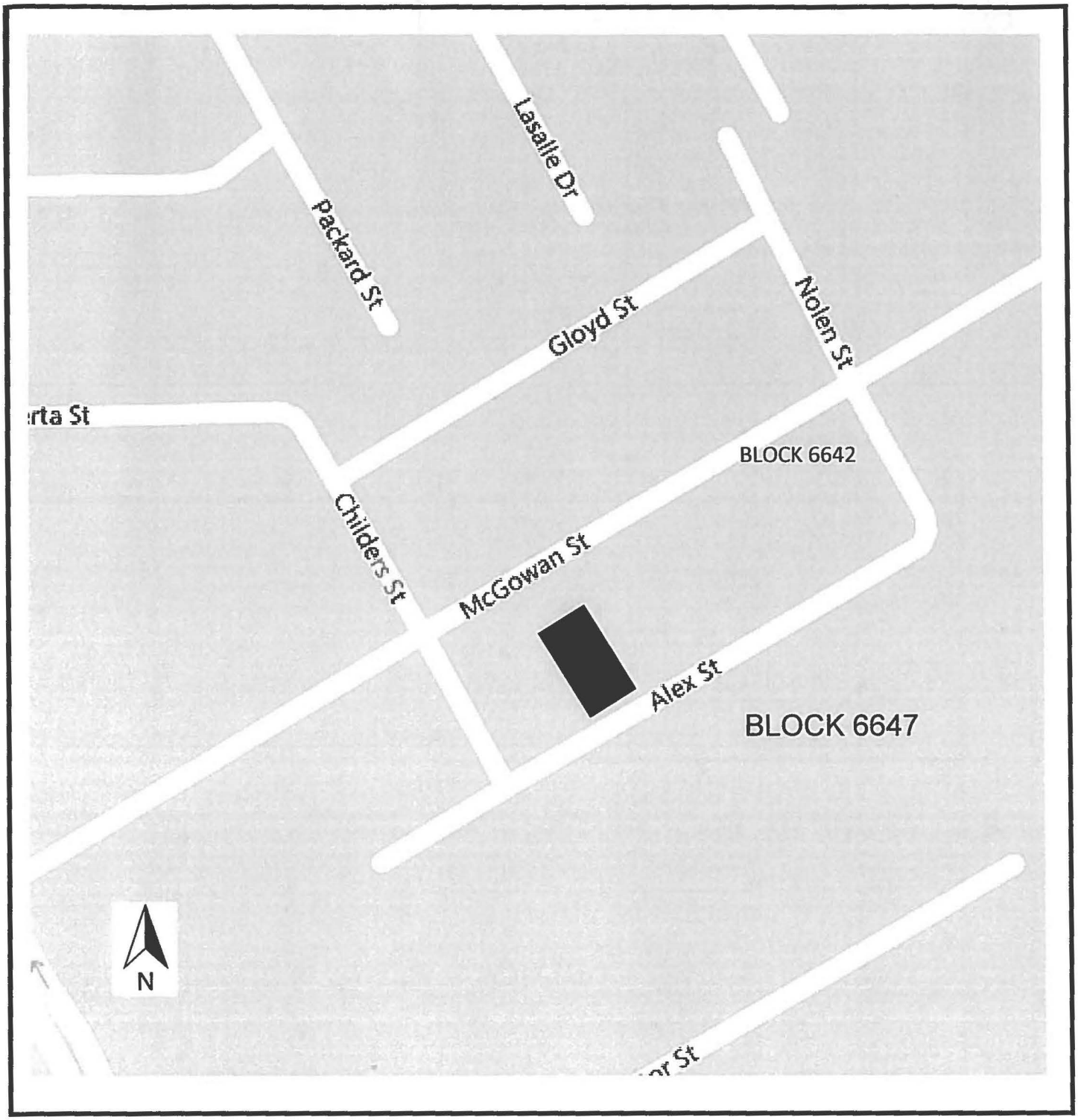
Jorge Martinez

Lidia Silva Martinez

MAP

Attached

powered by Legistar™



SUBJECT: [redacted]

January 23, 2019

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 5,797 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": Cadillac Heights Phase II

"USE": City services and maintenance facilities 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": Fee Simple title 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": Jorge Martinez and Lidia Silva Martinez, 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": $68,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,600.00

"AUTHORIZED AMOUNT": Not to exceed $70,600.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the

conveyancing instrument substantially in the form described in Exhibit "B", 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 hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Land Acquisition in Cadillac Heights Fund, Fund 4T11, Department EBS, Unit T825, Activity LAAQ, Program PB06T825, Object 4210, Encumbrance/Contract No. CX-BSD-2018-00009152. 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 J. CASO, Interim City Attorney

BY: _____
Assistant City Attorney

EXHIBIT A

Being Lot 73, in Block 6642, MEADOW GARDENS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXHIBIT B

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Jorge Martinez and Lidia Silva Martinez, a married couple (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 SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS ($68,000.00) 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, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2018.

_____
Jorge Martinez

_____
Lidia Silva Martinez

EXHIBIT B

ACKNOWLEDGEMENT

****

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Jorge Martinez.

_____
Notary Public, State of TEXAS

****

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Lidia Silva Martinez.

_____
Notary Public, State of TEXAS

****

After recording return to:
City of Dallas, Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: V. Leal

Warranty Deed Log No. 45134/ Block1/5888

EXHIBIT A

Being Lot 73, in Block 6642, MEADOW GARDENS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

Agenda Information Sheet

File #: 18-1139 **Item #:** 23.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize acquisition, from Jose F. Paredes and Yolanda R. Paredes of approximately 5,772 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $70,000.00 ($66,000.00, plus closing costs and title expenses not to exceed $4,000.00) - Financing: 2006 Bond Fund

BACKGROUND

This item authorizes the acquisition from Jose F. Paredes and Yolanda R. Paredes of approximately 5,772 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets. This property will be used for the future location of City service and maintenance facilities. The consideration is based on an independent appraisal. Relocation benefits are estimated to be $67,050.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

2006 Bond Fund - $70,000.00 ($66,000.00, plus closing costs and title expenses not to exceed $4,000.00)

OWNERS

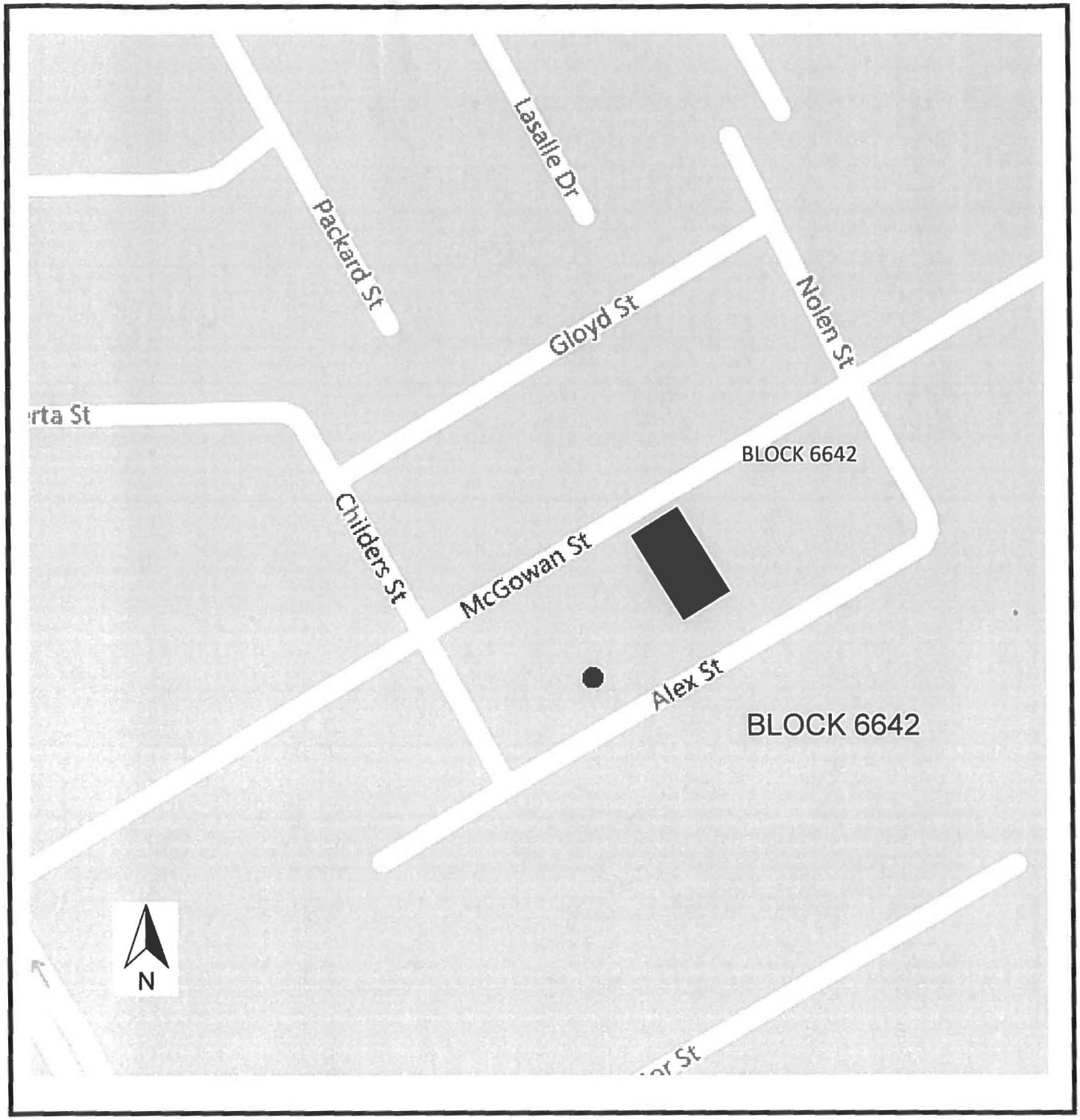
Jose F. Paredes

Yolanda R. Paredes

MAP

Attached

powered by Legistar™



SUBJECT: [redacted]

January 23, 2019

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 5,772 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": Cadillac Heights Phase II

"USE": City services and maintenance facilities 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": Fee Simple 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": Jose F. Paredes and Yolanda R. Paredes, 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": $66,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $4,000.00

"AUTHORIZED AMOUNT": Not to exceed $70,000.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", 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 hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Land Acquisition in Cadillac Heights Fund, Fund 4T11, Department EBS, Unit T825, Activity LAAQ, Program PB06T825, Object 4210, Encumbrance/Contract No. CX-BSD-2019-00008374. 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 J. CASO, Interim City Attorney

BY: _____
Assistant City Attorney

EXHIBIT A

Being Lot 58, in Block 6642, McNABB's MEADOW GARDENS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED EXHIBIT B

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Jose F. Paredes and Yolanda R. Paredes, a married couple (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 SIXTY SIX THOUSAND AND NO/100 DOLLARS ($66,000.00) 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, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

_____ _____

Jose F. Paredes Yolanda R. Paredes

ACKNOWLEDGEMENT

****

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Jose F. Paredes.

_____
Notary Public, State of TEXAS

****

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
by Yolanda R. Paredes.

_____
Notary Public, State of TEXAS

****

After recording return to:
City of Dallas, Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: V. Leal

Warranty Deed Log No. 46412/ Block 6642

EXHIBIT A

Being Lot 58, in Block 6642, McNABB's MEADOW GARDENS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

Agenda Information Sheet

File #: 18-1143 **Item #:** 24.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize acquisition from Jose F. Paredes of approximately 5,720 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $50,000.00 ($47,000.00, plus closing costs and title expenses not to exceed $3,000.00) - Financing: 2006 Bond Fund

BACKGROUND

This item authorizes the acquisition from Jose F. Paredes of approximately 5,720 square feet of land improved with a single-family dwelling located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project. The property will be used for the future location of City service and maintenance facilities. The consideration is based on an independent appraisal. Relocation benefits are estimated to be $10,084.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

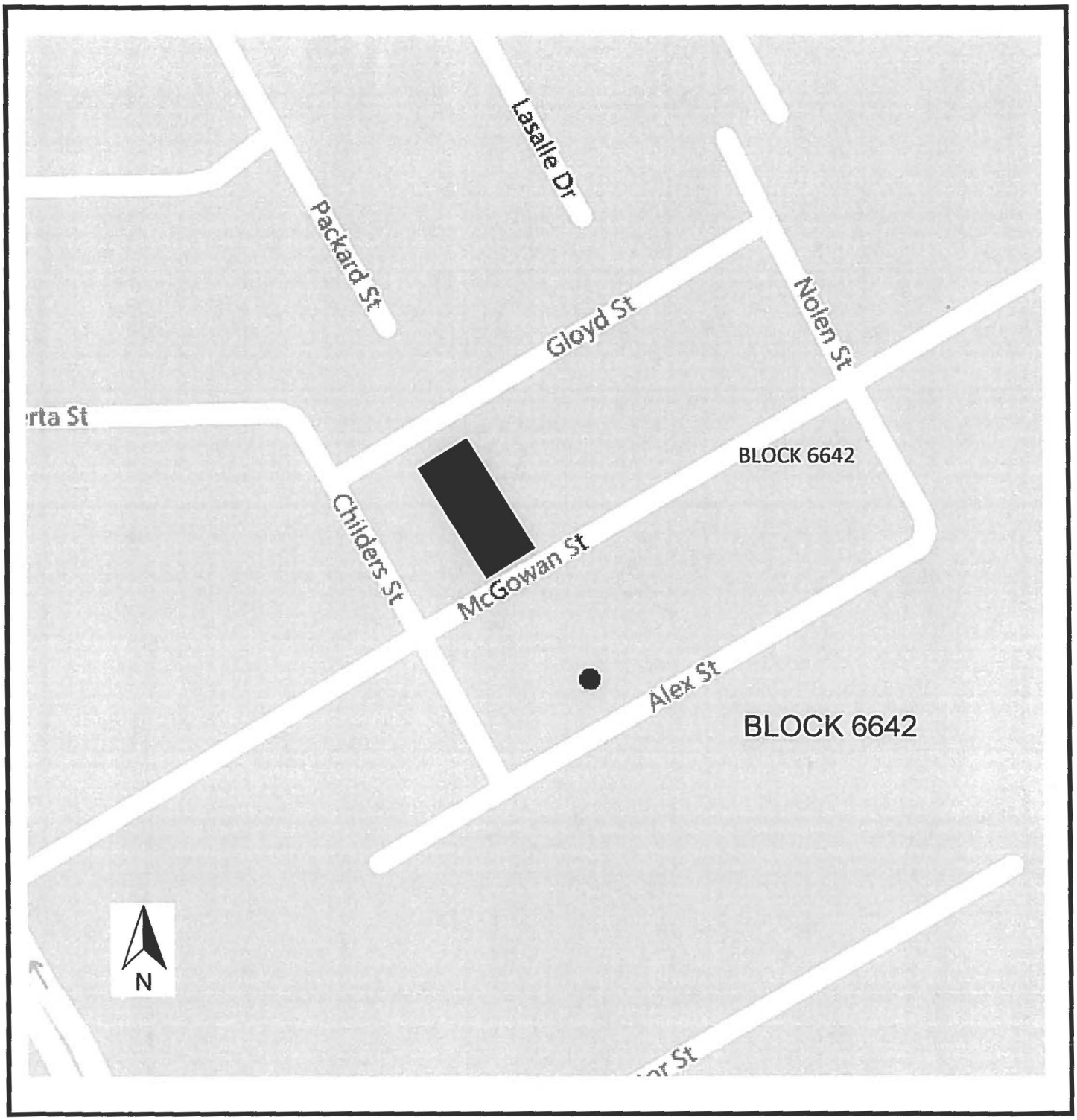
2006 Bond Fund - $50,000.00 ($47,000.00, plus closing costs and title expenses not to exceed $3,000.00)

OWNER

Jose F. Paredes

MAP

Attached



SUBJECT: [redacted]

January 23, 2019

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 5,720 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": Cadillac Heights Phase II

"USE": City services and maintenance facilities 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": Fee Simple 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": Jose F. Paredes, 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": $47,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $3,000.00

"AUTHORIZED AMOUNT": Not to exceed $50,000.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the

conveyancing instrument substantially in the form described in Exhibit "B", 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 hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Land Acquisition in Cadillac Heights Fund, Fund 4T11, Department EBS, Unit T825, Activity LAAQ, Program PB06T825, Object 4210, Encumbrance/Contract No. CX-BSD-2018-00008375. 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 J. CASO, Interim City Attorney

BY: B N. S H
Assistant City Attorney

EXHIBIT A

Being Lot 39, in Block 6642, McNABBS MEADOW GARDEN ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

EXHIBIT B

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Jose F. Paredes, a married person not joined by his spouse asserts that the affected property hereby constitutes no part of their business or residence homestead and is in his sole management and control as separate property (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FORTY SEVEN THOUSAND AND NO/100 DOLLARS ($47,000.00) 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, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

_____
Jose F. Paredes

By:_____
Assistant City Attorney

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____by Jose F. Paredes.

_____
Notary Public, State of TEXAS

After recording return to:
City of Dallas, Department of Development Services
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: VLeal

Warranty Deed Log No. 46413

EXHIBIT A

Being Lot 39, in Block 6642, McNABBS MEADOW GARDEN ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

Agenda Information Sheet

File #: 18-1147 **Item #:** 25.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize acquisition from Juan Antonio Romero and Antonia Romero of approximately 5,252 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed $52,000.00 ($48,000.00, plus closing costs and title expenses not to exceed $4,000.00) - Financing: 2006 Bond Fund

BACKGROUND

This item authorizes the acquisition from Juan Antonio Romero and Antonia Romero of approximately 5,252 square feet of land improved with a single-family dwelling located near the intersection of Alex and Childers Streets for the Cadillac Heights Phase II Project. This property will be used for the future location of City service and maintenance facilities. The consideration is based on an independent appraisal. Relocation benefits are estimated to be $44,600.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

2006 Bond Fund - $52,000.00 ($48,000.00, plus closing costs and title expenses not to exceed $4,000.00)

OWNERS

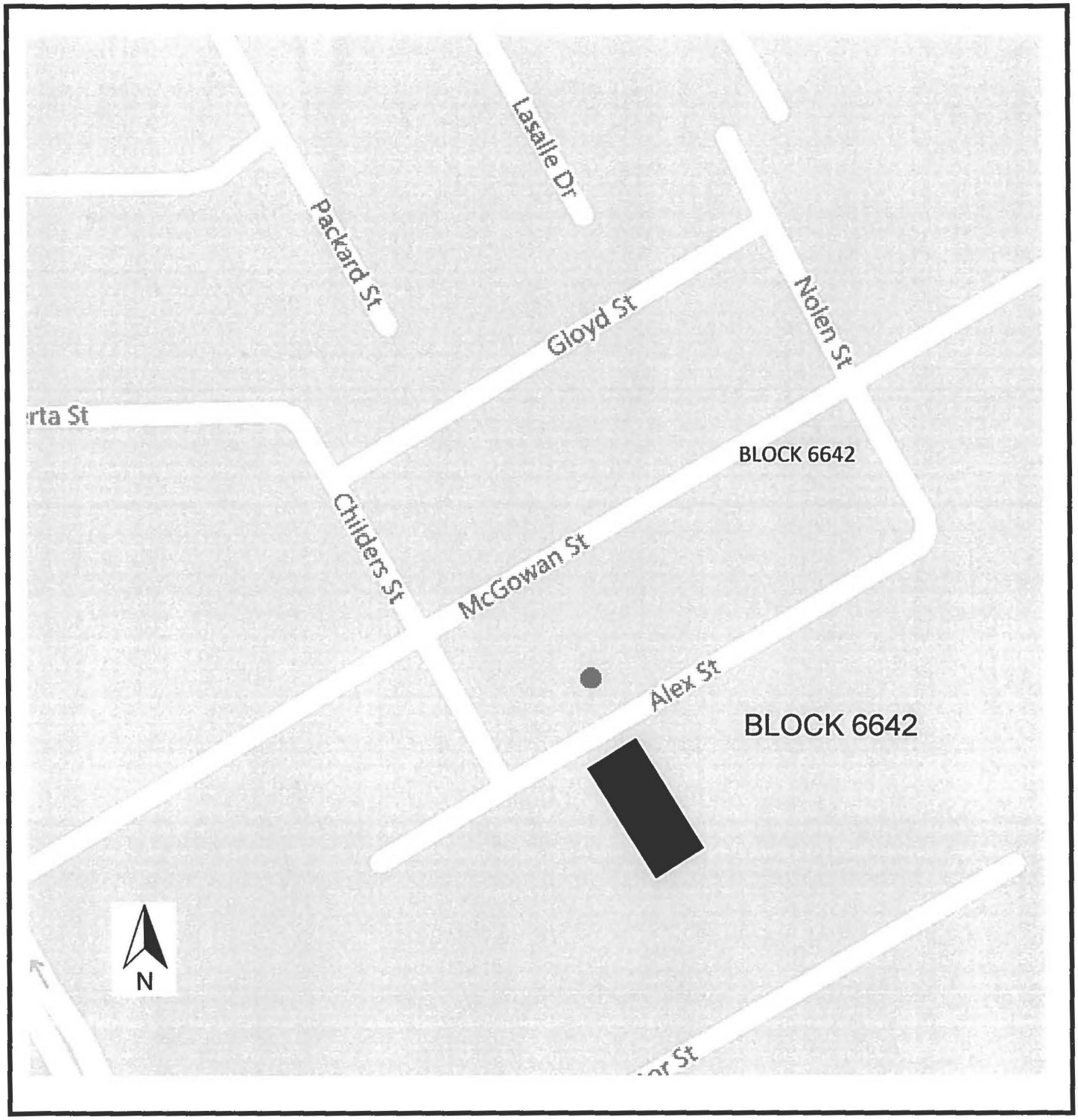
Juan Antonio Romero

Antonia Romero

MAP

Attached

powered by Legistar™



SUBJECT: [redacted]

January 23, 2019

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 5,252 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": Cadillac Heights Phase II

"USE": City services and maintenance facilities 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": Fee Simple 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": Juan Antonio Romero and Antonia Romero, 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": $48,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $4,000.00

"AUTHORIZED AMOUNT": Not to exceed $52,000.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", 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 hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Land Acquisition in Cadillac Heights Fund, Fund 4T11, Department EBS, Unit T825, Activity LAAQ, Program PB06T825, Object 4210, Encumbrance/Contract No. CX-BSD-2019-00008372. 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 J. CASO, Interim City Attorney

BY: B N. S H
Assistant City Attorney

EXHIBIT A

Being Lot 96, in Block 6642, MEADOW GARDENS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED EXHIBIT B

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Juan Antonio Romero and Antonia Romero, a married couple, (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($48,000.00) 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, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

_____ _____

Juan Antonio Romero Antonia Romero

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Juan Antonio Romero.

_____
Notary Public, State of TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Antonia Romero.

_____
Notary Public, State of TEXAS

After recording return to:
City of Dallas, Department of Development Services
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: VLeal

Warranty Deed Log No. 40693

EXHIBIT A

Being Lot 96, in Block 6642, MEADOW GARDENS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 465, Map Records, Dallas County, Texas.

Agenda Information Sheet

File #: 19-12 **Item #:** 26.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement of approximately 3,618 square feet of land from Rosa Elia DeLeon and Ebaristo DeLeon located near the intersection of Winnetka Avenue and Clarendon Drive for the Yarmouth Avenue Wastewater Mains Replacement Project - Not to exceed $21,500.00 ($19,500.00, plus closing costs and title expenses not to exceed $2,000.00) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement of approximately 3,618 square feet of land from Rosa Elia DeLeon and Ebaristo DeLeon located near the intersection of Winnetka Avenue and Clarendon Drive. An offer was presented to the property owners on May 2, 2018 reflecting the appraised value of $19,500.00. The offer was accepted. Due to multiple title issues, it is not possible for the city to move forward with a voluntary transaction with the owners.

The first resolution approved on August 8, 2018, by Resolution No. 18-1033, authorized the purchase in the amount of $19,500.00.

This acquisition is part of the Yarmouth Avenue Wastewater Mains Replacement Project. This property will be used for improvements and relocation of a wastewater line. No relocation benefits are associated with this acquisition. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 8, 2018, City Council authorized acquisition from Rosa Elia DeLeon and Ebaristo DeLeon, of a wastewater easement containing approximately 3,618 square feet of land located near the intersection of Winnetka Avenue and Clarendon Drive for the Yarmouth Avenue Wastewater Mains Replacement Project by Resolution No. 18-1033.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $21,500.00 ($19,500.00, plus closing costs and title expenses not to exceed $2,000.00)

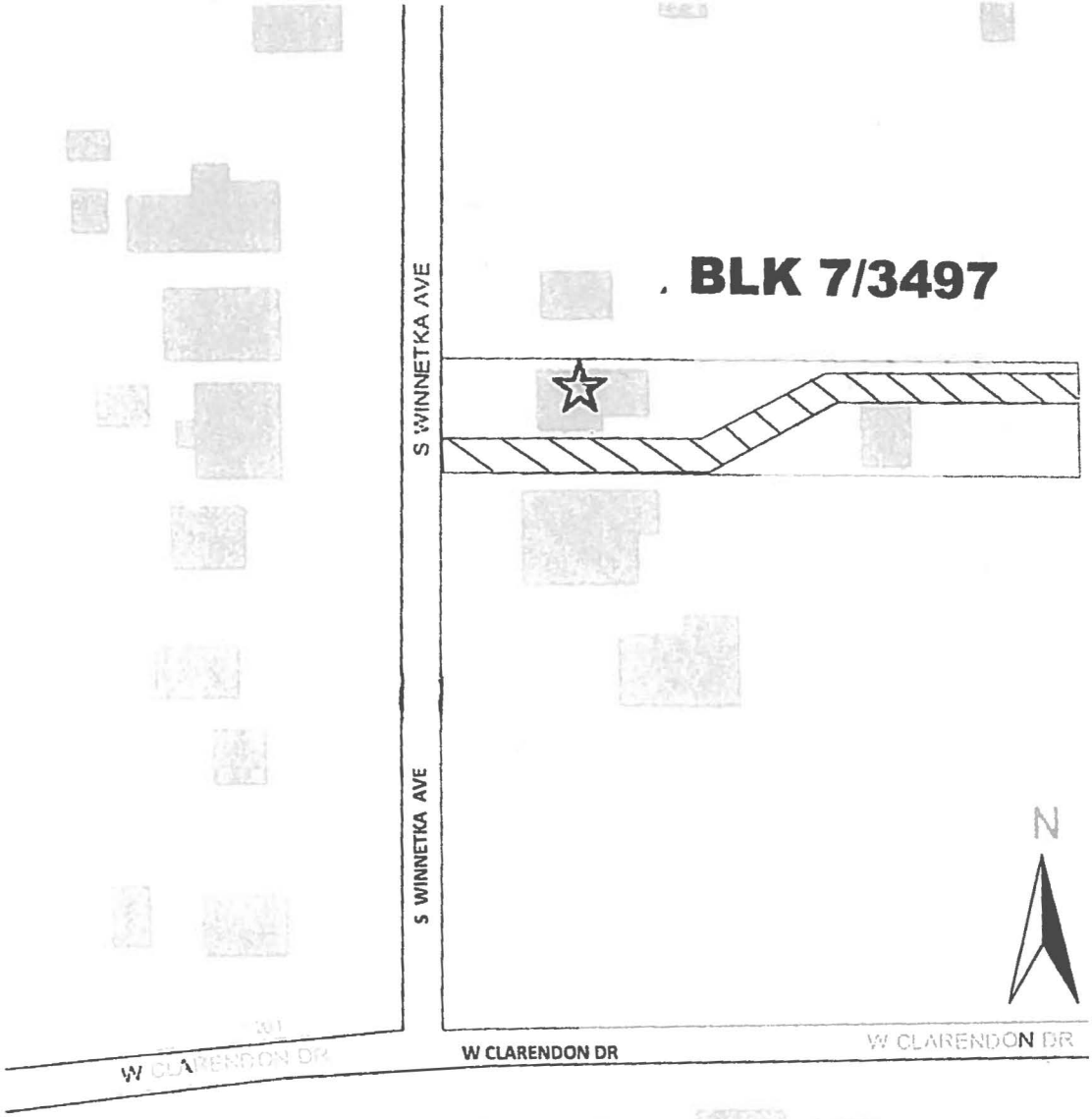
OWNERS

Rosa Elia DeLeon

Ebaristo DeLeon

MAP

Attached


BLK 7/3497
S WINNETKA AVE
S WINNETKA AVE
N
W CLARENDON DR
W CLARENDON DR
W CLARENDON DR

SUBJECT:

January 23, 2019

A RESOLUTION AUTHORIZING CONDEMNATION FOR THE ACQUISITION OF REAL PROPERTY.

All capitalized terms are defined in Section 1 below.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION found that the USE of the PROPERTY INTEREST in and to the PROPERTY for the PROJECT is a public use; and

WHEREAS, the Dallas City Council by the FIRST RESOLUTION found that a public necessity requires that CITY acquire the PROPERTY INTEREST in and to the PROPERTY from OWNER for the PROJECT; and

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase, of the PROPERTY INTEREST in and to the PROPERTY held by OWNER for the PROJECT; and

WHEREAS, the OWNER was unable to provide clear title to the PROPERTY INTEREST in and to the PROPERTY to CITY for the OFFICIAL OFFER AMOUNT contained in the FIRST RESOLUTION; and

WHEREAS, the Dallas City Council desires to authorize the City Attorney to acquire the PROPERTY INTEREST in and to the PROPERTY by condemnation for the OFFICIAL OFFER AMOUNT stated herein.

Now, Therefore,

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

SECTION 1. For the purposes of this resolution, the following definitions shall apply:

"CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 18-1033 approved by the Dallas City Council on August 8, 2018, which is incorporated herein by reference.

"PROPERTY": Approximately 3,618 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.

"PROPERTY INTEREST": Easement

"PROJECT": Yarmouth Avenue Wastewater Mains Replacement Project

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of wastewater together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"OWNER": Rosa Elia DeLeon and Ebaristo DeLeon, provided, however, that the term "OWNER" as used in this resolution means all persons or entities having an ownership interest, regardless of whether those persons or entities are actually named herein.

"OFFICIAL OFFER AMOUNT": $19,500.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,000.00

"AUTHORIZED AMOUNT": $21,500.00 (OFFICIAL OFFER AMOUNT plus CLOSING COSTS AND TITLE EXPENSES)

"DESIGNATED FUNDS":

$21,500.00 from Water Capital Construction Fund, Fund 0103, Department DWU, Unit CS40, Activity MPSA, Program 704018, Object 4250, Encumbrance/Contract No. CX-DWU-2018-00005769.

SECTION 2. That the CITY will pay court costs as may be assessed by the Special Commissioners' or the Court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid out of and charged to the DESIGNATED FUNDS.

SECTION 3. That the City Attorney is authorized and requested to file the necessary proceeding and take the necessary action for the acquisition of the PROPERTY INTEREST in and to the PROPERTY by condemnation or in any manner provided by law.

SECTION 4. That in the event it is subsequently determined that additional persons or entities other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceeding and/or suit.

SECTION 5. That in the event the Special Commissioners' appointed by the Court return an award that is the same amount, or less, than the OFFICIAL OFFER AMOUNT, the City Attorney is hereby authorized to acquire the PROPERTY INTEREST

in and to the PROPERTY by instrument, or judgment, for the Special Commissioners' Award Amount. If the PROPERTY INTEREST in and to the PROPERTY is being acquired by instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in an amount not to exceed the Special Commissioners' Award Amount, made payable to OWNER, or the then current owner(s) of record, or to the title company insuring the transaction described herein. If the PROPERTY INTEREST in and to the PROPERTY is not being acquired through instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in an amount not to exceed the Special Commissioners' Award Amount, made payable to the County Clerk of Dallas County, Texas, to be deposited into the registry of the Court, to enable CITY to take possession of the PROPERTY INTEREST in and to the PROPERTY without further action of the Dallas City Council. The Chief Financial Officer is further authorized and directed to issue another check, to be paid out of and charged to the DESIGNATED FUNDS, in the amount of the CLOSING COSTS AND TITLE EXPENSES, made payable to the title company insuring the transaction described herein. The Special Commissioners' Award Amount and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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 J. CASO, Interim City Attorney

BY: _____
Assistant City Attorney

EXHIBIT "A"

WINNETKA AVENUE
WASTE WATER EASEMENT
Parcel 1
June 19, 2009
Revised: January 26, 2017

FIELD NOTE DESCRIPTION
PARCEL 1, WASTE WATER EASEMENT

BEING a 3,618 square foot tract of land situated in the John B. Robinson Survey, Abstract Number 1215, in the City of Dallas, Dallas County, Texas, being part of the south 50 feet of Lot 11, Block 7/3497, MELROSE ADDITION, SECOND SECTION, an addition to the City of Dallas, as recorded in Volume 1, Page 529 of the Map Records of Dallas County, Texas (M.R.D.C.T.), being part of that certain tract of land described in deed to Rosa Elia Villarreal, as recorded in Volume 95199, Page 2743, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a one-half inch steel rebar found (controlling monument) in the easterly right-of-way line of Winnetka Avenue (60 foot width right-of-way), the northwest corner of the south 50 feet of Lot 11, Block 7/3497 of said Melrose Addition, the northwest corner of said Rose Elia Villarreal tract and the southwest corner of that certain tract of land described in deed to Juan Manuel Villarreal and wife Rosa Elia Villarreal, as recorded in Volume 80065, Page 0678, D.R.D.C.T.;

THENCE South 04 degrees 26 minutes 52 seconds West, along the easterly right-of-way line of said Winnetka Avenue, a distance of 38.50 feet to a one-half inch steel rebar with yellow plastic cap marked "AZB" set for the **POINT OF BEGINNING**;

THENCE, departing the easterly right of way line of said Winnetka Avenue, over and across said Rose Elia Villarreal tract, the following three (3) courses and distances:

1. South 86 degrees 08 minutes 33 seconds East, a distance of 94.04 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner;

2. North 67 degrees 25 minutes 10 seconds East, a distance of 64.01 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner;

3. North 04 degrees 27 minutes 33 seconds East, a distance of 10.00 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner on the common line of said Rosa Elia Villarreal tract and said Juan Manuel Villarreal and wife tract;

4. **THENCE,** South 86 degrees 08 minutes 33 seconds East, along said common line, a distance of 15.00 feet to a one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner;

FIELD NOTES APPROVED
2/10/17

FIELD NOTE DESCRIPTION
PARCEL 1, WASTE WATER EASEMENT

5. **THENCE,** South 04 degrees 27 minutes 33 seconds West, departing said common line, over and across said Rose Elia Villarreal tract, a distance of 4.25 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner;

6. **THENCE,** South 85 degrees 32 minutes 28 seconds East, continuing over and across said Rose Elia Villarreal tract, a distance of 83.93 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner on the common east line of said Rosa Elia Villarreal tract and the west line of that certain tract of land described in deed to Ark of Safety Holiness Church, as recorded in Volume 2005013, Page 3918, D.R.D.C.T.;

7. **THENCE,** South 04 degrees 26 minutes 52 seconds West, along said common line, a distance of 15.00 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner;

8. **THENCE,** North 85 degrees 32 minutes 28 seconds West, departing said common line, over and across said Rose Elia Villarreal tract, a distance of 83.75 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner;

9. **THENCE,** South 67 degrees 25 minutes 10 seconds West, continuing over and across said Rose Elia Villarreal tract, a distance of 69.06 feet to X cut set for corner on the common south line of said Rosa Elia Villarreal tract and the north line of that certain tract of land described in deed to Juan M. Vaquero and spouse Ruth Flores Vaquero, as recorded in Volume 94033, Page 2320, D.R.D.C.T.;

10. **THENCE,** North 86 degrees 08 minutes 33 seconds West, along said common line a distance of 104.72 feet to one-half inch steel rebar with yellow plastic cap marked "AZB" set for corner in said easterly right of way line of said Winnetka Avenue, for the southwest corner of said Rosa Elia Villarreal tract and the northwest corner of said Juan M. Vaquero and spouse Ruth Flores Vaquero tract, from which a one-half inch steel rebar found (controlling monument) bears South 04 degrees 26 minutes 52 seconds West, a distance of 59.72 feet the southwest corner of said Juan M. Vaquero and spouse tract and the northwest corner of that certain tract of land described in deed to Jose Adonay & Rosa Zelaya, as recorded in Volume 88111, Page 0562, D.R.D.C.T.;

EXHIBIT "A"

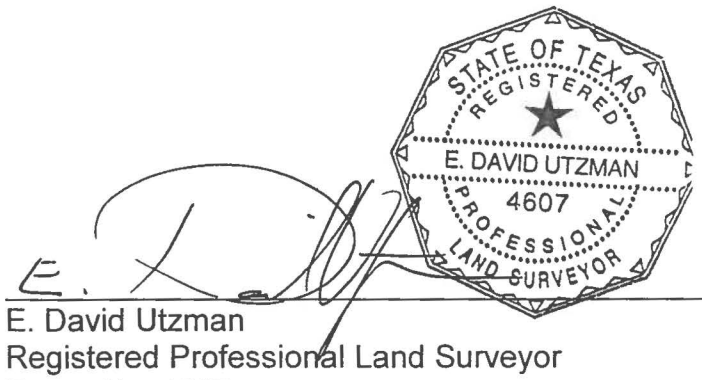
FIELD NOTE DESCRIPTION
PARCEL 1, WASTE WATER EASEMENT

11. **THENCE,** North 04 degrees 26 minutes 52 seconds East, along said easterly right-of-way line of Winnetka Avenue, a distance of 11.50 feet to the **POINT OF BEGINNING** and containing a computed area of 3,618 square feet or 0.0831 acres of land, more or less.

Basis of Bearing is (assumed) based on the east monumented line of Winnetka Avenue, as shown on the Melrose Addition, Second Section, Volume 1, Page 529, M.R.D.C.T.

This description accompanies a parcel map of even date herewith

FIELD NOTES DESCRIPTION PREPARED FROM FIELDWORK PERFORMED IN January 2017.



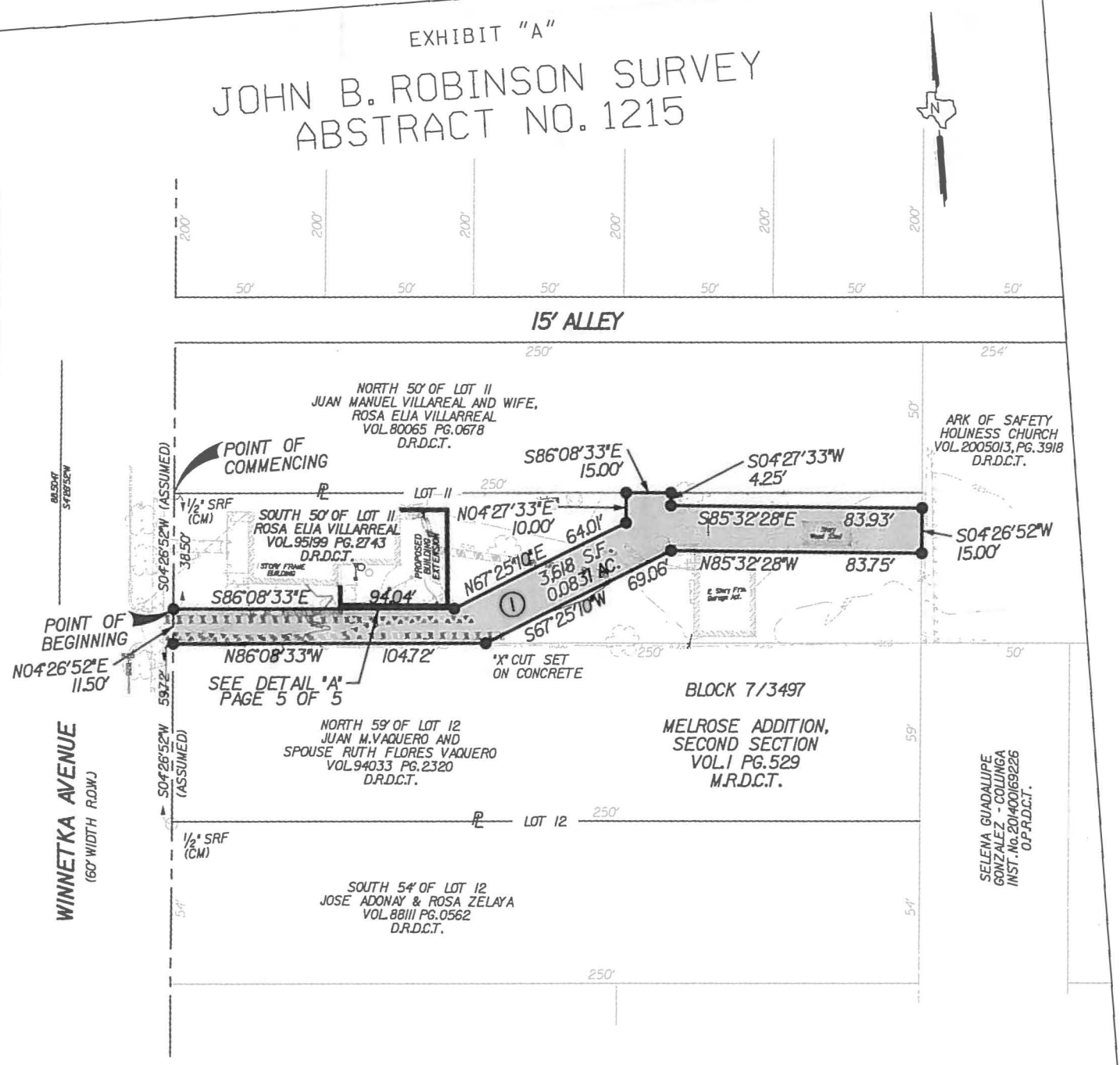
01/26/2017
Date

E. David Utzman
Registered Professional Land Surveyor
Texas No. 4607

Arredondo, Zepeda & Brunz, LLC
11355 McCree Road
Dallas, Texas 75238
(214)341-9900
TBPLS Registration No. 10088700

EXHIBIT "A"

JOHN B. ROBINSON SURVEY
ABSTRACT NO. 1215



NOTES:

1. BASIS OF BEARING IS (ASSUMED) BASED ON THE MONUMENTED EAST LINE OF WINNETKA AVENUE, AS SHOWN ON THE MELROSE ADDITION, SECOND SECTION, VOL. 1, PG. 529, M.R.D.C.T.
2. CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
3. A FIELD NOTE DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

GRAPHIC SCALE

0' 25' 50' 100'

SCALE: 1"=50'

LEGEND

- PROPOSED PARCEL LINE
- EXISTING ROW LINE
- PROPERTY LINE
- DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- 1/2" SRS W/YELLOW CAP STAMPED "AZ&B" OR OTHER WISE NOTED
- SRF = STEEL REBAR FOUND
- SPF = STEEL PIPE FOUND
- CM= CONTROLLING MONUMENT

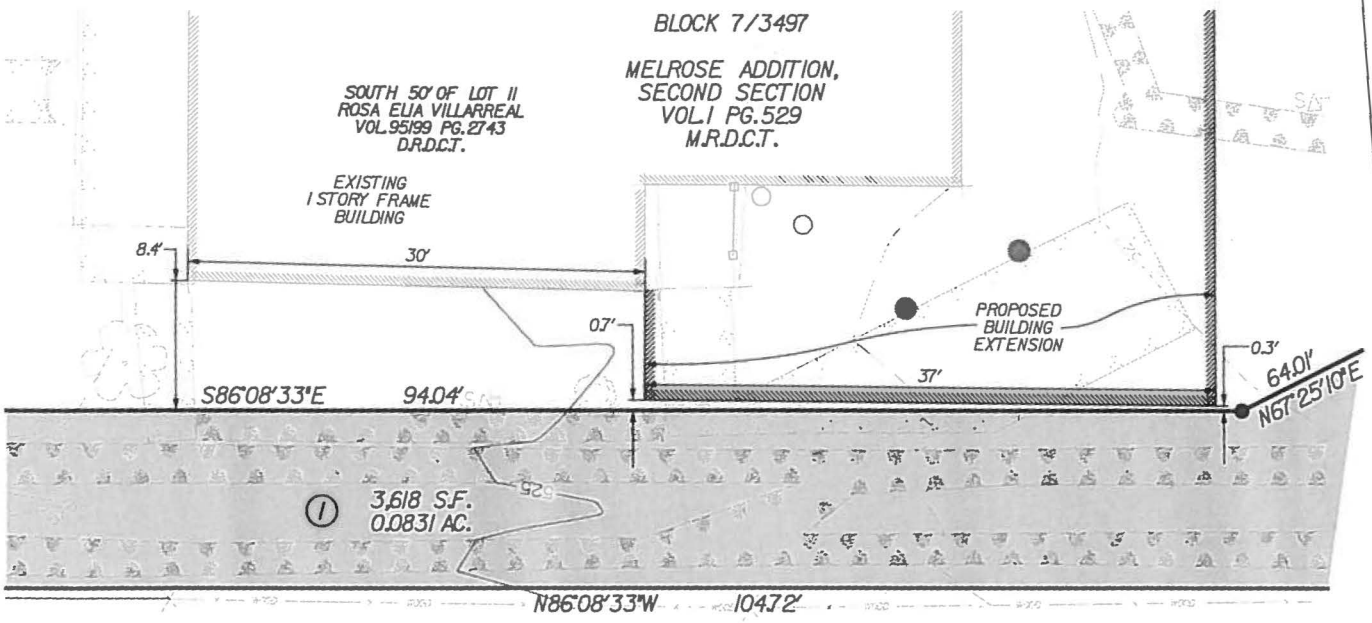
A PLAT OF SURVEY OF
PARCEL 1
A 3,618 S.F. (0.0831 AC.)
TRACT OF LAND IN THE
JOHN B. ROBINSON SURVEY,
ABSTRACT NUMBER 1215
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE 19, 2009
REVISED: JANUARY 26, 2017
PAGE 4 OF 5

STATE OF TEXAS
REGISTERED
E. DAVID UTZMAN
4607
PROFESSIONAL
LAND SURVEYOR
01/26/17

W:\Survey\Winnetka\DWG\2016\Winnetka_Parcel 1.pl_R2.dgn

EXHIBIT "A"

JOHN B. ROBINSON SURVEY
ABSTRACT NO. 1215



DETAIL "A"

NOTES:

1. BASIS OF BEARING IS (ASSUMED) BASED ON THE MONUMNTED EAST LINE OF WINNETKA AVENUE, AS SHOWN ON THE MELROSE ADDITION, SECOND SECTION, VOL. 1, PG. 529, M.R.D.C.T.
2. CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
3. A FIELD NOTE DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

LEGEND

- PROPOSED PARCEL LINE
- EXISTING ROW LINE
- PROPERTY LINE
- DENIAL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- 1/2" SRS W/YELLOW CAP STAMPED "AZ&B" OR OTHER WISE NOTED
- SRF = STEEL REBAR FOUND
- SPF = STEEL PIPE FOUND
- CM= CONTROLLING MONUMENT

GRAPHIC SCALE

0' 25' 50' 100'

SCALE: 1"=50'

A PLAT OF SURVEY OF
PARCEL 1
A 3,618 S.F. (0.0831 AC.)
TRACT OF LAND IN THE
JOHN B. ROBINSON SURVEY,
ABSTRACT NUMBER 1215
CITY OF DALLAS
DALLAS COUNTY, TEXAS
JUNE 19, 2009
REVISED: JANUARY 26, 2017
PAGE 5 OF 5

STATE OF TEXAS
REGISTERED
E. DAVID UTZMAN
4607
PROFESSIONAL
LAND SURVEYOR

E. David Utzman
Registered Public Land Surveyor
Texas No. 4607

01/26/2017
DATE

P:\Survey\Municipal\DWG\2010\Dgn\Winnetka Parcel 1 of R2.dgn

Agenda Information Sheet

File #: 18-1208 **Item #:** 27.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance granting a private license to Mid Elm, LP, for the use of a total of approximately 1,565 square feet of land to occupy, maintain and utilize four planter boxes, an irrigation system, decorative frosted glass sidewalk pavers, a blade premise sign, twenty light fixtures and an existing subsurface basement on portions of Elm Street near its intersection with Akard Street - Revenue: $5,090.00 annually and a $300.00 one-time fee, plus the $20.00 ordinance publication fee

BACKGROUND

This item grants a private license to Mid Elm, LP, for the use of a total of approximately 1,565 square feet of land to occupy, maintain and utilize four planter boxes, an irrigation system, decorative frosted glass sidewalk pavers, a blade premise sign, twenty light fixtures and an existing subsurface basement on portions of Elm Street near its intersection with Akard Street. The use of this area will not impede pedestrian or vehicular traffic. This license is for 40 years.

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 Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Revenue: $5,090.00 annually and a $300.00 one-time fee, plus the $20.00 ordinance publication fee

OWNER

Mid Elm, LP

Westdale Mid Elm GP, Inc., General Partner
Joseph G. Beard, President

MAP

Attached

powered by Legistar™



Architexas | CREATE + CONSERVE

LICENSE AREAS: 4 Planters - Irrigation System
Total Square Feet 1,565 Decorative Pavers - Lights on Building
Blade Sign

Project: Mid-Elm Lofts
Name: License Area Exhibit/Map
Scale: 1/16" = 1' - 0"
Date: 10/15/2018

ORDINANCE NO. _____

An ordinance granting a private license to Mid Elm, LP, to occupy, maintain and utilize portions of Elm Street right-of-way located near its intersection with Akard Street adjacent to City Block 121/76 within the limits hereinafter more fully described, for the purpose of four (4) planter boxes, irrigation system, decorative frosted glass sidewalk pavers, a blade premise sign, twenty (20) light fixtures and an existing subsurface basement; providing for the terms and conditions of this license; providing for the annual and one-time fee 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 Mid Elm, LP, a Texas limited partnership, 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 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 **FIVE THOUSAND NINETY NO/100 DOLLARS ($5,090.00)** annually for the license herein granted for a blade premise sign, twenty (20) light fixtures and an existing subsurface basement, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **FIVE THOUSAND NINETY AND NO/100 DOLLARS ($5,090.00)** shall be paid prior to the final passage of this ordinance and shall cover the consideration for 2019. In addition, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code, **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **THREE HUNDRED AND NO/100 DOLLARS ($300.00)**, for the license herein granted for four (4) planter boxes, irrigation system, decorative frosted glass sidewalk pavers, said

sum to be paid prior to the final passage of this ordinance and shall cover the total consideration for said purpose during the license term. Such annual and one-time fee consideration, collectively, 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 General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 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 percent 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 area 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 four (4) planter boxes, irrigation system, decorative frosted glass sidewalk pavers, a blade premise sign, twenty (20) light fixtures and an existing subsurface basement.

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 of a minimum of 5-foot unobstructed sidewalk, as required by Paving Design Manual of the City of Dallas.

SECTION 8. That upon the effectiveness of this ordinance, 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 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. 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 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fees 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 12. That this ordinance is designated for City purposes as Contract No. DEV-2018-00007472.

SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
SDR Assistant Director

Passed _____.

MG/46254

EXHIBIT A-TRACT 1

AERIAL LICENSE AGREEMENT
ELM STREET
ADJACENT TO BLOCK 121/76
BETWEEN THE ELEVATIONS OF 447.36 FEET
AND 450.36 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 10.08 FEET AND 13.08 FEET
ABOVE THE CONCRETE SIDEWALK
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 4 square foot (0.0001 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being part of Elm Street (80 foot right-of-way, created by Ordinance Book 1-A, Page 133), and being adjacent to Block 121/76 of the Smith, Murphy & Martin's Addition recorded in Volume 143, Page 403, Deed Records, Dallas County, Texas, and being more particularly described as follows, but only as to that portion of the License Agreement between the elevations of 447.36 feet and 450.36 feet above mean sea level or between 10.08 feet and 13.08 feet above the concrete sidewalk:

COMMENCING at a MAG nail with washer stamped "W.A.G." and "RLG" found on the south right-of-way line of said Elm Street, which bears South 76° 00' 00" West a distance of 75.00 feet from its intersection with the west right of way line of Stone Place (40' right-of-way), said nail being the northeast corner of a called 0.115 acre tract described as Parcel 3 in Special Warranty Deed with Vendor's Lien to Mid-Elm, LP, recorded in Instrument Number 201500030839 Official Public Records, Dallas County, Texas and the northwest corner of a called 7,500 square foot tract of land described as Tract 1 in a Cash Warranty Deed to Stone Place Mall Investors 1, LTD, recorded in Volume 2001100, Page 8184, Deed Records, Dallas County, Texas and the northwest corner of Lot 2, Block A/76, Stone Street Retail, an addition to the City of Dallas recorded in Volume 2001210, Page 70 of said Deed Records;

THENCE South 76° 00' 00" West, along the south right-of-way line of said Elm Street and the north line of said 0.115 acre tract, a distance of 48.80 feet to a chiseled "X" in concrete set for the **POINT OF BEGINNING**;

THENCE South 76° 00' 00" West, continuing along the south right-of-way line of said Elm Street and the north line of said 0.115 acre tract, a distance of 1.0 feet to a chiseled "X" in concrete set for corner, from which a MAG nail with washer stamped "W.A.G." and "RLG" found bears South 76° 00' 00" West, a distance of 50.20', for the northwest corner of a 0.0574 tract described as Parcel 1 in said Instrument Number 201500030839, Official Public, Records, Dallas County, Texas;

THENCE over and across said Elm Street, the following bearings and distances:

North 14° 00' 00" West, a distance of 3.67 feet to a chiseled "X" in concrete set for corner;

(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 9/19/18
SPRG NO.: 4626

EXHIBIT A-TRACT 1

AERIAL LICENSE AGREEMENT
ELM STREET
ADJACENT TO BLOCK 121/76
BETWEEN THE ELEVATIONS OF 447.36 FEET
AND 450.36 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 10.08 FEET AND 13.08 FEET
ABOVE THE CONCRETE SIDEWALK
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

North 76° 00' 00" East, a distance of 1.0 feet to a chiseled "X" in concrete set for corner;

South 14° 00' 00" East, a distance of 3.67 feet to the **POINT OF BEGINNING** and containing 4 square feet or 0.0001 acres, more or less.

Basis of Bearings: The south line of Elm Street (N76°00'00"E) as shown on plat of Lot 1, Block A/76, Kirby Addition, Vol. 99113, Pg. 34, D.R.D.C.T.



Brian R. Wade R.P.L.S. No. 6098
07-09-2018
REVISED: 09-10-2018

(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 9/19/18
SPRG NO.: 4626

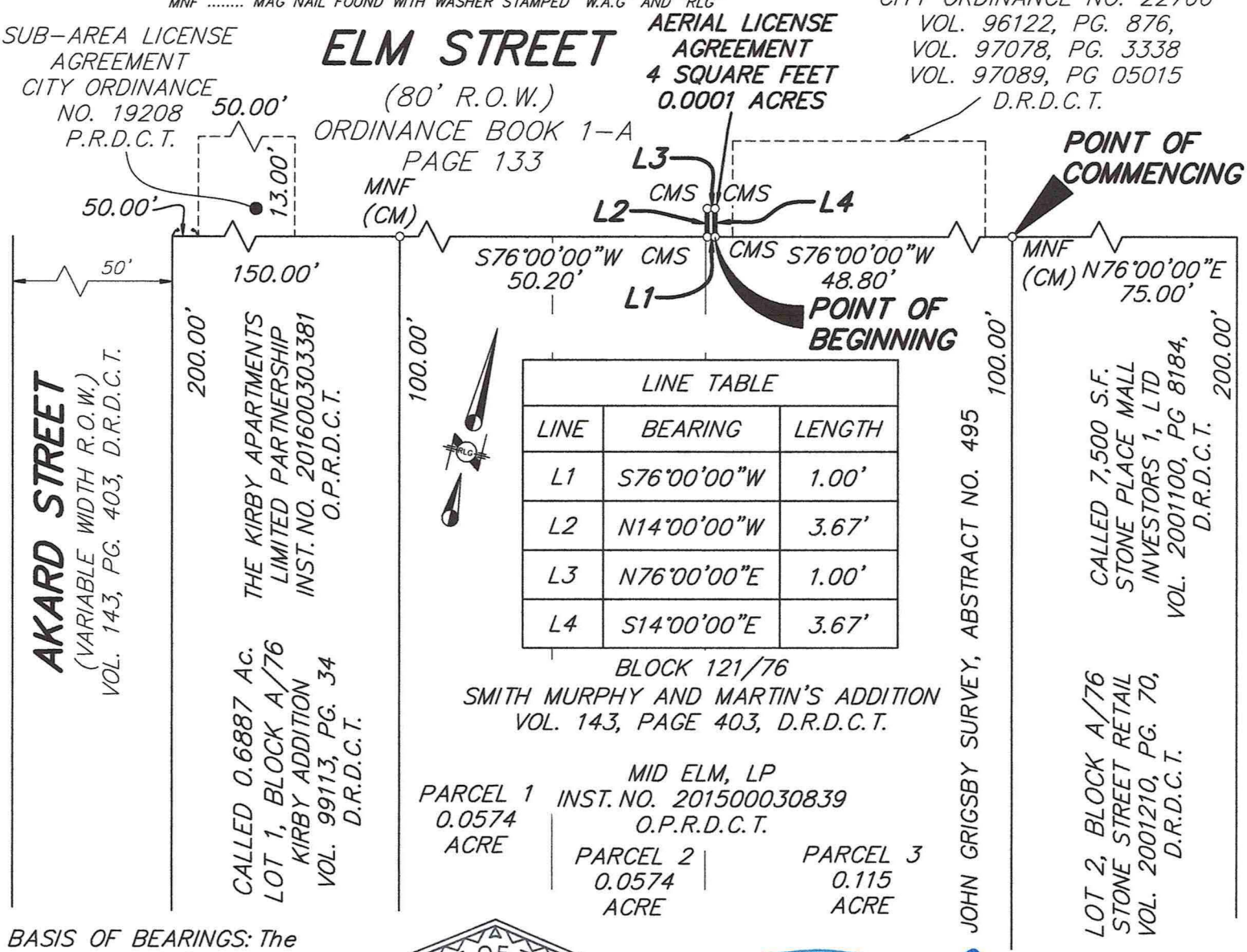
EXHIBIT A-TRACT 1

LEGEND

.....	LICENSE AGREEMENT LINE
.....	LOT LINE
CMF/ S	CHISELED "X" FOUND/ SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
MNF	MAG NAIL FOUND WITH WASHER STAMPED "W.A.G" AND "RLG"
VOL.	VOLUME
PG.	PAGE
P.R.D.C.T.	PUBLIC RECORDS DALLAS COUNTY TEXAS
R.O.W.	RIGHT-OF-WAY

0 10 20 40 (FEET)

1 inch = 20 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°00'00"W	1.00'
L2	N14°00'00"W	3.67'
L3	N76°00'00"E	1.00'
L4	S14°00'00"E	3.67'

BASIS OF BEARINGS: The south line of Elm Street (N76°00'00"E) as shown on plat of Lot 1, Block A/76, Kirby Addition, Vol. 99113, Pg. 34, D.R.D.C.T.

CONTROLLING MONUMENTS: As shown

STATE OF TEXAS REGISTERED BRIAN R. WADE 6098 PROFESSIONAL LAND SURVEYOR

Brian R. Wade R.P.L.S. No. 6098
07-09-2018
REVISED: 09-10-2018

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REC #F-493
TBPLS REC #100341-00

AERIAL LICENSE AGREEMENT
ELM STREET
ADJACENT TO CITY BLOCK 121/76

BETWEEN THE ELEVATIONS OF 447.36 FEET AND 450.36 FEET ABOVE MEAN SEA LEVEL OR BETWEEN 10.08 FEET AND 13.08 FEET ABOVE THE CONCRETE SIDEWALK
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO.: 4626

SCALE	1" =20'		DATE	07-09-2018	3 OF 3
JOB NO.	1811.065	E-FILE	1811.065.dwg	DWG NO.	26,917X

EXHIBIT A-TRACT 2

SUB-SURFACE LICENSE AGREEMENT
ELM STREET
BETWEEN
AKARD STREET AND STONE PLACE
ADJACENT TO
BLOCK 121/76, OFFICIAL CITY OF DALLAS BLOCK NUMBER
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 1,025 square foot (0.0235 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being a part of Elm Street (80' right of-way), as created by Ordinance Book 1A, Page 133, adjacent to Block 121/76, Smith, Murphy and Martin's Addition, an addition to the City of Dallas, Dallas County, Texas created by plat recorded in Volume 143, Page 403, Deed Records, Dallas County, Texas and being adjacent to those tracts of land conveyed to MID ELM, LP (Parcel 2 and Parcel 3) by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201500030839, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a MAG nail with washer stamped "W.A.G." and "RLG" found for corner on the south right-of-way line of said Elm Street which bears South 76° 00' 00" West a distance of 75.00 feet from its intersection with the west right-of-way line of Stone Place (40' right-of-way), said nail being the common north corner of (Parcel 3) of said MID ELM, LP tract and Lot 2, Block A/76, Stone Street Retail, an addition to the City of Dallas, Dallas County, Texas created by the plat recorded in Volume 2001210, Page 70, Deed Records, Dallas County, Texas;

THENCE South 76° 00' 00" West, along the south right-of-way line of said Elm Street, passing at a distance of 49.53 feet a PK nail found, passing at a distance of 74.50 feet a PK nail found, and continuing a total distance of 75.00 feet to a MAG nail with washer stamped "W.A.G." and "RLG" set for corner, said MAG nail being the common north corner of (Parcel 1) and (Parcel 2) of said MID ELM, LP tract, from which a MAG nail with washer stamped "W.A.G." and "RLG" found bears South 76° 00' 00" West, a distance of 25.00 feet for the for the northwest corner of said Parcel 1 and the northeast corner of a tract of land described in a Special Warranty Deed to the Kirby Apartments Limited Partnership, recorded in Instrument No. 201600303381 of said Official Public Records and the northeast corner of Lot 1, Block A/76 of the Kirby Addition, an addition to the City of Dallas, according to the plat recorded in Volume 99113, Page 34, Deed Records, Dallas County, Texas;

THENCE North 14° 00' 00" West, departing the south right-of-way line of said Elm Street, a distance of 13.66 feet to a chiseled "X" in concrete set for corner in Elm Street at the back of the south curb of said Elm Street;

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO.: 4627

SUB-SURFACE LICENSE AGREEMENT
ELM STREET
BETWEEN
AKARD STREET AND STONE PLACE
ADJACENT TO
BLOCK 121/76, OFFICIAL CITY OF DALLAS BLOCK NUMBER
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2

THENCE North 76° 00' 00" East, generally along the south back of curb of said Elm Street, a distance of 75.00 feet to a chiseled "X" in concrete set for corner in the south back of curb of said Elm Street;

THENCE South 14° 00' 00" East a distance of 13.66 feet to the **POINT OF BEGINNING**, containing 1,025 square feet or 0.0235 acres more or less.

Basis of Bearings: The south right-of-way line of Elm Street (N76°00'00" E) as shown on plat of Lot 1, Block A/76, Kirby Addition, Vol. 99113, Pg. 34, D.R.D.C.T.



Brian R. Wade R.P.L.S No. 6098
07-09-2018
REVISED: 09-10-2018

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO.: 4627

EXHIBIT A-TRACT 2

100.00'	LOT 22 50.00'	100.00'	LOT 23 50.00'	LOT 24 BLOCK 120/75 SMITH, MURPHY AND MARTIN'S ADDITION VOLUME 143, PAGE 403 D.R.D.C.T.	LOT 25	100.00' LOT 26 50.00' LOT 27 50.00' 100.00'

ELM STREET
(80' RIGHT-OF-WAY)
ORDINANCE BOOK 1-A, PAGE 133

LEGEND

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- CMS / CMF ..... CHISELED "X" SET / FOUND
- PKF ..... PK NAIL SET / FOUND
- D.R.D.C.T. ..... DEED RECORDS, DALLAS COUNTY, TEXAS
- MNS/MNF ..... MAG NAIL SET / FOUND WITH WASHER STAMPED "W.A.G. AND "RLG"
- O.P.R.D.C.T. ..... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- (CM) ..... CONTROLLING MONUMENT
- P.R.D.C.T. ..... PUBLIC RECORDS, DALLAS COUNTY, TEXAS

CENTERLINE

40'

40'

SUB-AREA LICENSE AGREEMENT
CITY ORDINANCE NO. 22766
VOL. 96122, PG. 876,
VOL. 97078, PG. 3338
VOL. 97089, PG 05015
D.R.D.C.T.

SUB-SURFACE LICENSE AGREEMENT
1,025 SQUARE FEET
0.0235 ACRES

50.0'

13.0'

50.0'

CMS

L3

CMS

L2

L1

L4

POINT OF BEGINNING

L5

MNS

MNF (CM)

S76°00'00"W 75.00'

S76°00'00"W 150.0'

MNF (CM)

RLG

20'

20'

0.50'

CMS

PKF (CM)

0.47'

PKF (CM)

100.00'

100.00'

100.00'

100.00'

128.60'

AKARD STREET (VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 143, PG. 403, D.R.D.C.T.

STONE PLACE
(40' RIGHT-OF-WAY)
VOL. 57, PG. 434
D.R.D.C.T.

SUB-AREA LICENSE AGREEMENT
CITY ORDINANCE NO. 19208
P.R.D.C.T.

LOT 1, BLOCK A/76
KIRBY ADDITION
VOLUME 99113, PAGE 34
D.R.D.C.T.

THE KIRBY APARTMENTS
LIMITED PARTNERSHIP
INST. NO. 201600303381
O.P.R.D.C.T.

BLOCK 121/76
SMITH, MURPHY AND
MARTIN'S ADDITION
VOLUME 143, PAGE 403
D.R.D.C.T.

LOT 2, BLOCK A/76
STONE STREET RETAIL
VOLUME 2001210, PAGE 70
D.R.D.C.T.

STONE PLACE MALL
INVESTORS 1, LTD
VOLUME 2001100, PAGE 8184
D.R.D.C.T.

MID ELM, LP
INSTRUMENT NUMBER 201500030839
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

PARCEL 1 (1512 ELM)	PARCEL 2 (1514 ELM)	PARCEL 3 (1516 ELM)
25.00'	25.00'	50.00'

LEGAL AID OF NORTHWEST TEXAS
VOLUME 2004035 PAGE 7153
D.R.D.C.T.

PETER D. FONBERG, TRUSTEE & ELAINE SCHWARTZ FONBERG, TRUSTEE
VOL. 90051, PG. 182, D.R.D.C.T.

1519 MAIN PROPERTY LP
INST. NO. 201700020197
O.P.R.D.C.T.

THOMAS GORMAN, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS-FORT WORTH, AND/OR HIS SUCCESSORS IN OFFICE
VOL. 911, PG. 989,
D.R.D.C.T.

50.00'

STATE OF TEXAS
REGISTERED
BRIAN R. WADE
6098
PROFESSIONAL
LAND SURVEYOR

BRIAN R. WADE R.P.L.S. No. 6098
07-09-2018
REVISED: 09-10-2018

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°00'00"W	75.00'
L2	N14°00'00"W	13.66'
L3	N76°00'00"E	75.00'
L4	S14°00'00"E	13.66'
L5	S76°00'00"W	25.00'

0 20 40 80
(FEET)
1 inch = 40 ft.

BASIS OF BEARINGS: THE SOUTH LINE OF ELM STREET (N76°00'00"E) AS SHOWN ON PLAT OF LOT 1, BLOCK A/76, KIRBY ADDITION, VOL. 99113, PG. 34, D.R.D.C.T.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPLS REG #100341-00

SUB-SURFACE LICENSE AGREEMENT
ELM STREET
BETWEEN
AKARD STREET AND STONE PLACE
ADJACENT TO
BLOCK 76, OFFICIAL CITY OF DALLAS BLOCK No.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO.: 4627

SCALE	1" = 40'	DATE	07-09-2018	SHEET	3 OF 3
JOB NO.	1811.065	E-FILE	1811.065.dwg	DWG NO.	26,916X

EXHIBIT A-TRACT 3

AERIAL LICENSE AGREEMENT
ELM STREET
ADJACENT TO BLOCK 121/76
BETWEEN THE ELEVATIONS OF 452.71 FEET
AND 498.63 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 15.92 FEET AND 61.84 FEET
ABOVE THE SIDEWALK
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 300 square foot (0.0069 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being part of Elm Street (80 foot right-of-way, created by Ordinance Book 1-A, Page 133), and being adjacent to Block 121/76 of the Smith, Murphy & Martin's Addition, recorded in Volume 143, Page 403, Deed Records, Dallas County, Texas, and being more particularly described as follows, but only as to that portion of the License Agreement between the elevations of 452.71 feet and 498.63 feet above mean sea level or between 15.92 feet and 61.84 feet above the sidewalk:

BEGINNING at a MAG nail with washer stamped "W.A.G." and "RLG" found on the south right-of-way line of said Elm Street, which bears South 76° 00' 00" West a distance of 75.00 feet from its intersection with the west right of way line of Stone Place (40' right-of-way), said nail being the northeast corner of a called 0.115 acre tract described as Parcel 3 in Special Warranty Deed with Vendor's Lien to Mid-Elm, LP, recorded in Instrument Number 201500030839 Official Public Records, Dallas County, Texas and the northwest corner of a called 7,500 square foot tract of land described as Tract 1 in a Cash Warranty Deed to Stone Place Mall Investors 1, LTD, recorded in Volume 2001100, Page 8184, Deed Records, Dallas County, Texas and the northwest corner of Lot 2, Block A/76, Stone Street Retail, an addition to the City of Dallas recorded in Volume 2001210, Page 70 of said Deed Records;

THENCE South 76° 00' 00" West, along the south right-of-way line of said Elm Street and the north line of said 0.115 acre tract, passing at a distance of 50.00 feet the northwest corner of said 0.115 acre tract and the northeast corner of a called 0.0574 acre tract of land described as Parcel 2 in said Instrument Number 201500030839 passing at a distance of 75.00 feet the northwest corner of said 0.0574 acre tract and the northeast corner of a called 0.0574 tract of land described as Parcel 1 in said Instrument Number 201500030839, Official Public Records, Dallas County, Texas, and continuing a total distance of 100.00 feet to a MAG nail with washer stamped "W.A.G." and "RLG" found for the northwest corner of said Parcel 1 and the northeast corner of a tract of land described in a Special Warranty Deed to the Kirby Apartments Limited Partnership, recorded in Instrument No. 201600303381 of said Official Public Records and the northeast corner of Lot 1, Block A/76 of the Kirby Addition, an addition to the City of Dallas, according to the plat recorded in Volume 99113, Page 34, Deed Records, Dallas County, Texas;

THENCE over and across said Elm Street, the following bearings and distances:

North 14° 00' 00" West, a distance of 3.00 feet to a chiseled "X" in concrete set for corner;

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO 4628

EXHIBIT A-TRACT 3

AERIAL LICENSE AGREEMENT
ELM STREET
ADJACENT TO BLOCK 121/76
BETWEEN THE ELEVATIONS OF 452.71 FEET
AND 498.63 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 15.92 FEET AND 61.84 FEET
ABOVE THE SIDEWALK
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

North 76° 00' 00" East, a distance of 100.00 feet to a chiseled "X" in concrete set for corner;

South 14° 00' 00" East, a distance of 3.00 feet to the **POINT OF BEGINNING** and containing 300 square feet or 0.007 acres, more or less.

Basis of Bearings: The south line of Elm Street (N76°00'00"E) as shown on plat of Lot 1, Block A/76, Kirby Addition, Vol. 99113, Pg. 34, D.R.D.C.T.



Brian R. Wade R.P.L.S. No. 6098
07-09-2018
REVISED: 09-10-2018

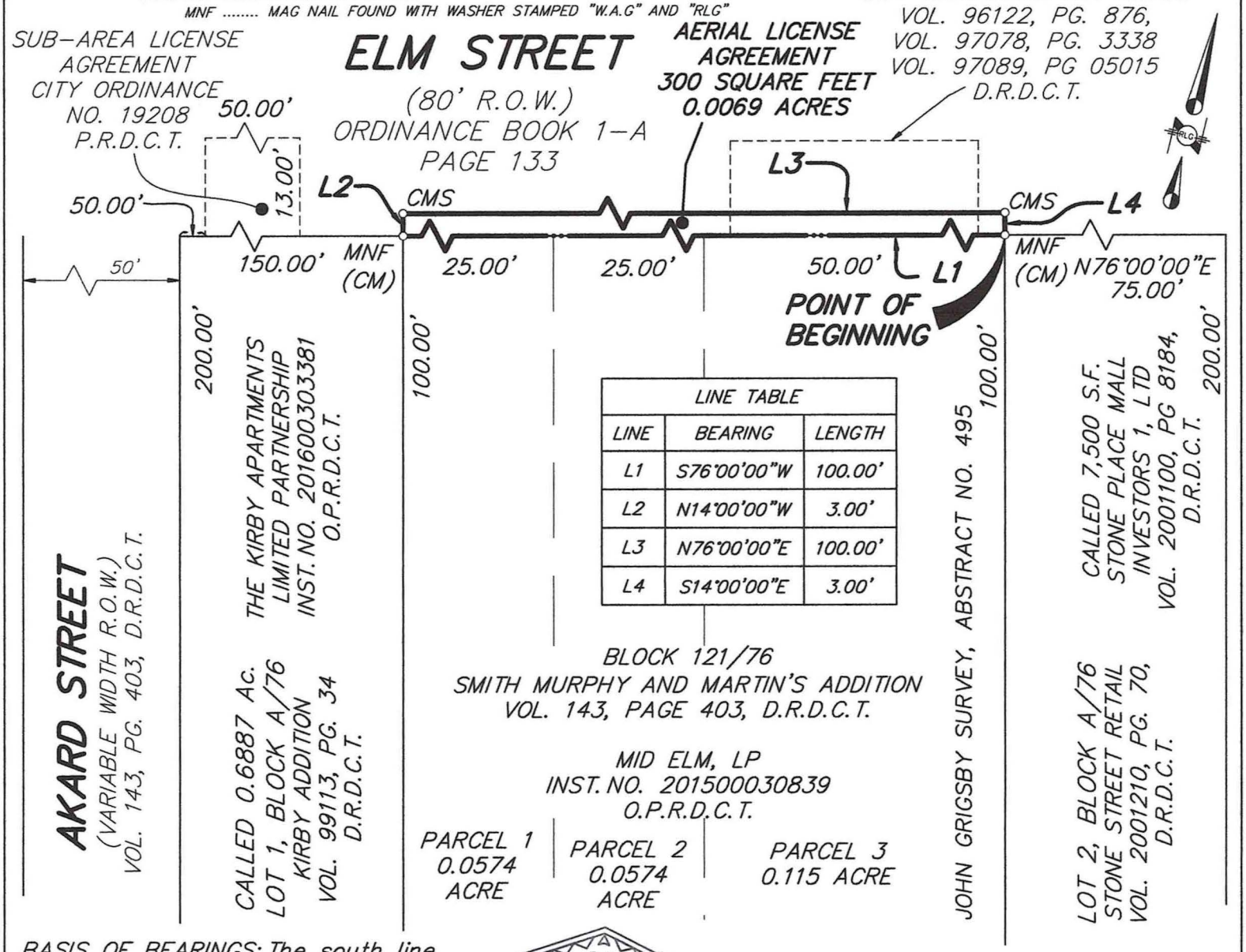
(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO 4628

EXHIBIT A-TRACT 3

LEGEND

———	LICENSE AGREEMENT LINE
———	LOT LINE
CMF/ S	CHISELED "X" FOUND/ SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
MNF	MAG NAIL FOUND WITH WASHER STAMPED "W.A.G" AND "RLG"
VOL.	VOLUME
PG.	PAGE
P.R.D.C.T.	PUBLIC RECORDS, DALLAS COUNTY, TX
R.O.W.	RIGHT-OF-WAY

0 10 20 40
(FEET)
1 inch = 20 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°00'00"W	100.00'
L2	N14°00'00"W	3.00'
L3	N76°00'00"E	100.00'
L4	S14°00'00"E	3.00'

BASIS OF BEARINGS: The south line of Elm Street (N76°00'00"E) as shown on plat of Lot 1, Block A/76, Kirby Addition, Vol. 99113, Pg. 34, D.R.D.C.T.

CONTROLLING MONUMENTS: As shown

STATE OF TEXAS
REGISTERED
BRIAN R. WADE
6098
PROFESSIONAL
LAND SURVEYOR

Brian R. Wade R.P.L.S. No. 6098
07-09-2018
REVISED: 09-10-2018

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPLS REG #100341-00

AERIAL LICENSE AGREEMENT ELM STREET ADJACENT TO CITY BLOCK 121/76

BETWEEN THE ELEVATIONS OF 452.71 FEET AND 498.63 FEET ABOVE MEAN SEA LEVEL OR BETWEEN 15.92 FEET AND 61.84 FEET ABOVE THE SIDEWALK

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/19/18
SPRG NO.: 4628

SCALE	1" = 20		DATE	07-09-2018	3 OF 3
JOB NO.	1811.065	E-FILE	1811.065.dwg	DWG NO.	26,915X

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

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 Information Sheet

File #: 18-1411 **Item #:** 28.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of a water and sanitary sewer easement and a utility easement to JAHCO Spring Creek, L.L.C., the abutting owner, containing a total of approximately 8,258 square feet of land, located near the intersection of Beltline and Coit Roads; and authorizing the quitclaim; and providing for the dedication of approximately 8,842 square feet of land needed for water and wastewater easement - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a water and sanitary sewer easement and a utility easement to JAHCO Spring Creek, L.L.C., the abutting owner. The area will be included with the property of the abutting owner to facilitate the construction of a retail development. The owner will dedicate approximately 8,842 square feet of land needed for water and wastewater easement. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Revenue: $5,400.00, plus the $20.00 ordinance publication fee

OWNER

JAHCO Spring Creek, L.L.C.

John A. Henry, IV

MAP

Attached

powered by Legistar™



Applicant: JAHCO Spring Creek, L.L.C.

Abandonment Area:

Dedication Area:

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a portion of a water and sanitary sewer easement and a utility easement, located in City Block 8187 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to JAHCO Spring Creek, L.L.C.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

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

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made

a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said portion of a water and sanitary sewer easement and utility

easement shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement, to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. **GRANTEE** will grant the new easement at no cost consideration to the City and all work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction. Failure to relocate to the new easement in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION 10. That the abandonment, relinquishment and quitclaim made herein shall be subject to **GRANTEE** conveying property to the City of Dallas for a water and wastewater easement for water purposes, within 90 days of the effective date of this ordinance, in, under, through, across and along certain properties located in City Block 8187 as part of the consideration for the property herein abandoned by the City of Dallas and QUITCLAIMED to the **GRANTEE**. Said property to be conveyed shall be acceptable to the Director of Department of Sustainable Development and Construction of the City of Dallas and contain approximately 8,842 square feet of land, a description is attached hereto and made a part hereof as Exhibit B. Failure to convey the above described easement as set forth shall render this ordinance null and void and of no further effect.

SECTION 11. That at such time as the instrument described in Section 10 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the Deed Records of Dallas County, Texas; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

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 monetary consideration set forth in Sections 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 13. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00006706.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: Lorita Williams
Assistant Director

Passed _____.

UTILITY EASEMENT ABANDONMENT

Exhibit A – Tract I

LOT 2, CITY BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE

IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, DALLAS COUNTY, DALLAS, TEXAS

BEING A 4,129 SQUARE FEET OR 0.09 ACRE TRACT, SITUATED IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, IN THE CITY OF DALLAS, COUNTY OF DALLAS, AND STATE OF TEXAS AND KNOWN AS BEING A PORTION OF A 20' UTILITY EASEMENT CREATED BY THE REPLAT OF SPRING CREEK VILLAGE, RECORDED IN VOLUME 69214, PAGE 2020, IN THE DEED RECORDS DALLAS COUNTY, TEXAS ALSO KNOWN AS A PORTION OF A WATER AND SANITARY SEWER MAIN EASEMENT TO THE CITY OF DALLAS RECORDED BY DEED IN VOLUME 196, PAGE 934, IN THE DEED RECORDS DALLAS COUNTY, TEXAS ACROSS LOT 2, BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED BY PLAT IN VOLUME 90043, PAGE 37, IN THE DEED RECORDS DALLAS COUNTY, TEXAS, SAME BEING PART OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JAHCO SPRING CREEK, L.L.C. RECORDED IN INSTRUMENT NUMBER 201000136621, IN THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

COMMENCING AT A MAG NAIL FOUND IN A CURVED NORTHERLY RIGHT–OF–WAY OF BELT LINE ROAD, FORMERLY COUNTY ROAD 348, (WIDTH VARIES) SAID MAG NAIL BEING A SOUTHEAST CORNER OF LOT 5, BLOCK 8187 FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED BY PLAT IN VOLUME 90043, PAGE 37, IN THE DEED RECORDS DALLAS COUNTY TEXAS;

THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY WITH THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 117.35 FEET, SAID CURVE HAVING A RADIUS OF 2814.79 FEET AND A CHORD WHICH BEARS NORTH 80°29'25" EAST, 117.34 FEET TO THE PLACE OF BEGINNING OF THE EASEMENT ABANDONMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 00°52'28" WEST A DISTANCE OF 208.32 FEET TO A POINT;

THENCE NORTH 89°46'38" EAST A DISTANCE OF 20.00 FEET TO A POINT;

THENCE SOUTH 00°52'28" EAST A DISTANCE OF 204.56 FEET TO A POINT IN SAID CURVED NORTHERLY RIGHT–OF–WAY LINE;

THENCE ALONG SAID CURVED NORTHERLY RIGHT–OF–WAY LINE WITH THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 20.31 FEET, SAID CURVE HAVING A RADIUS OF 2814.79 FEET; A DELTA OF 0°24'48"; AND A CHORD WHICH BEARS SOUTH 79°05'21" WEST, 20.31 FEET TO THE PLACE OF BEGINNING CONTAINING 4,129 SQ. FT. OR 0.09 ACRES (MORE OR LESS) OF LAND. BEARINGS USED HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710

FIRM REGISTRATION LIC NO.: 10194389
SCALE: N/A
DATE: 10/17/2018
DRAWING FILE BELT&COIT
JOB No. N/A
DRAWN BY: ETB/JSL
SHEET 1 OF 2



(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE : 10/25/18

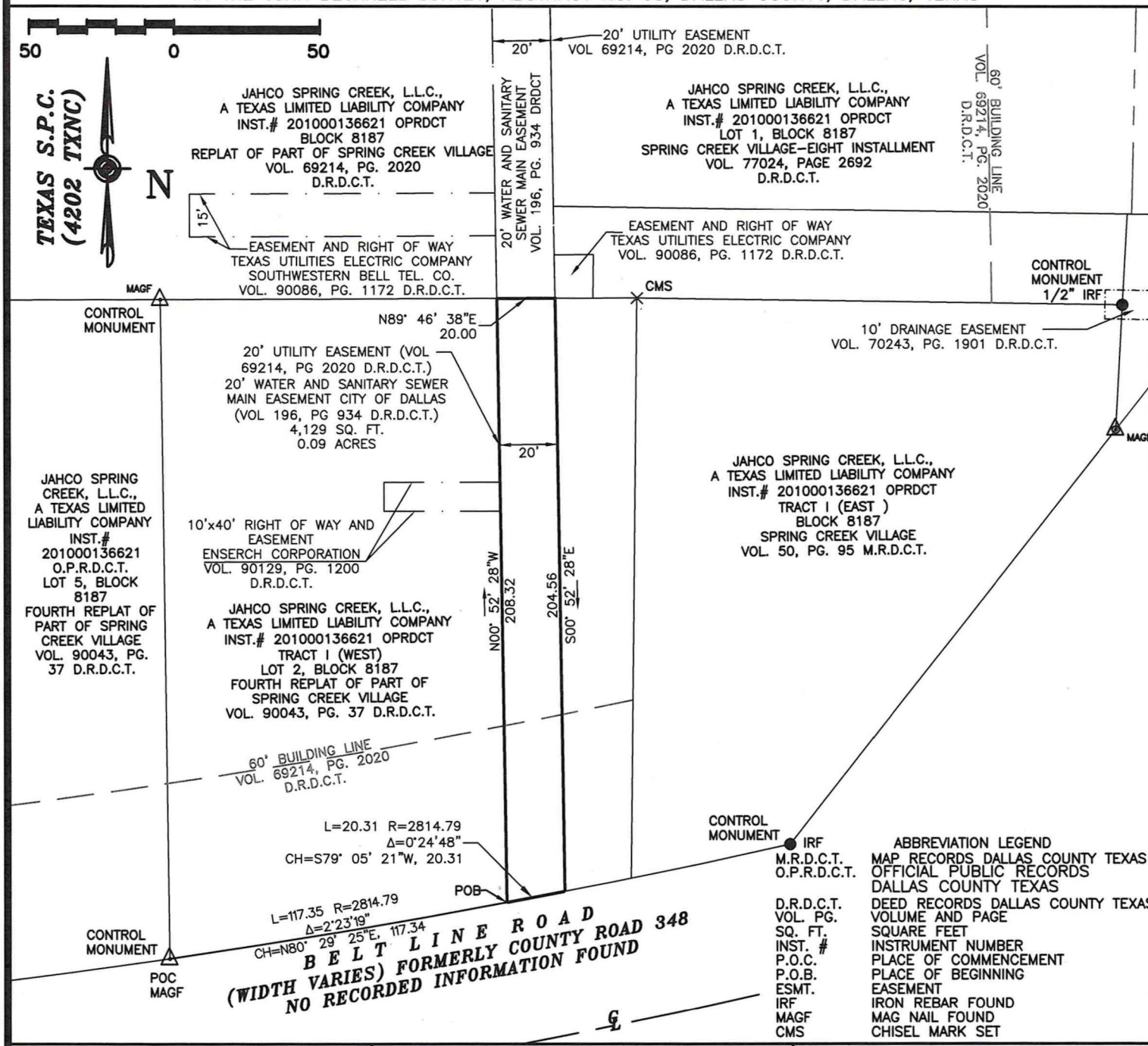
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UTILITY EASEMENT ABANDONMENT

Exhibit A – Tract I

LOT 2, CITY BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE

IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, DALLAS COUNTY, DALLAS, TEXAS



ABBREVIATION LEGEND	
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
VOL. PG.	VOLUME AND PAGE
SQ. FT.	SQUARE FEET
INST. #	INSTRUMENT NUMBER
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
ESMT.	EASEMENT
IRF	IRON REBAR FOUND
MAGF	MAG NAIL FOUND
CMS	CHISEL MARK SET

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FIRM REGISTRATION LIC NO.:	10194389
SCALE:	1"=50'
DATE:	10/17/2018
DRAWING FILE	BELT&COIT
JOB No.	N/A
DRAWN BY:	ETB/JSL
SHEET	2 OF 2

STATE OF TEXAS REGISTERED EARL T BECKWITH 6689 PROFESSIONAL LAND SURVEYOR

Earl T Beckwith

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE : 10/25/18

SPRG NO: 4530

WATER AND SANITARY SEWER EASEMENT ABANDONMENT

Exhibit A – Tract II

LOT 2, CITY BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE

IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, DALLAS COUNTY, DALLAS, TEXAS

BEING A 4,129 SQUARE FEET OR 0.09 ACRE TRACT, SITUATED IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, IN THE CITY OF DALLAS, COUNTY OF DALLAS, AND STATE OF TEXAS AND KNOWN AS BEING A PORTION OF A 20' UTILITY EASEMENT CREATED BY THE REPLAT OF SPRING CREEK VILLAGE, RECORDED IN VOLUME 69214, PAGE 2020, IN THE DEED RECORDS DALLAS COUNTY, TEXAS ALSO KNOWN AS A PORTION OF A WATER AND SANITARY SEWER MAIN EASEMENT TO THE CITY OF DALLAS RECORDED BY DEED IN VOLUME 196, PAGE 934, IN THE DEED RECORDS DALLAS COUNTY, TEXAS ACROSS LOT 2, BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED BY PLAT IN VOLUME 90043, PAGE 37, DEED RECORDS DALLAS COUNTY, TEXAS, SAME BEING PART OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JAHCO SPRING CREEK, L.L.C. RECORDED IN INSTRUMENT NUMBER 201000136621, IN THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

COMMENCING AT A MAG NAIL FOUND IN A CURVED NORTHERLY RIGHT–OF–WAY OF BELT LINE ROAD, FORMERLY COUNTY ROAD 348, (WIDTH VARIES) SAID MAG NAIL BEING A SOUTHEAST CORNER OF LOT 5, BLOCK 8187 FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED BY PLAT IN VOLUME 90043, PAGE 37, IN THE DEED RECORDS DALLAS COUNTY TEXAS;

THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY WITH THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 117.35 FEET, SAID CURVE HAVING A RADIUS OF 2814.79 FEET AND A CHORD WHICH BEARS NORTH 80°29'25" EAST, 117.34 FEET TO THE PLACE OF BEGINNING OF THE EASEMENT ABANDONMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 00°52'28" WEST A DISTANCE OF 208.32 FEET TO A POINT;

THENCE NORTH 89°46'38" EAST A DISTANCE OF 20.00 FEET TO A POINT;

THENCE SOUTH 00°52'28" EAST A DISTANCE OF 204.56 FEET TO A POINT IN SAID CURVED NORTHERLY RIGHT–OF–WAY LINE;

THENCE ALONG SAID CURVED NORTHERLY RIGHT–OF–WAY LINE WITH THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 20.31 FEET, SAID CURVE HAVING A RADIUS OF 2814.79 FEET; A DELTA OF 0°24'48"; AND A CHORD WHICH BEARS SOUTH 79°05'21" WEST, 20.31 FEET TO THE PLACE OF BEGINNING CONTAINING 4,129 SQ. FT. OR 0.09 ACRES (MORE OR LESS) OF LAND. BEARINGS USED HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

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FIRM REGISTRATION LIC NO.: 10194389
SCALE: N/A
DATE: 10/17/2018
DRAWING FILE BELT&COIT
JOB No. N/A
DRAWN BY: ETB/JSL
SHEET 1 OF 2

STATE OF TEXAS
REGISTERED
EARL T BECKWITH
6689
PROFESSIONAL
LAND SURVEYOR

Earl T Beckwith

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE : 10/25/18

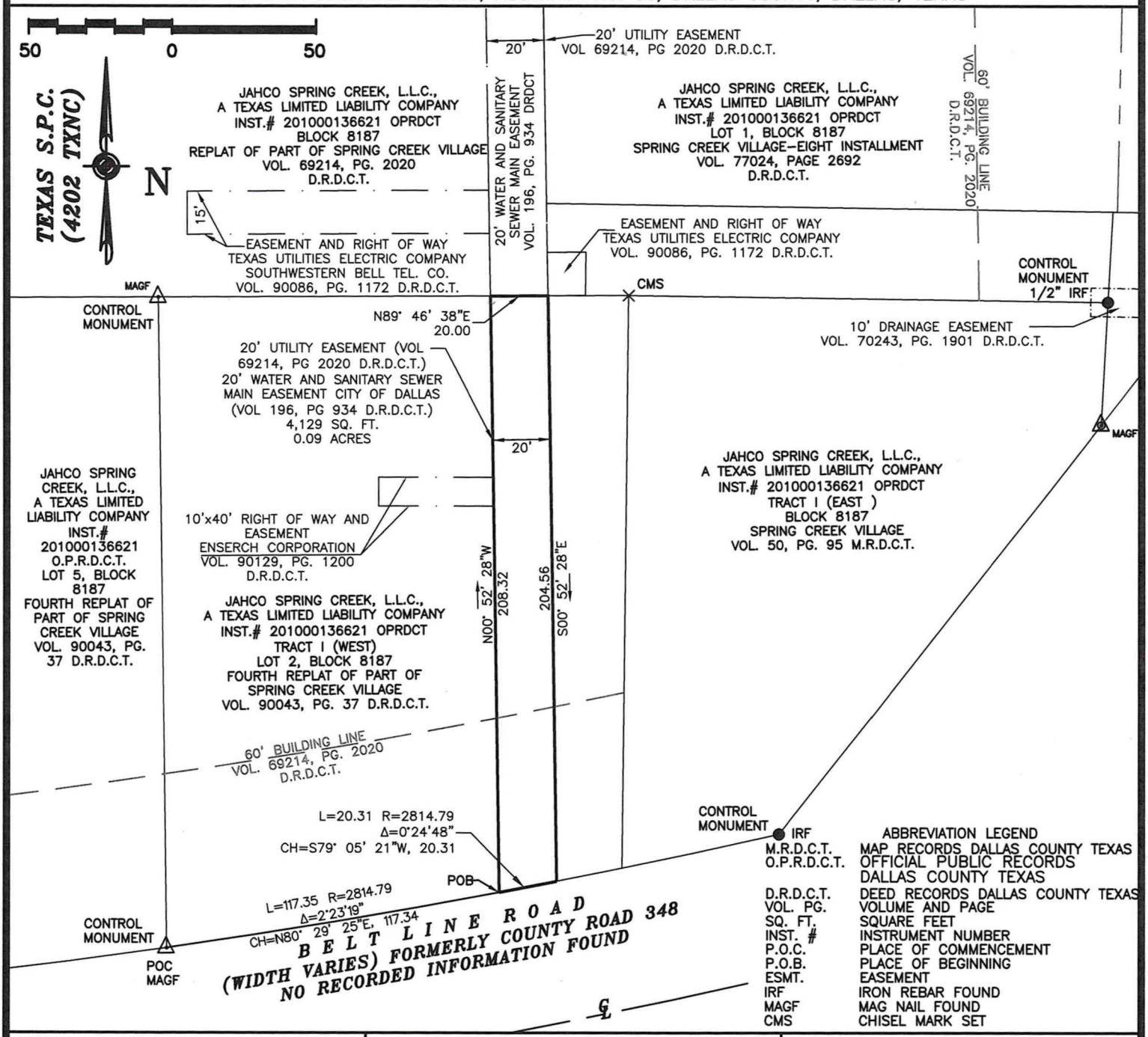
SPRG NO: 4546

WATER AND SANITARY SEWER EASEMENT ABANDONMENT

Exhibit A – Tract II

LOT 2, CITY BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE

IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, DALLAS COUNTY, DALLAS, TEXAS



ABBREVIATION LEGEND	
IRF	IRON REBAR FOUND
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
VOL. PG.	VOLUME AND PAGE
SQ. FT.	SQUARE FEET
INST. #	INSTRUMENT NUMBER
P.O.C.	PLACE OF COMMENCEMENT
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ESMT.	EASEMENT
IRF	IRON REBAR FOUND
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FIRM REGISTRATION LIC NO.: 10194389
SCALE: 1"=50'
DATE: 10/17/2018
DRAWING FILE BELT&COIT
JOB No. N/A
DRAWN BY: ETB/JSL
SHEET 2 OF 2

STATE OF TEXAS REGISTERED EARL T BECKWITH 6689 PROFESSIONAL LAND SURVEYOR

(FOR SPRG USE ONLY)

REVIEWED BY: A. Rodriguez

DATE : 10/25/18

SPRG NO: 4546

Exhibit B

25' WATER AND WASTEWATER EASEMENT

FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE, LOT 2, CITY BLOCK 8187
IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, DALLAS COUNTY, DALLAS, TEXAS

BEING A 8,842 SQUARE FEET OR 0.20 ACRE TRACT, SITUATED IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, CITY OF DALLAS, COUNTY OF DALLAS, AND STATE OF TEXAS AND BEING PART OF LOT 2, BLOCK 8187, FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED BY PLAT IN VOLUME 90043, PAGE 37 IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND ACROSS A PARCEL OF LAND CONVEYED TO JAHCO SPRING CREEK, LLC BY SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN INSTRUMENT 201000136621 OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. ALSO BEING PART OF THE REPLAT PART OF SPRING CREEK VILLAGE, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 69214, PAGE 2020, SAID DEED RECORDS;

COMMENCING AT A MAG NAIL FOUND IN A CURVED NORTHERLY RIGHT-OF-WAY OF BELT LINE ROAD, FORMERLY COUNTY ROAD 348 (WIDTH VARIES), NO RECORDING INFORMATION FOUND, SAID MAG NAIL BEING A SOUTHEAST CORNER OF LOT 5, BLOCK 8187 FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE RECORDED BY PLAT IN VOLUME 90043, PAGE 37 IN SAID DEED RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY WITH THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 22.15 FEET, SAID CURVE HAVING A RADIUS OF 2814.79 FEET AND A CHORD WHICH BEARS NORTH 81°27'33" EAST, 22.15 FEET TO A MAG NAIL WITH WASHER STAMPED "EARL T BECKWITH RPLS 6689" SET AT THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 00°45'23" WEST A DISTANCE OF 249.05 FEET TO A MAG NAIL WITH WASHER STAMPED "EARL T BECKWITH RPLS 6689" SET;

THENCE NORTH 89°46'38" EAST ACROSS SAID REPLAT PART OF SPRING CREEK VILLAGE A DISTANCE OF 131.65 FEET TO A MAG NAIL WITH WASHER STAMPED "EARL T BECKWITH RPLS 6689" SET;

THENCE SOUTH 00°13'22" EAST A DISTANCE OF 25.00 FEET TO A MAG NAIL WITH WASHER STAMPED "EARL T BECKWITH RPLS 6689" SET IN A NORTHERLY LINE OF SAID LOT 2 SAME BEING THE SOUTHERLY LINE OF SAID REPLAT PART OF SPRING CREEK VILLAGE;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°46'38" WEST A DISTANCE OF 106.41 FEET TO A MAG NAIL WITH WASHER STAMPED "EARL T BECKWITH RPLS 6689" SET;

THENCE SOUTH 00°45'23" EAST ACROSS SAID LOT 2 A DISTANCE OF 220.19 FEET TO A MAG NAIL WITH WASHER STAMPED "EARL T BECKWITH RPLS 6689" SET IN SAID CURVED NORTHERLY RIGHT-OF-WAY AND LYING SOUTH 78°59'39" WEST A DISTANCE OF 169.50 FEET ALONG THE CHORD OF SAID CURVED RIGHT-OF-WAY SAID CURVE HAVING A RADIUS OF 2814.79 FEET A DELTA OF 3°27'03" AND AN ARC DISTANCE OF 169.53 FEET FROM A 1/2" IRON REBAR FOUND AT THE SOUTHEASTERLY CORNER OF SAID SPRING CREEK VILLAGE;

THENCE ALONG SAID CURVED NORTHERLY RIGHT-OF-WAY WITH THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 25.26 FEET, SAID CURVE HAVING A RADIUS OF 2814.79 FEET AND A CHORD WHICH BEARS SOUTH 80°58'36" WEST, 25.26 FEET TO THE PLACE OF BEGINNING CONTAINING 8,842 SQUARE FEET OR 0.2030 ACRES (MORE OR LESS) OF LAND. BEARINGS USED HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
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PH. (901) 384-0404 • FX. (901) 384-0710

FIRM REGISTRATION LIC NO.: 10194389
SCALE: N/A
DATE: 8/31/2018
DRAWING FILE BELT&COIT
JOB No. N/A
DRAWN BY: ETB/JSL
SHEET 1 OF 2



8/31/18

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

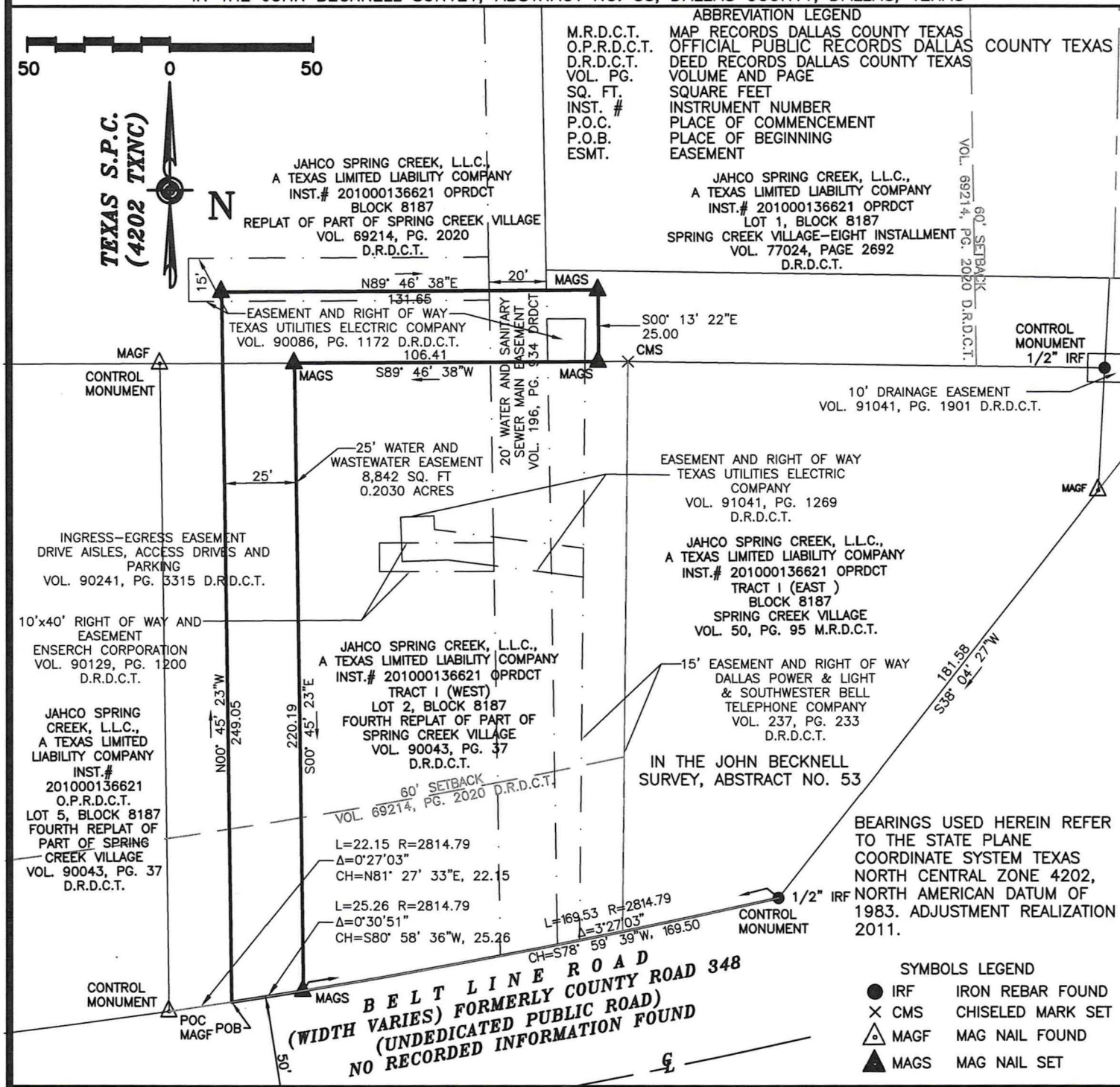
DATE : 9-10-18

SPRG NO: 4601

25' WATER AND WASTEWATER EASEMENT

Exhibit B

FOURTH REPLAT OF PART OF SPRING CREEK VILLAGE, LOT 2, CITY BLOCK 8187
IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, DALLAS COUNTY, DALLAS, TEXAS



CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710

FIRM REGISTRATION LIC NO.:	10194389
SCALE:	1"=50'
DATE:	8/31/2018
DRAWING FILE	BELT&COIT
JOB No.	N/A
DRAWN BY:	ETB/JSL
SHEET	2 OF 2

STATE OF TEXAS REGISTERED EARL T BECKWITH 6689 PROFESSIONAL LAND SURVEYOR

Earl T Beckwith 8/31/18

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

DATE : 9-10-18

SPRG NO: 4601

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 19-82 **Item #:** 29.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize an amendment to the 2019 City Calendar to **(1)** update the February 13, 2019 off-site City Council Agenda meeting location from To Be Determined (TBD) to Park In The Woods Recreation Center; and **(2)** correct the date for City Council Election from May 11, 2019 to May 4, 2019 - Financing: No cost consideration to the City

BACKGROUND

Resolution No. 89-3796 requires the City Council to adopt an annual calendar. Resolution No. 90-2673 establishes the annual July recess. Resolution No. 18-0849 requires the second Wednesday meeting each month to begin at 2:00 p.m., and for up to five meetings each year to be conducted off-site from City Hall. The City Calendar includes all City Council briefing and agenda meetings, budget briefings and workshops, City Council Committee meetings, and City holidays. The City Calendar is available on the City's website at www.dallascityhall.com and is made available in the Office of Budget to all residents who request copies. The City Calendar is also available for download and synching into calendar software on computers or mobile devices via a link on the City's website.

The 2019 City Calendar is being amended to update the February 13, 2019 off-site City Council Agenda meeting location from TBD to Park In The Woods Recreation Center, and correct the date for City Council Election from May 11, 2019 to May 4, 2019.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 24, 2018, City Council authorized the adoption of the 2019 City Calendar by Resolution No. 18-1504.

FISCAL INFORMATION

No cost consideration to the City.

powered by Legistar™

January 23, 2019

WHEREAS, it is the desire of the City to improve the efficiency of our municipal operations by adopting an annual City Calendar; and

WHEREAS, the annual City Calendar should be presented to the City Council for adoption in October of each year for the upcoming calendar year; and

WHEREAS, the annual City Calendar should include all City Council briefing and agenda meetings, budget briefings and workshops, City Council Committee meetings, and City holidays; and

WHEREAS, the City Calendar should be updated periodically to incorporate any additions and/or changes in the schedule of meetings; and

WHEREAS, the City Calendar should be made available to all residents, upon request, in the Office of Budget.

Now, Therefore,

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

SECTION 1. That the Dallas City Council amends Resolution No. 18-1504, passed on October 24, 2018, to update the February 13, 2019 off-site City Council Agenda meeting location from To Be Determined (TBD) to Park In The Woods Recreation Center and correct the date for City Council Election from May 11, 2019 to May 4, 2019.

SECTION 2. That the Dallas City Council adopts the amended 2019 City Calendar per Attachment 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.

Attachment A

February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Council Committees: 9 a.m. EDH 11 a.m. HSN 2 p.m. GPFM	5	6 Council Briefing 9 a.m.	7	8	9
10	11 Council Committees: 9 a.m. QOLAC 11 a.m. PSCJ 2 p.m. MSIS	12	13 Off-Site Council Agenda 2 p.m. ~~site To Be Determined (TBD)~~ Park In The Woods Recreation Center	14	15	16
17	18 Council Committee Meetings Canceled Presidents' Day – City Holiday	19	20 Council Briefing Meeting Canceled Council Retreat	21 Council Retreat	22	23
24	25 Council Committees: 9 a.m. QOLAC 11 a.m. PSCJ 2 p.m. MSIS	26	27 Council Agenda 9 a.m.	28		

QOLAC: Quality of Life, Arts, and Culture
PSCJ: Public Safety and Criminal Justice
MSIS: Mobility Solutions, Infrastructure, and Sustainability

EDH: Economic Development and Housing
HSN: Human and Social Needs
GPFM: Government Performance and Financial Management

Council Agenda meetings are conducted in Council Chambers. Council Briefings and Council Committee meetings are conducted in Room 6ES.
For board and commission meeting dates, please visit https://dallascityhall.com/government/citysecretary/Pages/Public-Meetings.aspx.

Attachment A

May 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Council Briefing 9 a.m. Budget Workshop	2	3	4 Council Election
5	6 Council Committees: 9 a.m. EDH 11 a.m. HSN 2 p.m. GPFM	7	8 Off-Site Council Agenda 2 p.m. at Kleberg-Rylie Recreation Center Budget Public Hearing	9	10	11 ~~Council Election~~
12	13 Council Committees: 9 a.m. QOLAC 11 a.m. PSCJ 2 p.m. MSIS	14	15 Council Briefing 9 a.m.	16	17	18
19	20 Council Committees: 9 a.m. EDH 11 a.m. HSN 2 p.m. GPFM	21	22 Council Agenda 9 a.m.	23	24	25
26	27 Council Committee Meetings Canceled Memorial Day – City Holiday	28	29 Fifth Wednesday – No City Council Meeting	30	31	

QOLAC: Quality of Life, Arts, and Culture
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Agenda Information Sheet

File #: 19-77 **Item #:** 30.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Environmental Quality & Sustainability

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with AECOM Technical Services, Inc. for environmental consulting services to develop a Comprehensive Environmental and Climate Action Plan - Not to exceed $499,969.00 - Financing: Carryout Bag Regulation Fund

BACKGROUND

The City of Dallas has been a leader in addressing climate change and other environmental challenges for several years, and has developed several disparate related planning efforts, such as the 2014 Sustainability Plan, the 2014 Balanced Vision Plan, the Neighborhood Revitalization Plan, the Long Range Water Supply Plan and others.

The 2014 Sustainability Plan identified several goals towards environmental sustainability, including a goal of a 39 percent reduction from 1990 levels of emissions from City operations by September 2017. Several City Departments have implemented various initiatives such as 100 percent purchase of wind energy credits, implementing methane capture from the landfill, and Dallas Water Utilities co-generation on the sludge digestor that have been effective in reducing the emissions associated with City operations.

The Dallas City Mayor attended the Mayor's National Climate Symposium in June 2017 and committed the City of Dallas to meeting the goals of the 2017 Paris Climate Agreement towards limiting the global average rise in temperature by 1.5 degrees Celsius by the year 2030, and zero emissions by 2050.

The City participated in the Rockefeller 100 Resilient Cities program that resulted in the Resilient Dallas Plan that was adopted by City Council in August 2018. Over three years, this plan was developed through an equity lens to form a framework of seven goals, 20 initiatives and 50 actions to make Dallas "*communities and neighborhoods more resistant to the physical, social and economic challenges that are a growing part of the 21st century...from chronic problems to acute shocks*". Identified "problems and shocks" included unprecedented heat, extreme storms and flooding exacerbated by climate change, as well as unhealthy air. One of the seven goals addressed environmental sustainability to improve public health and alleviate adverse environmental conditions.

In September 2017, the City initiated a greenhouse gas inventory of emissions from City municipal operations, and community operations across Dallas using the current International Council for Local Environmental Initiatives (ICLEI) (now known as the "Local Governments for Sustainability") format. This study, as completed in December 2018, found that the City has effectively reduced emissions from City operations by 45 percent since 1990, however, the City's emissions form a small share of total emissions across Dallas so a more robust environmental planning effort towards meeting to goals of the Paris Climate Agreement, within the approach outlined in the Resilience Plan is necessary.

During the September budget process, the City Council identified funding and directed the Office of Environmental Quality & Sustainability to develop a comprehensive environmental action and climate action plan, to build on prior planning efforts and to define actionable measures to improve environmental resiliency in Dallas.

The Request for Qualifications (BMZ1825) was issued on September 20, 2018 for the Comprehensive Environmental Action Plan. The consulting firm AECOM Technical Services, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action authorizes award of the professional services contract with AECOM Technical Services, Inc., for the development of a Comprehensive Environmental and Climate Action Plan. The work consists of compiling environmental actions and data from current City planning efforts, benchmarking these efforts with best practices across Texas and the United States, and conducting a robust public engagement effort across the City to develop an actionable plan for the City to use towards building an equitable approach towards environmental sustainability. The Comprehensive Environmental and Climate Action Plan will be coordinated with the ongoing Strategic Transportation Plan, and the Dallas 2030 Planning efforts.

ESTIMATED SCHEDULE OF PROJECT

Begin Data Compilation	January 2019
Begin Public Engagement	April 2019
Final Plan Complete	April 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 8, 2018, City Council adopted the Resilient Dallas Plan that outlines actions towards addressing equity, resilience economic mobility healthy communities and environmental sustainability by Resolution No. 18-1026.

On September 18, 2018, City Council authorized the Office of Environmental Quality & Sustainability to develop a Comprehensive Environmental and Climate Action Plan by Resolution No. 18 -1337.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on January 14, 2019.

FISCAL INFORMATION

Carryout Bag Regulation Fund - $499,969.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$499,969.00	Professional Services	36.30%	36.84%	$184,189.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

In accordance with the City of Dallas Administrative Directive 4-5 procurement guidelines, AECOM Technical Services, Inc. was selected as the most qualified consultant for this project.

OWNER

AECOM Technical Services, Inc.

Reggie Herman, AICP, Associate Vice President

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January 23, 2019

WHEREAS, the City of Dallas is committed to protecting the public health, safety, and welfare of its residents and leading the region in addressing climate change and other environmental challenges; and

WHEREAS, the City of Dallas remains similarly committed to reducing emissions, improving regional air quality, and addressing the real consequences of climate change through local, state, and federal action; and

WHEREAS, climate change has the potential to lead to disruptions in the City of Dallas' operations and poses risk to infrastructure, built environment, and public health; and

WHEREAS, the Fourth National Climate Assessment - released on November 23, 2018 and the work of over 300 scientists and 13 federal agencies - reports that climate is now changing faster than at any point in the history of modern civilization, primarily as a result of human activities; and

WHEREAS, the City of Dallas is a climate leader in the region and reduced greenhouse gas emissions from city operations by 45 percent from 1990 levels, consistent with the goals of the Paris Climate Agreement and Mayor Mike Rawlings' commitment to the Mayor's National Climate Action Agenda; and

WHEREAS, actions taken to mitigate climate change can also have the effect of improving regional air quality and otherwise providing better quality of life for current and future generations of Dallas residents; and

WHEREAS, as a part of Resolution No. 18-1026, the *Resilient Dallas* Plan, adopted by Dallas City Council on August 8, 2018, identified efforts to reduce emissions and mitigate the impacts of climate change as part of the strategies to make Dallas neighborhoods and our community thrive; and

WHEREAS, as a part of Resolution No. 18-1337 on September 18, 2018, the Dallas City Council directed the Office of Environmental Quality & Sustainability to begin a comprehensive environmental and climate action plan in FY18-19; and

WHEREAS, proposals were received on November 15, 2018, for the development of a Comprehensive Environmental and Climate Action Plan.

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 contract with AECOM Technical Services, Inc., approved as to form by the City Attorney, for environmental consulting services to develop a Comprehensive Environmental and Climate Action Plan, in an amount not to exceed $499,969.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $499,969.00 to AECOM Technical Services, Inc., Inc. from Carryout Bag Regulation Fund, Fund 0989, Department MGT, Unit 1583, Object 3070, Encumbrance/Contract No. CX-MGT-2019-00008688, Vendor VC0000011194.

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit any unused funds pertaining to this project into Fund 0989, Department MGT, Unit 1583, Object 3070.

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

Agenda Information Sheet

File #: 18-1289 **Item #:** 31.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 8

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a service contract for the refurbishment of a bio-filter unit for the Water Utilities Department - Evelyn E. Okunoghae dba Preceptor Pad, lowest responsible bidder of two - Not to exceed $169,379.56 - Financing: Dallas Water Utilities Fund (subject to appropriations)

BACKGROUND

This service contract will provide for the refurbishment of a bio-filter unit for the Water Utilities Department. The bio-filter organic materials and labor for repairs will be used for a cell unit located at the Southside Wastewater Treatment Plant. Accumulating gases from the Gravity Belt Thickener Facility passes through the organic bio material which scrubs the malodorous air before being released to the atmosphere. The current filtering materials are near the end of its useful life and requires replacing. Services rendered under this contract will provide minor repairs to the cell unit's lining, replacement of current sprinkler system, replacement of operating gear for the butterfly valve, and replacement of organic material for filtering. There are three cells at the Southside Wastewater Treatment Plant, two cells have been re-furbished under a separate contract awarded in 2015. The activities established by this contract will ensure that the City continues to meet the regulatory standards set by The Texas Commission on Environmental Quality.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,355 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 10, 2015, City Council authorized the purchase of bio-filter organic materials with MTR Enviro-Construction, Inc.; and a service contract for liner repair services at the Southside Wastewater Treatment Plant with Archer Western Construction, LLC by Resolution No. 15-2053.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

Dallas Water Utilities Fund - $169,379.56 (subject to appropriations)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$169,379.56	Other Services	23.80%	25.00%	$42,344.89
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BM1812. We opened them on June 1, 2018. We recommend the City Council award this service contract in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*Evelyn E. Okunoghae dba Preceptor Pad	9448 Forest Lane Suite #1401 Dallas, TX 75243	$169,379.56
Starmulti Services	2015 Aster Trail Forney, TX 75126	$201,970.37

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OWNER

Evelyn E. Okunoghae dba Preceptor Pad

Evelyn E. Okunoghae, President
Baba R. Davis, Vice President
Briana Lara, Secretary
Pearl Layo, Treasurer

January 23, 2019

WHEREAS, on November 10, 2015, City Council authorized the purchase of bio-filter organic materials with MTR Enviro-Construction, Inc.; and a service contract for liner repair services at the Southside Wastewater Treatment Plant with Archer Western Construction, LLC by Resolution No. 15-2053.

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 service contract with Evelyn E. Okunoghae dba Preceptor Pad (VS91633), approved as to form by the City Attorney, for the refurbishment of a bio-filter unit for the Water Utilities Department, in an amount not to exceed $169,379.56. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Evelyn E. Okunoghae dba Preceptor Pad shall be based only on the amount of the services directed to be performed by the City and properly performed by Evelyn E. Okunoghae dba Preceptor Pad under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $169,379.56 (subject to appropriations) to Evelyn E. Okunoghae dba Preceptor Pad from Service Contract No. DWU-2019-00008533.

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

Agenda Information Sheet

File #: 19-61 **Item #:** 32.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year professional consulting contract for program compliance and training for the Housing and Neighborhood Revitalization Department - TDA Consulting, Inc., most advantageous prosper of two - Not to exceed $1,481,484.21 - Financing: Community Development Block Grant Funds (subject to annual appropriations)

BACKGROUND

This professional consulting contact will provide for program compliance and training for the Housing and Neighborhood Revitalization Department. The intent of this is to provide hands on support in identifying and eliminating compliance gaps, creating and implementing internal controls, and offering ongoing support to sustain changes made to the Housing and Neighborhood Revitalization Department programs.

In the past two years the Housing and Neighborhood Revitalization Department received 12 audits, monitoring, and reviews that generated more than 30 findings on recordkeeping, underwriting, program compliance, and Housing and Urban Development (HUD) reporting. Some findings resulted in financial repayments from the City's general funds and forfeited federal grant dollars. Staff have spent countless hours working to resolve these findings, but many of the factors that led to the findings are still prevalent today. From internal controls, to knowledge gaps, to the reports to HUD, the Housing and Neighborhood Revitalization Department continues to operate in an environment that generates compliances concerns.

TDA Consulting, Inc. specializes in fixing compliance issues that the City is experiencing with its federal grants.

In Year 1 of the contact, TDA Consulting, Inc. will provide the following:

- Embed two staff to manage HUD reporting and compliance oversight
- Train current and new Housing and Neighborhood Revitalization Department staff in federal grant rules

- Develop housing policies and procedures to align with the Comprehensive Housing Policy
- Develop internal controls to support coordination across the Housing Divisions
- Assess Community Housing Development Organization (CHDO) performance and develop technical assistance plans to address deficiencies

In Years 2 and 3, TDA Consulting, Inc. will focus its services on providing:

- On-call and remote technical assistance to support problem-solving activities with federal grants
- On-site quarterly trainings to further develop City staff and CHDO knowledge of federal grants as it relates to Housing Programs

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

- Housing & Neighborhood Revitalization (2)
- Office of Economic Development (1)
- Department of Planning & Urban Design (1)
- Office of Homeless Solutions (1)
- Office of Procurement Services (1)*
- Office of Business Diversity (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

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

- Cost 30 points
- Capability/experience 25 points
- Functional/technical 15 points
- Overall approach 15 points
- Business Inclusion Development 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,108 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $11.15; the selected vendor meets this requirement

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development & Housing Committee will receive this item on January 7, 2019.

FISCAL INFORMATION

Community Development Block Grant Funds - $1,481,484.21 (subject to annual appropriations)

FY 2018-19 $470,000.00
FY 2019-20 $433,493.00
FY 2020-21 $433,493.00
FY 2021-22 $144,498.21

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,481,484.21	Other Services	23.80%	70.23%	$1,040,484.21
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	• Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price

The Office of Procurement Services received the following proposals from solicitation number BPZ1902. We opened them on October 9, 2018. We recommend the City Council award this professional consulting contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*TDA Consulting, Inc.	17 Caleb Cr. San Antonio, TX 78258	81.74	$1,481,484.21
Allied SCSS	P.O. Box 151488 Dallas, TX 75315	60.80	$1,093,400.00

OWNER

TDA Consulting, Inc.

Dionne L Roberts, President

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January 23, 2019

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

SECTION 1. That the City Manager is hereby authorized to execute a professional consulting contract with TDA Consulting, Inc. (VC17187), approved as to form by the City Attorney, for program compliance consulting services and training for Housing and Neighborhood Revitalization Department for a term of three years, in an amount not to exceed $1,481,484.21. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to TDA Consulting, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by TDA Consulting, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution in an amount not to exceed $1,481,484.21 (subject to annual appropriations) to TDA Consulting, Inc. from Professional Consulting Contract No. HOU-2019-00009040.

Fund	Department	Unit	Code	Encumbrance	Amount
CD18	HOU	808C	3070	HOU-2019-00009040	$470,000.00
CD19	HOU	TBD	3070	HOU-2019-00009040	$433,493.00
CD20	HOU	TBD	3070	HOU-2019-00009040	$433,493.00
CD21	HOU	TBD	3070	HOU-2019-00009040	$144,498.21

SECTION 3. 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 contract, until such time as the contract documents are duly approved by all parties and executed.

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

Agenda Information Sheet

File #: 18-1388 **Item #:** 33.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year service contract for maintenance and support for service request and work order management software for the Department of Dallas Animal Services - HLP, Inc., sole source - Not to exceed $137,760.00 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

This contract will provide continuous software maintenance and support, for the existing service request and work order management software, which is utilized by the Department of Dallas Animal Services. The software is used for shelter management, field operations, and veterinary record-keeping.

The Department of Dallas Animal Services receives over 50,000 animal related calls annually. This software allows field operation personnel to respond and manage calls placed by residents. Field operation personnel can upload service requests notes directly into the software. Additionally, the Department of Dallas Animal Services' veterinarians use the software to record and manage records related to animals that are housed at the animal shelter.

Some examples of key benefits of this system include but not limited to:

- Allows field officers to work from mobile devices such as a tablet or smart phone
- Veterinarian staff to electronically store records
- Provide software upgrades to ensure industry standard processes

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $11.15; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

General Fund - $137,760.00 (subject to annual appropriations)

FY 2018-19 - $26,400.00
FY 2019-20 - $27,840.00
FY 2020-21 - $27,840.00
FY 2021-22 - $27,840.00
FY 2022-23 - $27,840.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$137,760.00	Other Services	N/A	N/A	N/A
• M/WBE Goal Waived				
• HLP, Inc. is providing a five-year service contract for maintenance and support for service request and work order management software and is the sole source provider. No sub-contracting opportunities are available.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	• Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists • Exempted from competitive bidding process • Reviewed by Procurement Services to ensure the procurement meets at least one general exception as stated in the Texas Local Government Code

Bidder	Address	Amount
HLP, Inc.	9888 West Belleview Avenue Littleton, CO 80123	$137,760.00

Note: The Office of Procurement Services conducted a sole source review and found no exceptions.

OWNER

HLP, Inc.

Sean Smith, Chief Executive Officer

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WHEREAS, on June 27, 2013, Administrative Action No. 13-5968 authorized a one-year service contract with HLP, Inc. for web licensing, web transaction fees and the annual maintenance and support from August 2013 to August 2014 for the Department of Code Compliance, in an amount not to exceed $33,723.15; and

WHEREAS, on October 2, 2014, Administrative Action No. 14-6735 authorized a one-year service contract with HLP, Inc. for web licensing, web transaction fees and the annual maintenance and support from October 1, 2014 to September 30,2015 for the Department of Code Compliance, in an amount not to exceed $30,850.00; and

WHEREAS, on December 16, 2014, Administrative Action No. 14-7247 authorized Supplemental Agreement No. 1 to the service contract with HLP, Inc. for professional service to add interface application between the Citizen Request Management System and Chameleon software, in an amount not to exceed $16,920.00; and

WHEREAS, on September 29, 2015, Administrative Action No. 15-6752 authorized a one-year service contract with HLP, Inc. for web licensing, web transaction fees, and the annual maintenance and support, in an amount not to exceed $33,090.00; and

WHEREAS, on November 29, 2015, Administrative Action No. 15-7429 authorized a five-month service contract with HLP, Inc for software training services from November 20, 2015 to April 30, 2016, in an amount not to exceed $3,600.00; and

WHEREAS, on October 6, 2016, Administrative Action No. 16-6719 authorized a one-year service contract with HLP, Inc for web licensing, web transaction fees and the annual maintenance and support, in an amount not to exceed $36,090.00; and

WHEREAS, on September 12, 2017, Administrative Action No. 17-6598 authorized a one-year service contract with HLP, Inc. for web licensing, web transaction fees and the annual maintenance and support, in an amount not to exceed $25,920.00; and

WHEREAS, on April 27, 2018, Administrative Action No. 18-5720 authorized a one-year service contract with HLP, Inc. for interface application between the Citizen Request Management System and Chameleon software, in an amount not to exceed $23,880.00; and

WHEREAS, on October 29, 2018, Administrative Action No. 18-6689 authorized Supplemental Agreement No. 1 to extend the term of the agreement with HLP, Inc. for licensing, software maintenance and support services from October 1, 2018 to December 31, 2018, in an amount not to exceed $6,240.00, from $25,920.00 to $32,160.00; and

WHEREAS, on December 6, 2018, Administrative Action No. 18-6887 authorized Supplemental Agreement No. 1 to the service contract with HLP, Inc. to add development fees for the interface between the Citizen Request Management System, in an amount not to exceed $9,000.00; and

WHEREAS, on December 20, 2018, Administrative Action No. 18-6972 authorized Supplemental Agreement No. 2 to extend the term of the agreement with HLP, Inc. for licensing and software maintenance and support services from January 1, 2019 to March 31, 2019, in an amount not to exceed $6,240.00, from $32,160.00 to $38,400.00.

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 service contract with HLP, Inc. (500744), approved as to form by the City Attorney, for maintenance and support for service request and work order management software for the Department of Dallas Animal Services for a term of five years, in an amount not to exceed $137,760.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to HLP, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by HLP, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $137,760.00 (subject to annual appropriations) to HLP, Inc. from Service Contract No. DSV-2019-00008231.

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

Agenda Information Sheet

File #: 18-1134 **Item #:** 34.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for the maintenance and repair of electrical switchgears - National Switchgear Systems North Texas, Inc. dba National Field Services, lowest responsible bidder of two - Estimated amount of $5,161,513.00 - Financing: General Fund ($904,000.00), Dallas Water Utilities Fund ($3,054,680.00), Stormwater Drainage Management Fund ($797,433.00), and Aviation Fund ($405,400.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services and goods, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement. We anticipate the following City departments will use this agreement:

- Department of Aviation
- Building Services Department
- Water Utilities Department

This service agreement will provide for the inspection, diagnostic testing, preventive maintenance, repair services, and purchase of electrical switchgears for various City departments. Electrical switchgears are used to operate motors and other various electrical equipment while safely controlling large currents, power levels, and establishing communication between motor and operation equipment for power distribution. The services provided will also assist the City with continued compliance with the Texas Commission on Environmental Quality, Environmental Protection Agency, and the United States Army Corps of Engineers.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,629 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 13, 2014, City Council authorized a three-year service contract for the inspection, diagnostic testing, preventative maintenance, repair services and purchase of electric switchgear systems with National Switchgear Systems North Texas, Inc. dba National Field Services by Resolution No. 14-1207.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

General Fund - $904,000.00
Dallas Water Utilities Fund - $3,054,680.00
Stormwater Drainage Management Fund - $797,433.00
Aviation Fund - $405,400.00

Fund	FY 2019-20	FY 2020-21	FY 2021-22
General Fund	$301,332.00	$301,332.00	$301,336.00
Dallas Water Utilities Fund	$1,018,229.00	$1,018,227.00	$1,018,224.00
Stormwater Drainage Management Fund	$265,811.00	$265,811.00	$265,811.00
Aviation Fund	$135,133.33	$135,133.33	$135,133.34
Total	$1,720,505.33	$1,720,503.33	$1,720,504.34

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$5,161,513.00	Other Services	23.80%	20.00%	$1,032,302.60
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

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PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BI1805. We opened them on September 21, 2018. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*National Switchgear Systems North Texas, Inc. dba National Field Services	10575 Vista Park Road Dallas, TX 75238	$5,161,513.00
Shermco Industries, Inc.	2425 East Pioneer Drive Irving, TX 75061	$6,136,161.25

OWNER

National Switchgear Systems North Texas, Inc. dba National Field Services

Doug Powell, President
Robert Koren, Vice President
Charles Petty, Treasurer

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with National Switchgear Systems North Texas, Inc. dba National Field Services (500721), approved as to form by the City Attorney, for the maintenance and repair of electrical switchgears for a term of three years, in the estimated amount of $5,161,513.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to National Switchgear Systems North Texas, Inc. dba National Field Services shall be based only on the amount of the services directed to be performed by the City and properly performed by National Switchgear Systems North Texas, Inc. dba National Field Services under the contract. The amount payable pursuant to this service price agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this service price agreement during its term.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least $5,161,513.00, but not more than the amount of budgetary appropriations for this service price agreement during its term to National Switchgear Systems North Texas, Inc. dba National Field Services from Service Contract No. POM-2018-00008147.

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

Agenda Information Sheet

File #: 18-1359 **Item #:** 35.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for grounds maintenance for medians, rights-of-way, vacant lots, and residential properties - Good Earth Corporation in an estimated amount of $10,983,415.00, The Ashelyn Group, LLC in an estimated amount of $290,000.00, and Tremaine Hall, Individually dba Stellar Execucare Cleaning in an estimated amount of $5,700.00, lowest responsible bidders of six - Total estimated amount of $11,279,115.00 - Financing: General Fund ($10,803,635.00), Sanitation Services Fund ($290,000.00), Dallas Water Utilities Fund ($155,480.00), and Data Services Fund ($30,000.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement. We anticipate the following City departments will use this agreement:

- Department of Code Compliance
- Department of Communication and Information Services
- Department of Public Works
- Department of Sanitation Services
- Water Utilities Department

This service price agreement will provide for grounds maintenance for medians, rights-of-way, vacant lots, and residential properties. This agreement will be utilized for grounds maintenance for approximately 1,700 City acres and a portion of Texas Department of Transportation (TxDOT) property including highway medians, planters, bridges/overpasses, parkways, side medians, triangles, islands, interchange islands, rights-of-way, shoulders, and other TxDOT properties within the Dallas city limits. The Department of Public Works will administer, inspect, and manage the Median Maintenance and Mowing contract.

This service price agreement also provides for year-round maintenance for approximately 750 City owned properties on a consistent schedule until the properties are removed from City ownership. This agreement also allows for the mowing of vacant lots and residential properties where a seizure warrant or signed consent form has been obtained. If a residential property is serviced under this contract, the property owner will be billed for the cost of the service. During peak growing season an estimated 1,500 to 2,000 private properties will be serviced. The Department of Code Compliance staff monitors work of the contractor on a daily basis.

This contract will include all labor, materials, and equipment necessary to provide complete and continuous maintenance such as:

- Trees
- Shrubs
- Ground coverings
- Mowing
- Litter removal
- Disposal
- Line trimming
- Blade edging
- Pruning
- Manual watering
- Herbicide treatments

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,311 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94, the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized a three-year service contract for grounds maintenance services for medians, rights-of-way, vacant lots and residential properties by Resolution 15-1131.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

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FISCAL INFORMATION

General Fund - $10,803,635.00 (Estimated amount)
Sanitation Services Fund - $290,000.00 (Estimated amount)
Dallas Water Utilities Fund - $155,480.00 (Estimated amount)
Data Services Fund - $30,000.00 (Estimated amount)

Fund	FY 2018-19	FY 2019-20	FY 2020-21
General Fund	$2,213,842.00	$3,200,018.00	$5,389,775.00
Sanitation Services Fund	$96,666.00	$96,666.00	$96,668.00
Dallas Water Utilities Fund	$51,826.66	$51,826.67	$51,826.67
Data Services Fund	$10,000.00	$10,000.00	$10,000.00
Total	$2,372,334.66	$3,358,510.67	$5,548,269.66

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$11,279,115.00	Other Services	23.80%	10.35%	$1,167,841.50
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BI1810. We opened them on July 12, 2018. We recommend the City Council award this service price agreement to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

Bidders	Address	Amount
*Good Earth Corporation	7922 Forney Rd. Dallas, TX 75227	Multiple Groups

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*The Ashelyn Group, LLC	615 E. Abrams St. Suite D Arlington, TX 76010	Multiple Groups
*Tremaine Hall, Individually dba Stellar Execucare Cleaning	6523 Autumn Woods Tr. Dallas, TX 75232	Multiple Groups
T. Smith's Lawn Service LLC	3315 Danieldale Rd. Lancaster, TX 75146	Multiple Groups
Cross Plus Construction, LLC	7700 N. Hwy. 6 Waco, TX 76712	Multiple Groups
Evans Mobile Detailing	9399 Wade Blvd. #4304 Frisco, TX 75035	Multiple Groups

OWNERS

Good Earth Corporation

Ron Points, President
George Belk, Vice President
Emily Points, Secretary and Treasurer

The Ashelyn Group, LLC

Vanessa Halsey, President
Donald Harkless, Vice President
Paula Scruggs, Secretary
Bijan Halsey, Treasurer

Tremaine Hall, Individually dba Stellar Execucare Cleaning

Tremaine Hall, President

WHEREAS, on June 17, 2015, City Council authorized a three- year service contract for grounds maintenance services for medians, rights-of-way, vacant lots and residential properties with Good Earth Corporation in the amount of $8,410,020.00 and T. Smith's Lawn Service in the amount of $1,664,175.00, by Resolution No. 15-1131; and

WHEREAS, on August 9, 2018, Administrative Action No. 18-6459 authorized to extend the service contract for contract for grounds maintenance services for medians, rights-of-way, vacant lots and residential properties with Good Earth Corporation from September 2, 2018 to March 1, 2019.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with Good Earth Corporation (510006) in the estimated amount of $10,983,415.00, The Ashelyn Group, LLC (VS92756) in the estimated amount of $290,000.00, and Tremaine Hall, Individually dba Stellar Execucare Cleaning (VC16814) in the estimated amount of $5,700.00, approved as to form by the City Attorney, for grounds maintenance for medians, rights-of-way, vacant lots and residential properties for a term of three years in a total estimated amount of $11,279,115.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Good Earth Corporation, The Ashelyn Group, LLC, and Tremaine Hall, Individually dba Stellar Execucare Cleaning shall be based only on the amount of the services directed to be performed by the City and properly performed by Good Earth Corporation, The Ashelyn Group, LLC, and Tremaine Hall, Individually dba Stellar Execucare Cleaning under the contract. The amount payable pursuant to this service price agreement may exceed the estimated amount, but may not exceed the amount of the budgetary appropriations for this service price agreement during its term.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least $11,279,115.00, but not more than the amount of budgetary appropriations for this service price agreement during its term to Good Earth Corporation, The Ashelyn Group, LLC, and Tremaine Hall, Individually dba Stellar Execucare Cleaning from Service Contract No. POM-2018-00008148.

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

Agenda Information Sheet

File #: 18-1429 **Item #:** 36.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for citywide window washing - Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad in the amount of $589,245.00, D&A Building Services, Inc. in the amount of $90,095.00, City Wide Building Services in the amount of $36,680.00, and Members Building Maintenance, LLC in the amount of $21,600.00, lowest responsible bidders of five - Total not to exceed $737,620.00 - Financing: General Fund ($200,250.00) and Aviation Fund ($537,370.00)

BACKGROUND

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

This service price agreement provides window washing services at various locations throughout the City. The agreement includes the removal of dirt, debris, water scale, mineral scale, and other accumulations (bird hits, bird droppings, tape and tape residue, tar, etc.) from window surfaces. This agreement includes but is not limited to services at the following locations:

- City Hall
- Love Field Terminal
- Morton H. Meyerson Symphony Center
- Majestic Theatre
- Dallas City Performance Hall
- Jack Evans Police Headquarters
- Fire-Rescue Training and Maintenance Center
- Central Library
- Municipal Complex
- Oak Cliff Municipal Center
- Moody Performance Hall
- Cedar Crest Golf Course

Environmentally preferred cleaning products, certified by Green Seal, are included in the contract. Green Seal meets the U.S. Environmental Protection Agency's criteria for third-party certifiers of environmentally preferred products.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 2,623 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 13, 2014, City Council authorized a three-year service contract for window washing services with D&A Building Services, Inc., Northcoast Window Cleaning LLC, Jack & Joe’s Window Cleaning, Inc. dba Squeegee Squad, and City Wide Building Services, Inc. by Resolution No. 14-1205.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

General Fund - $200,250.00
Aviation Fund - $537,370.00

Fund	FY 2018-19	FY 2019-20	FY 2020-21
General Fund	$65,947.33	$67,151.33	$67,151.34
Aviation Fund	$179,123.33	$179,123.33	$179,123.34
Total	$245,070.66	$246,274.66	$246,274.68

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$737,620.00	Other Services	23.80%	34.16%	$251,935.31
• This contract exceeds the M/WBE goal.				

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PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BR1803. We opened them on August 23, 2018. We recommend the City Council award this bid to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	Address	Amount
*Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad	3060-142nd Ave. NE Hamland, MN 55304	Multiple Groups
*D&A Building Services, Inc.	13637 N. Central Expwy. Dallas, TX 75243	Multiple Groups
*City Wide Building Services	425 W. Mockingbird Ln. Dallas, TX 75247	Multiple Groups
*Members Building Maintenance, LLC	11363 Denton Dr. #127 Dallas, TX 75229	Multiple Groups
Rising Star Diversified Resources, Inc.	4308 Bryan St. Dallas, TX 75204	Multiple Groups

OWNERS

Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad

Jack Ruegsegge, President

D&A Building Services, Inc.

Antonio Sarabasa, President

City Wide Building Services

Greg Ambrosia, President
Gilbert Lee, Secretary
Yadira Robles, Treasurer

Members Building Maintenance, LLC

Odes H. Kim, President
Harvey Burger, Vice President

WHEREAS, on August 13, 2014, City Council authorized a three-year service contract for window washing services with D&A Building Services, Inc. in the amount of $197,515.00, Northcoast Window Cleaning LLC in the amount of $82,320.00, Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad in the amount of $3,250.00, and City Wide Building Services, Inc. in the amount of $2,552.00, total amount not to exceed $285,637.00, by Resolution No. 14-1205.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad (VC0000013192) in the amount of $589,245.00, D&A Building Services, Inc. (VS0000034094) in the amount of $90,095.00, City Wide Building Services (VS0000018467) in the amount of $36,680.00, and Member's Building Maintenance, LLC (243814) in the amount of $21,600.00, approved as to form by the City Attorney, for citywide window washing for a term of three years, in a total amount not to exceed $737,620.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad, D&A Building Services, Inc., City Wide Building Services, and Member's Building Maintenance, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad, D&A Building Services, Inc., City Wide Building Services, and Member's Building Maintenance, LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $737,620.00 to Jack & Joe's Window Cleaning, Inc. dba Squeegee Squad, D&A Building Services, Inc., City Wide Building Services, and Member's Building Maintenance, LLC from Service Price Agreement No. POM-2019-00008813.

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

Agenda Information Sheet

File #: 18-1443 **Item #:** 37.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for vehicle and equipment collision appraisal services for the Equipment and Fleet Management Department - Choice TPA, LLC, lowest responsible bidder of four - Not to exceed $310,875.00 - Financing: Equipment and Fleet Management Fund

BACKGROUND

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

This service price agreement will provide for vehicle and equipment collision appraisal services for the Equipment and Fleet Management (EFM) Department. Under this agreement, the vendor will provide certified insurance appraisers to evaluate a vehicle that has experienced body damage. These evaluations assist EFM in determining the necessary parts, labor, and cost for repairs. EFM evaluates the appraisal and determines whether to move forward with the repairs or if cost of the repair exceeds the value of the vehicle. The appraiser's responsibilities are, but not limited to the following:

- Examine damaged vehicle to determine extent of structural, body, mechanical, electrical, or interior damage
- Provide detailed estimates of repairs within 24 hours of notification including parts discounts, materials, and labor
- Based on the National Automobile Dealers Association, provide the value of vehicle to determine total loss
- Re-inspect supplemental charges by repair facility and provide the City with a copy of additional charges when required
- Provide digital photos to document and identify vehicle
- Serve as an expert to provide testimony in trial as it applies to the work performed should it be required
- Re-inspect vehicle after repair to ensure required repairs were completed properly

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 3,786 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2014, City Council authorized a three-year service contract for vehicle and equipment collision appraisal services with All-Pro Collision Center, LLC by Resolution No. 14-2085.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

Equipment and Fleet Management Fund - $310,875.00

FY 2018-19 $103,625.00
FY 2019-20 $103,625.00
FY 2020-21 $103,625.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$310,875.00	Other Services	23.80%	50.00%	$155,437.50
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

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The Office of Procurement Services received the following bids from solicitation number BN1817. We opened them on August 17, 2018. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	**Address**	**Amount**
*Choice TPA, LLC	223 E. Greenbriar Ln. Dallas, TX 75203	$310,875.00
All-Pro Collision Center, LLC	920 S. Buckner Blvd. Dallas, TX 75217	$338,000.00
Click Appraisal Service, LLC	1027 Sherman Dr. Cedar Hill, TX 75104	$434,450.00
TTA Appraisal, Inc.	26359 Jefferson Ave. Suite F Murrieta, CA 92562	$955,000.00

OWNER

Choice TPA, LLC

President, Ashley Hawkins

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January 23, 2019

WHEREAS, on December 10, 2014, City Council authorized a three-year service contract for vehicle and equipment collision appraisal services with All-Pro Collision Center, LLC, in the amount of $312,000.00, by Resolution No. 14-2085.

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 service price agreement with Choice TPA, LLC (VS99460), approved as to form by the City Attorney, for vehicle and equipment collision appraisal services for the Equipment and Fleet Management Department for a term of three years, in an amount not to exceed $310,875.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Choice TPA, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Choice TPA, LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $310,875.00 to Choice TPA, LLC from Service Price Agreement No. EFM-2019-00008447.

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

Agenda Information Sheet

File #: 19-36 **Item #:** 38.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for air blower, compressor, and dryer repair services citywide - Lone Star Blower, Inc. in the amount of $1,591,465.00, FCX Performance, Inc. dba Pierce Pump Co. in the amount of $721,257.50, and August Industries, Inc. in the amount of $39,338.00, most advantageous proposers of three - Total not to exceed $2,352,060.50 - Financing: Equipment and Fleet Management Fund ($9,062.50), Dallas Water Utilities Fund ($2,215,423.00), Convention and Event Services Fund ($124,575.00), and Aviation Fund ($3,000.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. We anticipate the following departments will use this agreement:

- Water Utilities Department
- Department of Convention and Event Services
- Equipment and Fleet Management Department
- Department of Aviation

This service price agreement provides for air blower, compressor, and dryer repair services citywide. The awarded vendors are required to maintain air blowers, compressors, and dryers to manufacturer's specifications. Trained professionals perform on-site inspections, analysis, and testing as needed in order to ensure the reliable and efficient operation of this equipment. Further, upon request the contract also provides alignments and fabrication of parts.

The equipment being maintained is used to produce oxygen, operate valves and air tools, and reduce moisture in tanks and piping. The oxygen produced is used to maintain an acceptable atmosphere level for organic-consuming bacteria during the water treatment process.

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

- Department of Convention and Event Services (2)
- Equipment and Fleet Management Department (1)
- Water Utilities Department (2)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity evaluated the Business Inclusion and Development Plan.

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

- Cost 35 points
- Experience 29 points
- Approach 18 points
- Business Inclusion and Development Plan 18 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 814 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

Equipment and Fleet Management Fund - $9,062.50
Dallas Water Utilities Fund - $2,215,423.00
Convention and Event Services Fund - $124,575.00
Aviation Fund - $3,000.00

Fund	FY 2018-2019	FY 2019-2020	FY 2020-2021
Equipment and Fleet Management Fund	$3,020.84	$3,020.83	$3,020.83
Dallas Water Utilities Fund	$738,474.36	$738,474.33	$738,474.31
Convention and Event Services Fund	$41,525.00	$41,525.00	$41,525.00
Aviation Fund	$1,000.00	$1,000.00	$1,000.00
Total	$784,020.20	$784,020.16	$784,020.14

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$2,352,060.50	Other Services	23.80%	1.53%	$36,062.87
• This contract does not meet the M/WBE goal, but complies with good faith efforts				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Proposal	• Utilized for professional, personal, revenue, and planning services • Recommended offeror is the responsible offeror whose proposal most closely meets established criteria for the services advertised, based on demonstrated competence and qualifications at a fair and reasonable price • Always involves the evaluation by committee • Allows for negotiation on contract terms, including price

The Office of Procurement Services received the following proposals from solicitation number BMZ1802. We opened them on April 26, 2018. We recommend the City Council award this service price agreement to the most advantageous proposers by group. Information related to this solicitation is available upon request.

*Denotes successful proposers

Proposers	Address	Amount
*Lone Star Blower, Inc.	8883 W. Monroe Rd. Houston, TX 77061	Multiple Groups
*FCX Performance, Inc. dba Pierce Pump Co.	9010 W. John Carpenter Frwy. Dallas, TX 75247	Multiple Groups
*August Industries, Inc.	2811 Eisenhower St. Carrollton, TX 75007	Multiple Groups

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OWNERS

Lone Star Blower, Inc.

Andrew Balberg, President
James Cook, Vice President
Jacqueline Champagne, Treasurer

FCX Performance, Inc. dba Pierce Pump Co.

Tom Cox, President

August Industries, Inc.

Porter Stiles, President

January 23, 2019

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

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with Lone Star Blower, Inc. (VS87744) in the amount of $1,591,465.00, FCX Performance, Inc. dba Pierce Pump Co. (VC14294) in the amount of $721,257.50, and August Industries, Inc. (343094) in the amount of $39,338.00, approved as to form by the City Attorney, for air blower, compressor, and dryer repair services citywide for a term of three years in a total amount not to exceed $2,352,060.50. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Lone Star Blower, Inc., FCX Performance, Inc. dba Pierce Pump Co., and August Industries, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Lone Star Blower, Inc., FCX Performance, Inc. dba Pierce Pump Co., and August Industries, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,352,060.50 to Lone Star Blower, Inc., FCX Performance, Inc. dba Pierce Pump Co., and August Industries, Inc. from Service Price Agreement No POM-2019-00008600.

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

Agenda Information Sheet

File #: 19-43 **Item #:** 39.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for citywide on-site replacement of window glass and glass repairs - Peruna Glass, Inc. dba Glass Doctor of North Texas, lowest responsible bidder of three - Not to exceed $538,701.35 - Financing: General Fund ($475,367.15), Convention and Event Services Fund ($36,212.50), Dallas Water Utilities Fund ($21,348.50), and Aviation Fund ($5,773.20)

BACKGROUND

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

This service price agreement will provide for citywide on-site replacement of window glass and glass repairs. Glass breakage is commonly caused by vandalism or weather related incidents. There are various types, thickness, and tints of glass available such as:

- Tempered
- Laminate
- Plate
- Mirror

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 4,939 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is $10.94; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 13, 2016, City Council authorized a three-year service contract for window glass replacement services citywide with Peruna Glass, Inc. dba Glass Doctor of North Texas by Resolution No. 16-0517.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

General Fund - $475,367.15
Convention and Event Services Fund - $36,212.50
Dallas Water Utilities Fund- $21,348.50
Aviation Fund - $5,773.20

Fund	FY 2018-19	FY 2019-20	FY 2020-21
General Fund	$158,455.72	$158,455.71	$158,455.72
Convention and Event Services Fund	$12,070.83	$12,070.83	$12,070.84
Dallas Water Utilities Fund	$7,117.50	$7,115.50	$7,115.50
Aviation Fund	$1,773.20	$2,000.00	$2,000.00
Total	$179,417.25	$179,642.04	$179,642.06

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$538,701.35	Other Services	23.80%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

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PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BR1801. We opened them on April 12, 2018. We recommend the City Council award this price agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*Peruna Glass, Inc. dba Glass Doctor of North Texas	2001 Midway Rd. Carrollton, TX 75006	$538,701.35
Metroplex Glass LLC.	1705 E. Collins Blvd. Richardson, TX 75081	$908,811.00
Stafford Juneau Holdings, Inc. dba B.J. Glass Company	579 County Rd. 4106 Crandall, TX 75114	$571,740.27

OWNER

Peruna Glass, Inc. dba Glass Doctor of North Texas

Larry Patterson, President

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January 23, 2019

WHEREAS, on April 13, 2016, City Council authorized a three-year service contract for window glass replacement services citywide with Peruna Glass, Inc. dba Glass Doctor of North Texas, in an amount not to exceed $603,487.50, by Resolution No. 16-0517.

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 service price agreement with Peruna Glass, Inc. dba Glass Doctor of North Texas (517192*)*, approved as to form by the City Attorney, for citywide on-site replacement of window glass and glass repairs for a term of three years, in an amount not to exceed $538,701.35. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Peruna Glass, Inc. dba Glass Doctor of North Texas shall be based only on the amount of the services directed to be performed by the City and properly performed by Peruna Glass, Inc. dba Glass Doctor of North Texas under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $538,701.35 to Peruna Glass, Inc. dba Glass Doctor of North Texas from Service Price Agreement No. POM-2019-00008611.

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

Agenda Information Sheet

File #: 19-54 **Item #:** 40.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a one-year agreement for excess workers' compensation insurance through an intergovernmental agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2019 through January 31, 2020 - Not to exceed $800,000.00 - Financing: Workers' Compensation Fund

BACKGROUND

This agreement will provide for one-year of excess workers' compensation insurance.

Excess workers' compensation insurance limits the City's financial exposure on employee injury claims. This insurance provides coverage for catastrophic employee injury claims that exceed an established threshold. The City purchases excess workers' compensation insurance for compensable claims that exceed an established threshold. The policy will provide benefits such as disability, death, medical, etc. to employees that have suffered an injury or illness during the course and scope of their job. The City will pay the first $1.5 million for each injury.

Texas Municipal League Intergovernmental Risk Pool (TMLIRP) is a government agency offering excess workers' compensation coverage to political subdivisions in accordance with the Texas Workers' Compensation Act. TMLIRP maintains an "A" Stable rating from Standard and Poor and provides coverage to other political subdivisions such as cities, municipal utility districts, transit authorities, and public utility boards.

TMLIRP is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, City Council authorized the first of two one-year renewal options with the Texas Municipal League Intergovernmental Risk Pool for Excess Workers Compensation Insurance by Resolution No. 14-0246.

On January 28, 2015, City Council authorized the second of two one-year renewal options with the Texas Municipal League Intergovernmental Risk Pool for Excess Workers Compensation Insurance by Resolution No. 15-0161.

On February 10, 2016, City Council authorized an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool; and a one-year agreement, with two one-year renewal options, for excess workers' compensation insurance through, and subject to, approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool by Resolution No. 16-0264.

On January 25, 2017, City Council authorized the first of two one-year renewal options to the Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for excess workers' compensation insurance through, and subject to, approval by the Executive Board of the Texas Municipal League Intergovernmental Risk Pool, effective February 1, 2017 through January 31, 2018, by Resolution No. 17-0174.

On January 10, 2018, City Council authorized an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for excess workers' compensation insurance through, and subject to, approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool, effective February 1, 2018 through January 31, 2019, by Resolution No. 18-0097.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

Workers' Compensation Fund - $800,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$800,000.00	Intergovernmental Agreement	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Intergovernmental Agreements.				

PROCUREMENT INFORMATION

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Method of Evaluation for Award Type:

Interlocal Agreement/Intergovernmental Agreement	• Interlocal Agreements/Intergovernmental Agreements allow the City to take advantage of competitively bid contracts by a State agency or local government and enable the City to purchase goods or services at lower prices • Interlocal Agreements/Intergovernmental Agreements are an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

OWNER

Texas Municipal League Intergovernmental Risk Pool

Bennett Sandlin, Executive Director

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WHEREAS, on January 22, 2014, City Council authorized the first of two one-year renewal options with the Texas Municipal League Intergovernmental Risk Pool for Excess Workers' Compensation Insurance effective February 1, 2014 through January 31, 2015, by Resolution No. 14-0246; and

WHEREAS, on January 28, 2015, City Council authorized the second of two, one-year renewal options with the Texas Municipal League Intergovernmental Risk Pool for Excess Workers' Compensation Insurance effective February 1, 2015 through January 31, 2016, by Resolution No. 15-0161; and

WHEREAS, on February 10, 2016, City Council authorized an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool; and a one-year agreement, with two one-year renewal options, for excess workers' compensation insurance through, and subject to, approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool by Resolution No. 16-0264; and

WHEREAS, on January 25, 2017, City Council authorized the first of two one-year renewal options to the Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for excess workers' compensation insurance through, and subject to, approval by the Executive Board of the Texas Municipal League Intergovernmental Risk Pool, effective February 1, 2017 through January 31, 2018, by Resolution No. 17-0174; and

WHEREAS, on January 10, 2018, City Council authorized an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool for excess workers' compensation insurance through, and subject to, approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool, effective February 1, 2018 through January 31, 2019, by Resolution No. 18-0097.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool (VS0000075750), approved as to form by the City Attorney, for excess workers' compensation insurance through, and subject to, approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2019 through January 31, 2020, in an amount not to exceed $800,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $800,000.00 from Workers' Compensation Fund, Fund 0189, Department ORM, Unit 3801, Object 3310, Encumbrance/Contract No. CX-ORM-2019-00008922, in accordance with the agreement between the City of Dallas and Texas Municipal League Intergovernmental Risk Pool.

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.

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 19-57 **Item #:** 41.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize the second of three, two-year renewal options, to the professional services contract with MuniServices, LLC for franchise fee compliance and recovery services for the Office of the City Auditor - Estimated Total Net Revenue: $172,350.00 (see Fiscal Information)

BACKGROUND

This professional services contract will continue to provide the City with franchise fee compliance and recovery services for electric, natural gas, cable/video service, and/or certificated telephone providers. This contract will also continue to allow the contractor to conduct review and recovery services to assist the City with the detection, documentation, and correction of errors and omissions related to franchise fees for electric, natural gas, cable/video service, and/or certificated telephone providers.

The City will pay the contractor a 25 percent contingency fee based on the revenue received from the correction of detected and documented franchisee reporting errors; contingency fees are a result of the contractor's work, and apply to all franchise fees, penalties, and interest collected from the maximum examination period allowable from the franchisee.

The contingency fee also applies, for a period of 24 months, to revenues received after the contract period for deficiencies identified by the contractor during the contract period. The City will not pay any fee to the contractor until monies recovered for the City have been received from the franchisee.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 26, 2014, City Council authorized a three-year professional services contract, with three two-year renewal options, for franchise fee compliance and recovery services with MuniServices, LLC by Resolution No. 14-0365.

On January 25, 2017, City Council authorized the first of three, two-year renewal options, to the professional services contract with MuniServices, LLC for franchise fee compliance and recovery services by Resolution 17-0175.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

Estimated Total Net Revenue: $172,350.00
Estimated Total Expense: $43,087.50

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$172,350.00	Revenue	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Revenue contracts.				

OWNER

MuniServices, LLC

Paul Colangelo, President
Doug Jensen, Vice President

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WHEREAS, on February 26, 2014, City Council authorized a three-year professional services contract, with three two-year renewal options, for franchise fee compliance and recovery services with MuniServices, LLC, in an estimated net revenue amount of $1,262,675.00, by Resolution No. 14-0365; and

WHEREAS, on January 25, 2017, City Council authorized the first of three, two-year renewal options, to the professional services contract with MuniServices, LLC for franchise fee compliance and recovery services in an estimated total net revenue amount of $2,067,389.00, by Resolution 17-0175.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute the second of three, two-year renewal options, to the professional services contract with MuniServices, LLC (VS0000054917), approved as to form by the City Attorney, for franchise fee compliance and recovery services for the Office of the City Auditor for an estimated total net revenue of $172,350.00. If the service was bid or proposed on an as needed, unit price basis for the performance of specified tasks, payment to MuniServices, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by MuniServices, LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit all revenues received from the franchisees, as follows:

Fund	Department	Unit	Revenue Code
0001	BMS	1246	8203
0001	BMS	1246	8204
0001	BMS	1246	8205
0001	BMS	1246	8207
0001	BMS	1246	8208
0001	BMS	1246	8214
0001	BMS	1246	8220
0001	BMS	1246	8222
0001	BMS	1246	8223
0560	BMS	6395	8476

SECTION 3. That the City will pay the contractor a 25 percent contingency fee based on the franchise fee revenue received from the correction of detected and documented franchisee reporting errors. That the Chief Financial Officer is hereby authorized to disburse fees from the following appropriation:

Fund	Department	Unit	Object code
0001	BMS	1991	3099 (subject to appropriations)

SECTION 4. That this contract is designated as Contract No. POM-2016-00001435.

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

Agenda Information Sheet

File #: 19-84 **Item #:** 42.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year master agreement for the purchase of waste and recycling collection roll carts for the Department of Sanitation Services with Toter, LLC through the National Intergovernmental Purchasing Alliance Company cooperative agreement - Estimated amount of $4,500,000.00 - Financing: Sanitation Services Fund

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spend under this agreement.

This master agreement will provide waste and recycling collection roll carts for resident use throughout the City. Approximately 93,000 waste and recycling collection roll carts covered by this master agreement will be utilized in growth areas of the City as well as replacements for broken or stolen roll carts. Roll carts come in three sizes (48, 64 and 96-gallons) and are gray (residential waste) and blue and black (recycle waste) in color. The City collects an estimated 233,000 tons of refuse and 55,000 tons of recycling from residential customers annually.

The National Intergovernmental Purchasing Alliance Company (NIPA) cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 10, 2016, City Council authorized a three-year master agreement for waste and recycling collection roll carts with Toter, LLC by Resolution No. 16-0268.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

Sanitation Services Fund - $4,500,000.00 (Estimated amount)

FY 2018-19 $1,500,000.00
FY 2019-20 $1,500,000.00
FY 2020-21 $1,500,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$4,500,000.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

OWNER

Toter, LLC

Henry Retamal, Division President
Jim Pickett, Vice President

January 23, 2019

WHEREAS, on February 10, 2016, City Council authorized a three-year master agreement for waste and recycling collection roll carts with Toter, LLC, in an amount not to exceed $3,683,408.00, by Resolution No. 16-0268.

Now, Therefore,

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

SECTION 1. That a master agreement for the purchase of waste and recycling collection roll carts for the Department of Sanitation Services is authorized with Toter, LLC (333498) through the National Intergovernmental Purchasing Alliance Company cooperative agreement, approved as to form by the City Attorney, for a term of three years in an estimated amount of $4,500,000.00. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for waste and recycling collection roll carts for the Department of Sanitation Services. If a written contract is required or requested for any or all purchases of waste and recycling collection roll carts for the Department of Sanitation Services under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least $4,500,000.00 but not more than the amount of budgetary appropriations for this master agreement during its term to Toter, LLC from Master Agreement Contract No. SAN-2019-00009028.

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

Agenda Information Sheet

File #: 18-1417 **Item #:** 43.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year master agreement for the purchase of protective clothing and equipment for field personnel citywide - Safety Supply, Inc. in an estimated amount of $1,964,918.78, Fisher Scientific Company LLC in an estimated amount of $693,603.47, Ritz Safety LLC in an estimated amount of $577,248.62, Saf-T-Glove, Inc. in an estimated amount of $429,299.67, MSC Industrial Supply in an estimated amount of $364,977.86, Mavich LLC in an estimated amount of $341,769.25, Safeware, Inc. in an estimated amount of $327,855.53, and M.A.N.S. Distributors, Inc. in an estimated amount of $2,238.71, lowest responsible bidders of ten - Total estimated amount of $4,701,911.89 - Financing: General Fund ($2,606,971.66), Dallas Water Utilities Fund ($1,734,104.87), Sanitation Services Fund ($120,608.59), Stormwater Drainage Management Fund ($114,893.87), Aviation Fund ($44,968.09), Equipment and Fleet Management Fund ($35,099.59), Convention and Event Services Fund ($23,284.90), Building Inspection Fund ($14,299.06), and 2018 -19 Community Development Block Grant Funds ($7,681.26)

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 according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide protective clothing and equipment for field personnel citywide. Protective clothing and equipment is an essential part of conducting daily operations for field staff who depend on their safety equipment to work effectively while protecting their body from the elements of their work environment. This master agreement will make available the proper clothing and safety equipment to all City staff that require such to perform their daily duties.

Examples of personal safety protection equipment and clothing on this agreement include but are not limited to the following:

- Hand protection
- Respiratory protection
- Back support and climbing gear
- Eyewear and ear protection
- Hard hats
- Safety vests
- Coveralls
- Rainwear
- Police gas masks
- Knee pads

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 8,262 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

General Fund - $2,606,971.66 (Estimated amount)
Dallas Water Utilities Fund - $1,734,104.87 (Estimated amount)
Sanitation Services Fund - $120,608.59 (Estimated amount)
Stormwater Drainage Management Fund - $114,893.87 (Estimated amount)
Aviation Fund - $44,968.09 (Estimated amount)
Equipment and Fleet Maintenance Fund - $35,099.59 (Estimated amount)
Convention and Event Services Fund - $23,284.90 (Estimated amount)
Building Inspection Fund - $14,299.06 (Estimated amount)
2018-19 Community Development Block Grant Funds - $7,681.26

Fund	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Total
General Fund	$380,893.31	$386,405.62	$611,021.25	$611,117.79	$617,533.69	$2,606,971.66
Dallas Water Utilities Fund	$342,780.07	$343,296.12	$347,454.76	$349,373.89	$351,200.03	$1,734,104.87
Sanitation Services Fund	$22,797.37	$23,673.07	$24,274.20	$24,802.58	$25,061.37	$120,608.59
Stormwater Drainage Management Fund	$22,432.38	$22,510.85	$23,245.14	$23,299.25	$23,406.25	$114,893.87
Aviation Fund	$4,968.09	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$44,968.09
Convention and Event Services Fund	$5,000.00	$4,000.00	$5,000.00	$5,000.00	$4,284.90	$23,284.90

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Building Inspection	$4,886.84	$2,279.74	$2,339.59	$2,376.70	$2,416.19	$14,299.06
Equipment and Fleet Management Fund	$11,699.86	$11,699.87	$11,699.86			$35,099.59
2018-19 Community Development Block Grant Funds	$1,509.30	$1,518.10	$1,542.46	$1,545.89	$1,565.51	$7,681.26
Total	$796,967.22	$805,383.37	$1,036,577.26	$1,027,516.10	$1,035,467.94	$4,701,911.89

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$4,701,911.89	Goods	18.00%	7.32%	$344,007.96
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BL1802. We opened them on June 29, 2018. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

Bidders	Address	Amount
*Safety Supply, Inc.	11827 Tech Com #114 San Antonio, TX 78233	Multiple Groups
*Fisher Scientific Company LLC	300 Industry Drive Pittsburgh, PA 15275	Multiple Groups
*Ritz Safety LLC	2631 Freewood Drive Dallas, TX 75220	Multiple Groups
*Saf-T-Glove, Inc.	1001 Avenue R Grand Prairie, TX 75050	Multiple Groups

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*MSC Industrial Supply	15600 Trinity Boulevard Fort Worth, TX 76155	Multiple Groups
*Mavich LLC	525 Commerce Street South Lake, TX 76092	Multiple Groups
*Safeware, Inc.	4403 Forbes Boulevard Lanham, MD 20706	Multiple Groups
*M.A.N.S. Distributors, Inc.	3120 Kellway Drive #108 Carrollton, TX 75006	Multiple Groups
Telecom Electric Supply	1304 Capital Avenue Plano, TX 75074	Multiple Groups
GSD Operations	519 Rondel Road League City, TX 77573	Non-responsive**

**GSD Operations was deemed non-responsive due to not meeting the specifications.

OWNERS

Safety Supply, Inc.

Garrett Wacaser, President
Kenneth Wacaser, Vice President
Horace Wacaser, Secretary

Fisher Scientific Company LLC

Gregory Herrema, President
Robert J Forte, Vice President
John Sabo, Secretary

Ritz Safety LLC

Ken Fisher, President
Chris Kimmet, Vice President

Saf-T-Glove, Inc.

Keith Sutherlin, President
Russell Stockman, Vice President

MSC Industrial Supply

Erik Gershwind, President
Dave Wright, Vice President

Steve Armstrong, Secretary
Rustom Jilla, Treasurer

Mavich LLC

Michelle Manfredini, President

Safeware, Inc.

Edward A. Simons, President
Keith Hyatt, Vice President

M.A.N.S. Distributors, Inc.

Suresh Kara, President
Purnima Kara, Chief Executive Officer

January 23, 2019

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

SECTION 1. That a master agreement for the purchase of protective clothing and equipment for field personnel citywide is authorized with Safety Supply, Inc. (138114) in an estimated amount of $1,964,918.78, Fisher Scientific Company LLC (029953) in an estimated amount of $693,603.47, Ritz Safety LLC (VS91671) in an estimated amount of $577,248.62, Saf-T-Glove, Inc. (001377) in an estimated amount of $429,299.67, MSC Industrial Supply (150516) in an estimated amount of $364,977.86, Mavich LLC (VS88952) in an estimated amount of $341,769.25, Safeware, Inc. (VC14210) in an estimated amount of $327,855.53, and M.A.N.S. Distributors, Inc. (331904) in an estimated amount of $2,238.71, approved as to form by the City Attorney, for a term of five years in a total estimated amount of $4,701,911.89. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for protective clothing and equipment for field personnel citywide. If a written contract is required or requested for any or all purchases of protective clothing and equipment for field personnel citywide under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least $4,701,911.89, but not more than the amount of budgetary appropriations for this master agreement during its term to Safety Supply, Inc., Fisher Scientific Company LLC, Ritz Safety LLC, Saf-T-Glove, Inc., MSC Industrial Supply, Mavich LLC, Safeware, Inc., and M.A.N.S. Distributors, Inc. from Master Agreement Contract No. POM-2019-00008550.

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

Agenda Information Sheet

File #: 19-58 **Item #:** 44.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize an increase to the master agreement for the purchase of bedding plants, trees, and seed for citywide use with SRH Trees, Inc. in the amount of $306,718.00, from $1,226,872.00 to $1,533,590.00, Justin Seed Company, Inc. in the amount of $48,470.00, from $193,880.00 to $242,350.00, and Southwest Wholesale Nursery in the amount of $35,888.00, from $143,552.00 to $179,440.00 - Total not to exceed $391,076.00, from $1,564,304.00 to $1,955,380.00 - Financing: General Fund ($145,538.00), Reforestation Fund ($170,538.00), and Stormwater Drainage Management Fund ($75,000.00)

BACKGROUND

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

This increase to the master agreement will continue to allow for the purchase of a large variety of bedding plants, trees, and seed for use on City properties and for City-sponsored programs such as Branch Out Dallas, the Reforestation Program, and Cool Schools. Bedding plants and trees purchased under this master agreement will be used for the beautification of the City's public parks, open spaces, lakes, ponds, medians, golf courses, and City's rights-of-way. Plants will be purchased in season and on an as-needed basis.

Seeds will be used to establish or replace areas where maintenance and repairs have been performed on the City's rights-of-way, creeks, channels, and the Dallas floodway system, including levee/sump side repairs, curb, gutter, sidewalk replacement, and on roadside drainage areas. Additionally, seeds will be used on the City's five golf courses, Fair Park, Cotton Bowl, and park facilities throughout the City.

The Reforestation Fund was created to manage donated funds under the tree mitigation ordinance for protected trees removed within the City. This fund is intended to motivate developers to preserve as many protected trees as possible and assess fines by caliper inch for those they destroy. The Reforestation Fund is used by the Department of Sustainable Development and Construction to purchase trees and vegetation for replanting on public property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 22, 2015, City Council authorized a three-year master agreement for the purchase of bedding plants, trees and seed with SRH Trees, Inc., Justin Seed Company, Inc. and Southwest Nursery and Supply, LP dba Southwest Wholesale Nursery by Resolution No. 15-0748.

City Council will be briefed by memorandum regarding this matter on January 11, 2019.

FISCAL INFORMATION

General Fund - $145,538.00
Reforestation Fund - $170,538.00
Stormwater Drainage Management Fund - $75,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$391,076.00	Goods	18.00%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Increase in Master Agreement - 0.00% Overall M/WBE participation				

OWNERS

SRH Trees, Inc.

Tyler Hawkins, President

Justin Seed Company, Inc.

Edward Tally III, President

Southwest Wholesale Nursery

Steve Taber, President

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WHEREAS, on April 22, 2015, City Council authorized a three-year master agreement for the purchase of bedding plants, trees and seed with SRH Trees, Inc. in the amount of $1,226,872.00, Justin Seed Company, Inc. in the amount of $193,880.00, and Southwest Nursery and Supply, LP dba Southwest Wholesale Nursery in the amount of $143,552.00, by Resolution No. 15-0748; and

WHEREAS, on January 4, 2018, Administrative Action No. 18-5108 authorized to extend the master agreement for trees, bedding plants, seed, and sod for one year with Southwest Wholesale Nursery and Supply, LP from April 21, 2018 to April 20, 2019; and

WHEREAS, on January 4, 2018, Administrative Action No. 18-5109 authorized to extend the master agreement for trees, bedding plants, seed, and sod for one year with Justin Seed Company, Inc. from April 21, 2018 to April 20, 2019; and

WHEREAS, on January 4, 2018, Administrative Action No. 18-5113 authorized to extend the master agreement for trees, bedding plants, seed, and sod for one year with SRH Trees, Inc. from April 21, 2018 to April 20, 2019.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to increase the master agreement, approved as to form by the City Attorney, for the purchase of bedding plants, trees, and seed with SRH Trees, Inc. (VS86340) in the amount of $306,718.00, from $1,226,872.00 to $1,533,590.00 Justin Seed Company, Inc. (006691) in the amount of $48,470.00, from $193,880.00 to $242,350.00, and Southwest Wholesale Nursery (039273) in the amount of $35,888.00, from 143,552.00 to $179,440.00, in a total amount not to exceed $391,076.00, increasing the master agreement from $1,564,304.00 to $1,955,380.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $391,076.00 to SRH Trees, Inc., Justin Seed Company, Inc., and Southwest Wholesale Nursery from Master Agreement No. BF1410.

SECTION 3. That this contract is designated as Contract No. POM-2018-00004853.

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.

File #: 19-70 **Item #:** 45.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize **(1)** a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for schematic design, design development, construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive; **(2)** the receipt and deposit of funds in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund - Not to exceed $832,258.00 - Financing: Capital Project Reimbursement Fund

BACKGROUND

On August 8, 2018, a Request for Qualifications was issued for Professional Consulting Services for the Fair Park Coliseum Facility Improvements Project. On August 31, 2018, Statements of Qualifications were received from three firms. On September 19, 2018, a Request for Proposals was sent to these firms. On October 3, 2018, three proposals were received. Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors was selected as the most qualified consultant for this project.

This professional services contract will assess the condition of the existing facility and prioritize the following needs: Americans with Disabilities Act improvements, site drainage and paving improvements, roof repairs, door replacements, signage upgrades, acoustical upgrades, mechanical, electrical and plumbing upgrades, new lighting, seating replacement, and architectural finish improvements for the Fair Park Coliseum.

State Fair of Texas will provide reimbursement for design and development of construction documents. Construction will begin in January 2020 and funding is included in the 2017 Bond Program.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	August 2019
Begin Construction	January 2020
Complete Construction	September 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2019, the Park and Recreation Board authorized a professional services contract with Mesa Design Associates, Inc. dba Mesa Design Group.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on January 14, 2019.

FISCAL INFORMATION

Capital Project Reimbursement Funds - $832,258.00

FY 2019-20 estimated construction cost: $6,300,000 (2017 General Obligation Bond Program)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$832,258.00	Architectural & Engineering	25.66%	25.66%	$213,555.00
• This contract meets the M/WBE goal.				

PROCUREMENT INFORMATION

In accordance with the City of Dallas Administrative Directive 4-5 procurement Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors was selected as the most qualified proposer for this project.

OWNER

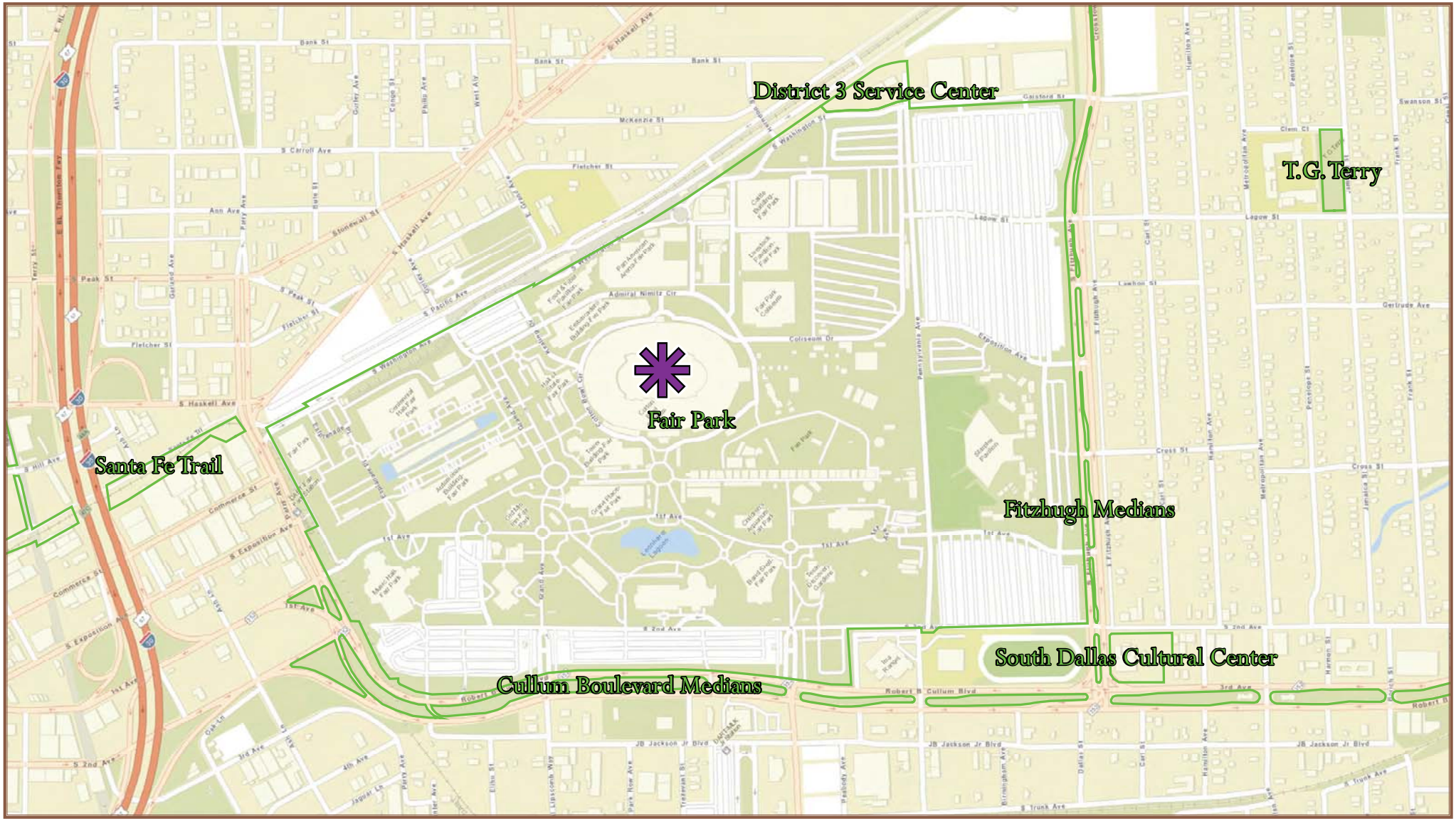
Hahnfeld Associates, Architects and Planners, Inc. DBA Hahnfeld Hoffer Stanford Architects Planners Interiors

Eric Hahnfeld, President

MAP

Attached

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0 255 510 1,020 1,530 Feet

1 in = 500 ft

Dallas Park & Recreation

Fair Park Coliseum
(1438 Coliseum Drive)

District 7

January 23, 2019

WHEREAS, on August 8, 2018, a Request for Qualifications was issued for Professional Consulting Services for the Fair Park Coliseum Facility Improvements; and

WHEREAS, on October 3, 2018, three proposals were received; and

WHEREAS, in accordance with Administrative Directive 4-5, Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors was selected as the most qualified proposer for the Fair Park Coliseum Facility Improvements Project; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors, for architectural and engineering services for the design, design development, construction documents, bidding and negotiation, and construction administration for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive, in an amount not to exceed $832,258.00.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors, approved as to form by the City Attorney, for architectural and engineering services for the design, design development, construction documents, bidding and negotiation, and construction administration for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive, in an amount not to exceed $832,258.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $832,258.00 to Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors from Capital Project Reimbursement Fund, Fund 0556, Department PKR, Unit W343, Object 4112, Activity FPRK, Program PKFPCOL, Encumbrance/Contract No. PKR-2019-00008778, Commodity 90600, Vendor VS98706.

SECTION 3. That the Chief Financial Officer is authorized to receive and deposit funds in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund, Fund 0556, Department PKR, Unit W343, Revenue Code 8492.

SECTION 4. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $832,258.00 in the Capital Project Reimbursement Fund, Fund 0556, Department PKR, Unit W343, Object 4112.

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

Agenda Information Sheet

File #: 19-69 **Item #:** 46.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: January 23, 2019

COUNCIL DISTRICTS: 5, 8, 10

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a construction contract for surfacing renovations of three spraygrounds at Pemberton Hill Park located at 6424 Elam Road, Danieldale Park located at 3000 West Wheatland Road, and Lake Highlands North Park located at 9344 Church Road - Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards, lowest responsible bidder of two - Not to exceed $107,255.00 - Financing: Park Improvement Fund

BACKGROUND

On November 10, 2018, two proposals were received for surfacing of three spraygrounds located at Pemberton Hill Park, Danieldale Park and Lake Highlands North Park. Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, a Texas Association of School Boards (BuyBoard) vendor, provided a proposal in the amount of $107,255.00 for the three spraygrounds.

This action will authorize a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for surfacing renovations of the spraygrounds at Pemberton Hill Park, Danieldale Park and Lake Highlands North Park in an amount not to exceed $107,255.00.

The scope of work for the each of the spraygrounds includes:

- Removal and disposal of existing rubber surfacing
- Reset height of any in-ground or above ground water features
- Provide and install any replacement drain grates (if needed)
- Clean and prepare concrete for new surfacing
- Application of two color cementious textured surfacing
- Seal surfacing with protective clear sealant
- Replace joint seal around perimeter of sprayground
- Clean up site and haul away any construction materials

The Texas Association of School Boards is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	February 2019
Complete Construction	May 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

On January 10, 2019, the Park and Recreation Board authorized a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on January 14, 2019.

FISCAL INFORMATION

Park Improvement Fund - $107,255.00

Council District	Amount
5	$ 29,715.00
8	$ 27,760.00
10	$ 49,780.00
Total	$107,255.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$107,255.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				

PROCUREMENT INFORMATION

The following two bids were received through the Buyboard. This contract is being awarded in its entirety to the lowest responsive bidder.

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*Denotes successful bidder

Bidders	**Total Bid**
*Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks 19535 Haude Road Spring, TX 77388	$107,255.00
Sunbelt Pools	$159,377.00

OWNER

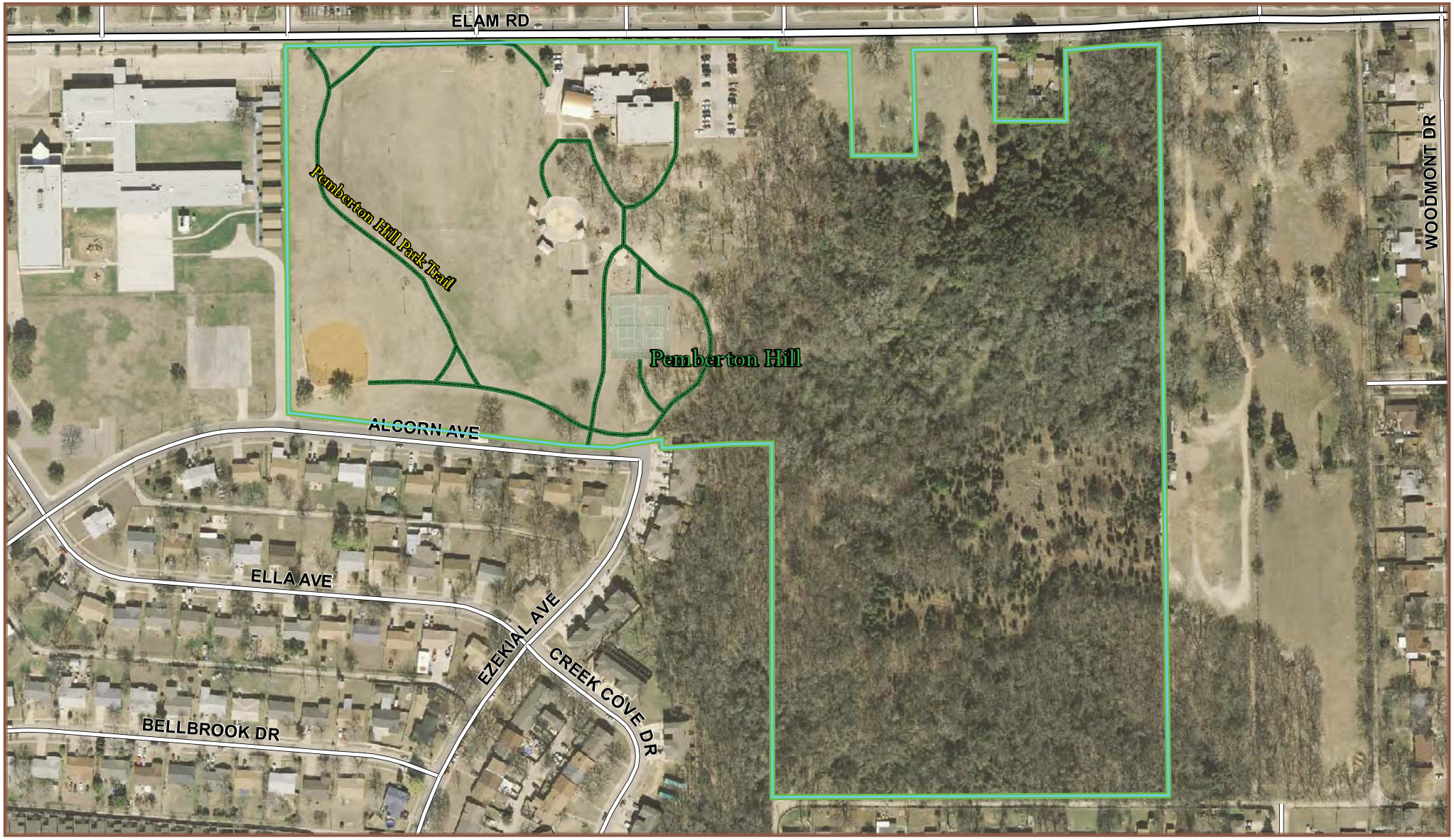
Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks

Korey Soderberg, Chief Operating Officer

MAPS

Attached

powered by Legistar™



0 85 170 340 510 Feet

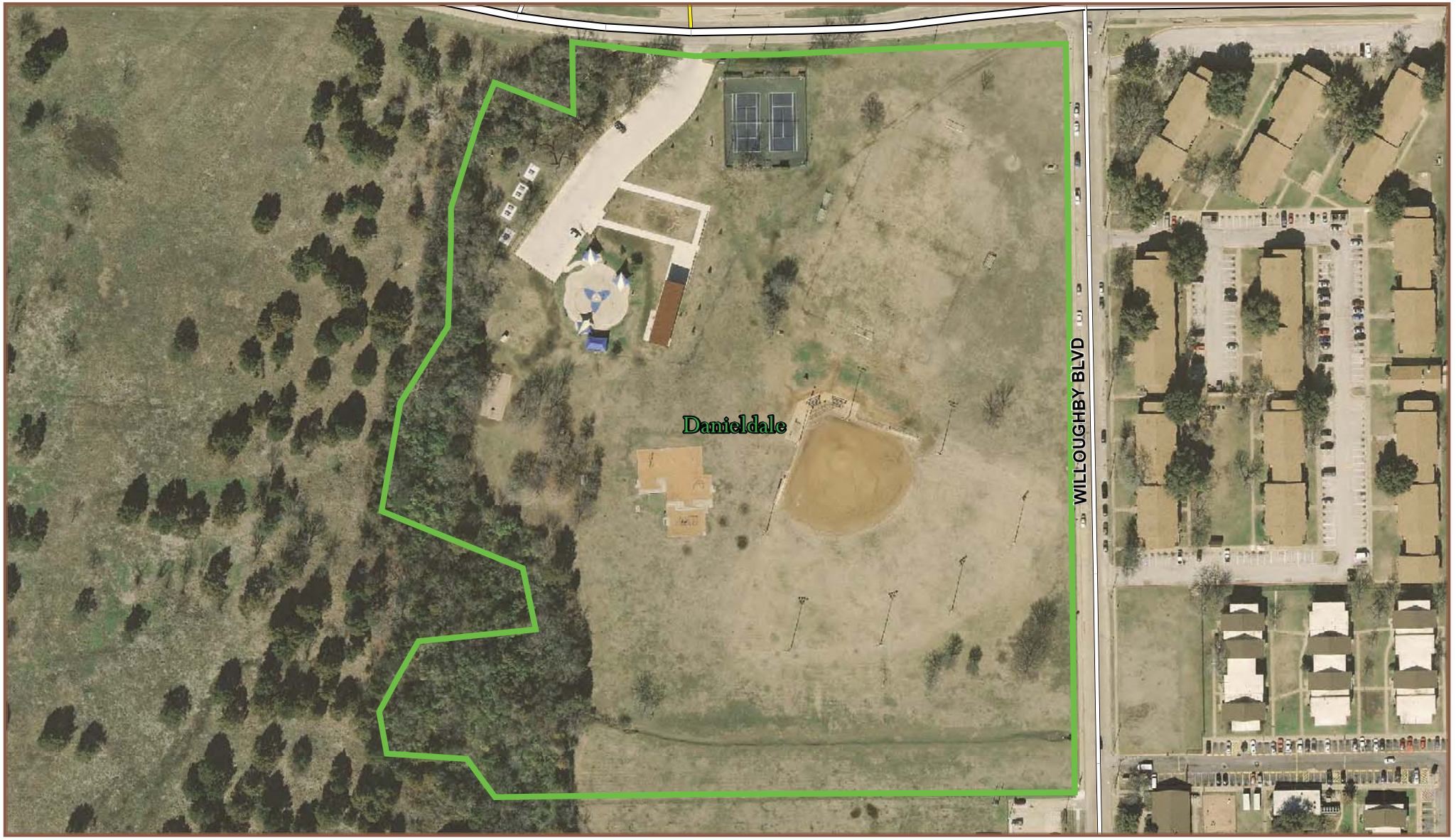
N
W E
S

dallas Park & Recreation

Pemberton Hill Park
6424 Elam Road

57 V

CD 5



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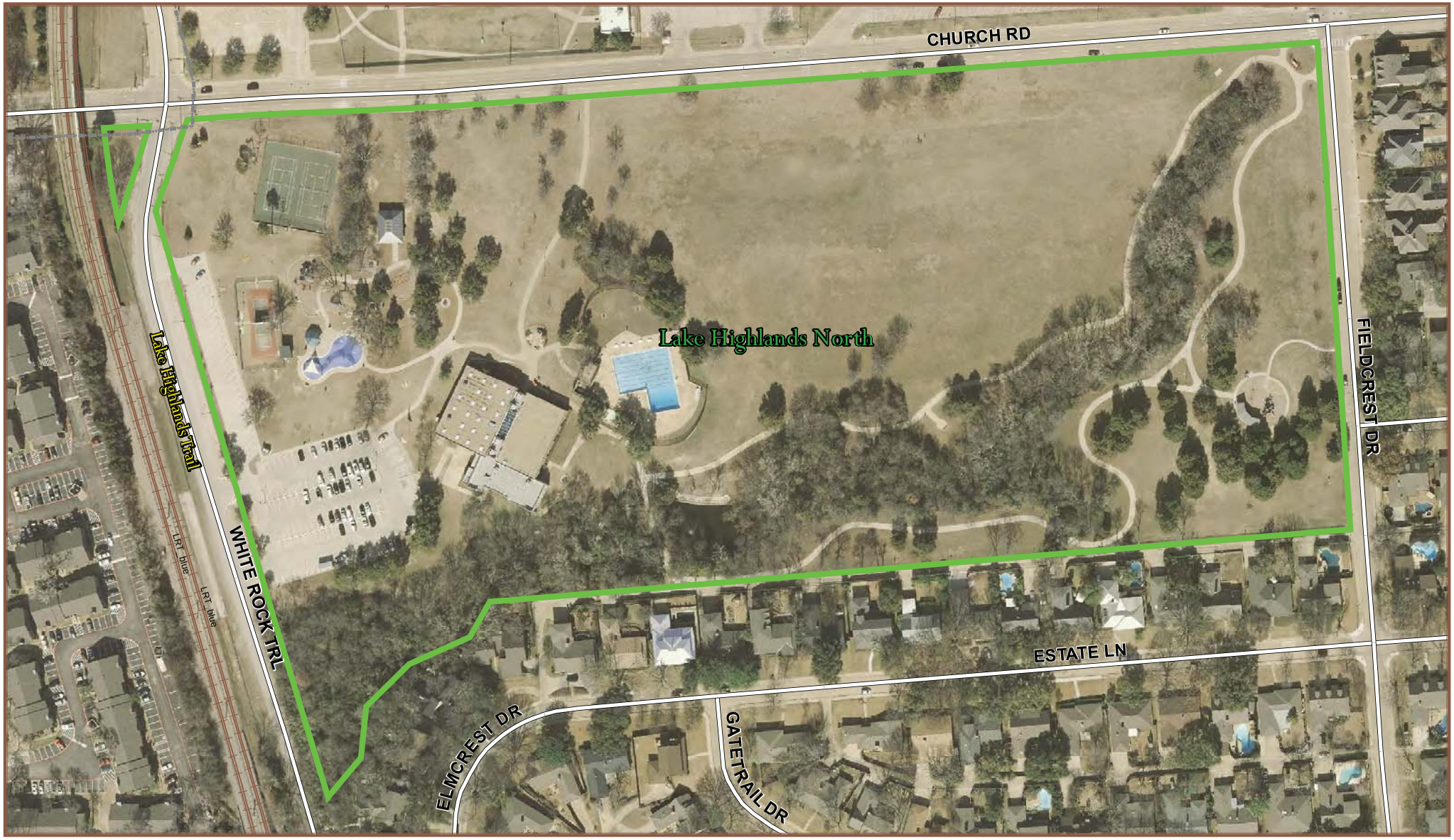
N
W E
S

dallas Park & Recreation

Danieldale Park
3000 W. Wheatland Road

74 C

CD 8



0 65 130 260 390 Feet

N W E S

dallas Park & Recreation

Lake Highlands North Park
9344 Church Road

27 K

CD 10

January 23, 2019

WHEREAS, on November 10, 2018, two proposals were received for surfacing of three spraygrounds at Pemberton Hill Park located at 6424 Elam Road, Danieldale Park located at 3000 West Wheatland Road, and Lake Highlands North Park located at 9344 Church Road; and

WHEREAS, the City desires to enter into a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards for surfacing renovations of three spraygrounds at Pemberton Hill Park, Danieldale Park, and Lake Highlands North Park, in an amount not to exceed $107,255.00.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards, approved as to form by the City Attorney, for surfacing renovations of three spraygrounds at Pemberton Hill Park located at 6424 Elam Road, Danieldale Park located at 3000 West Wheatland Road, and Lake Highlands North Park located at 9344 Church Road, in an amount not to exceed $107,255.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $107,255.00 to Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, as follows:

Pemberton Hill Park Sprayground
Park Improvement Fund
Fund 0355, Department PKR, Unit 6411
Object 4599, Activity AQFC, Program PKPBHPSG
Encumbrance/Contract No. PKR-2019-00009025
Commodity 90638, Vendor VS85939 $ 29,715.00

Danieldale Park Sprayground
Park Improvement Fund
Fund 0355, Department PKR, Unit 6411
Object 4599, Activity AQFC, Program PKDDPKSG
Encumbrance/Contract No. PKR-2019-00009025
Commodity 90638, Vendor VS85939 $ 27,760.00

SECTION 3. (continued)

Lake Highlands North Sprayground	
Park Improvement Fund	
Fund 0355, Department PKR, Unit 6411	
Object 4599, Activity AQFC, Program PKLHNPSG	
Encumbrance/Contract No. PKR-2019-00009025	
Commodity 90638, Vendor VS85939	$ 49,780.00
Total amount not to exceed	$107,255.00

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

Agenda Information Sheet

File #: 18-1122 **Item #:** 47.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize professional services contracts with seven consulting firms to provide engineering services for the replacement and rehabilitation of water and wastewater mains at 166 locations (list attached to the Agenda Information Sheet) - Kimley-Horn Associates, Inc. in the amount of $830,041.00, Binkley & Barfield, Inc. in the amount of $1,187,375.00, Gresham Smith in the amount of $1,415,413.95, BGE, Inc. in the amount of $1,047,510.00, Hayden Consultants, Inc. in the amount of $1,327,445.00, Criado & Associates, Inc. in the amount of $1,085,516.75, and Pacheco Koch Consulting Engineers, Inc. in the amount of $1,173,748.09 - Total not to exceed $8,067,049.79 - Financing: Water Utilities Clean Water TWDB Fund ($3,857,858.28) and Water Utilities Drinking Water TWDB Fund ($4,209,191.51)

BACKGROUND

This action consists of providing engineering services for the design and surveying of an estimated 265,093 total linear feet of water and wastewater mains, approximately 152,326 feet of 4-inch through 16-inch water mains and 112,767 of 6-inch through 33-inch wastewater mains. A total of seven consulting firms will be utilized.

The mains targeted for design were built between 1898 and 1985. The mains contribute to water quality issues, in addition to excessive maintenance and service interruptions. The wastewater mains contribute to excessive amounts of inflow and infiltration into the wastewater collection system, resulting in wastewater overflows and high maintenance costs. The future replacement of the proposed segments will improve the capacity of the water and wastewater systems and will reduce maintenance costs.

The estimated construction cost for the targeted mains is approximately $64,853,975.00.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2019
Complete Design	April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Water Drinking Water TWDB Fund - $4,209,191.51
Wastewater Clean Water TWDB Fund - $3,857,858.28

Council District	Amount
1	$ 932,086.59
2	$ 614,928.93
3	$ 46,475.00
4	$ 796,243.30
5	$ 193,492.64
6	$2,418,142.63
7	$ 40,045.77
8	$ 277,262.90
9	$ 592,634.82
10	$ 228,954.87
11	$ 142,160.20
12	$ 10,500.00
13	$ 511,459.47
14	$1,262,662.67
Total	$8,067,049.79

Kimley-Horn and Associates, Inc. - Contract 18-269/270E

Design	$ 830,041.00
Construction	$ 6,000,000.00 (est.)
Total	$ 6,830,041.00 (est.)

Binkley & Barfield, Inc. - Contract 18-271/272E

Design	$ 1,187,375.00
Construction	$11,000,000.00 (est.)
Total	$12,187,375.00 (est.)

Gresham Smith - Contract 18-273/274E

Design	$ 1,415,413.95
Construction	$13,000,000.00 (est.)
Total	$14,415,413.95 (est.)

BGE, Inc. - Contract 18-275/276E

Design	$ 1,047,510.00
Construction	$10,000,000.00 (est.)
Total	$11,047,510.00 (est.)

Hayden Consultants, Inc. - Contract 18-279/280E

Design	$ 1,327,445.00
Construction	$10,000,000.00 (est.)
Total	$11,327,445.00 (est.)

Criado & Associates, Inc. - Contract 18-281/282E

Design	$ 1,085,516.75
Construction	$ 7,908,975.00 (est.)
Total	$ 8,994,491.75 (est.)

Pacheco Koch Consulting Engineers, Inc. - Contract 18-283/284E

Design	$ 1,173,748.09
Construction	$ 6,945,000.00 (est.)
Total	$ 8,118,748.09 (est.)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$8,067,049.79	Architectural & Engineering	25.66%	59.09%	$4,767,147.48
• This contract exceeds the M/WBE goal.				

OWNERS

Kimley-Horn and Associates, Inc.

Marty S. Paris, Vice President

Binkley & Barfield, Inc.

Larry Barfield, P.E., President

Gresham Smith

Alan J. Pramuk, Chief Executive Officer

powered by Legistar™

BGE, Inc.

Carl J Krogness, P.E., Principal

Hayden Consultants, Inc.

Daphne D. King, P.E., Principal

Criado & Associates, Inc.

Christina Criado, P.E., President and Chief Executive Officer

Pacheco Koch Consulting Engineers, Inc.

Mark A. Pacheco, P.E., R.P.L.S., President

MAPS

Attached

Segment List
Contract No. 18-269/270E
Water and Wastewater Main Renewals

District 1

Sabine Street from Blaylock Drive to Marsalis Avenue

District 2

Easement between Young Street and Cadiz Street from Harwood Street northeast
Houston Street from Main Street south
Malcolm X Boulevard from Indiana Street to Main Street
St. Louis Street from Park Avenue to Harwood Street

District 6

Algiers Street from Burgess Boulevard north
Burgess Boulevard from Memphis Street to Iberia Avenue
Chemical Street from Farrington Street to Converse Street
Commerce Street from Evanston Avenue to Beaver Street
Conant Street from Farrington Street to Converse Street
Converse Street from Chemical Street to Conant Street
Easement between Chemical Street and Crampton Street from Converse Street to Farrington Street
Easement between Conant Street and Crampton Street from Converse Street south
Furey Street from Singleton Boulevard to Toronto Street
Gretna Street from Lupo Drive to Mississippi Avenue
Mican Drive from Bastille Road north
Weir Street from Singleton Boulevard south
Winnetka Avenue from Fort Worth Avenue to Walmsley Avenue

District 14

McKinnon Street (northside) from Hunt Street to Payne Street
McKinnon Street (southside) from Hunt Street to Cedar Springs Road
Skiles Street from Bryan Street to Live Oak Street
St. Joseph Street from Live Oak southeast

Segment List
Contract No. 18-271/272E
Water and Wastewater Main Renewals

District 1

7th Street from Llewellyn Avenue to Bishop Avenue
Adams Avenue from 7th Street to Davis Street
Alley between 9th Street and 10th Street from Patton Avenue to Denver Street
Alley between 9th Street and 10th Street from Zang Boulevard to Storey Street
Alley between Brooklyndell Avenue and Gibsondell Avenue from Martindell Avenue to Westmoreland Road
Alley between Brooklyndell Avenue and Irwindell Boulevard from Martindell Avenue to Westmoreland Road
Alley between Burlingdell Avenue and Gibsondell Avenue from Martindell Avenue to Westmoreland Road
Alley between Burlingdell Avenue and Ivandell Avenue from Martindell Avenue to Westmoreland Road
Alley between Edgefield Avenue and Windomere Avenue from south of Taft Street north
Alley between Polk Street and Tyler Street from north of Kings Highway southeast
Alley between Westmount Avenue and Cliffdale Avenue from Avon Street south
Alley west of Hampton Road from Kingston Street north
Beckley Avenue from Sunset Avenue to 8th Street
Clarendon Drive from Ravinia Drive west
Easement between Tyler Street and Nolte Drive from Nolte Drive to Clarendon Drive
Easement east of Westmoreland Road from Clarendon Drive to Emmett Street
Emmett Street from Westmoreland Road to Barnett Avenue
Palmer Drive from Jefferson Boulevard to Meredith Avenue
Waddy Avenue from Hampton Road east
Westmoreland Road from Brooklyndell Avenue north
Westmoreland Road from Gibsondell Avenue north

District 3

Easement between Jefferson Boulevard and Counts Boulevard from Counts Boulevard southeast

District 4

11th Street from Avenue H to Avenue J
Alley between Kellogg Avenue and Sunnyvale Street from Sunnyvale Street to Overton Road
Arizona Avenue from Woodin Boulevard to alley south of Louisiana Avenue
Avenue E from 11th Street to Sanderson Avenue
Avenue H from 11th Street to Sanderson Avenue
Avenue I from 11th Street to Childs Street

District 4 (Continued)

Biglow Street from Hudspeth Avenue northwest
Canyon Street from east of Corinth Street Road west
Church Street from Moore Street east
Easement between Corinth Street Road and Santa Fe Avenue from north of Atwood Street northeast
Mundy Circle from Sunnyvale Street east
Sunnyvale Street from Mundy Circle south

Segment List
Contract No. 18-273/274E
Water and Wastewater Main Renewals

District 2

Alley between Beeman Avenue and St. Charles Avenue from R. L. Thornton Service Road northwest

District 5

Easement between Buckner Boulevard and Shortal Drive from Huttig Avenue south

District 6

Ables Lane from Walnut Hill Lane to Southwell Road
Alley between Brockbank Drive and Monroe Drive from Walnut Hill Lane north
Clydedale Drive from Starlight Road to Community Drive
Easement north of Walnut Hill Lane from Alley between Brockbank Drive and Monroe Drive west
Easement north of Walnut Hill Lane from Monroe Drive west
Easement west of Monroe Drive from Walnut Hill Lane north
Easement west of Monroe Drive from north of Walnut Hill Lane north
Kendale Drive from Starlight Road to Community Drive
LBJ Service Road from Harry Hines Boulevard to Denton Drive
Linda Drive from Webb Chapel Road to Witham Street
Loop 12 (Northwest Highway) from Vanex Drive west
Royal Lane from Goodnight Lane to Emerald Street
Shady Trail from Willowbrook Road to Brenner Drive
Storey Lane from Starlight Road to Brockbank Drive
*Pensive Drive from Timberview Road to Walnut Hill Lane

District 10

Easement west of Greenville Avenue from Markville Drive to Greenville Avenue

District 11

Easement between Forest Lane and State Highway 289 (Preston Road) from west of Preston Haven Drive northeast

District 13

Midway Road from Dunhaven Road to Edith Lane
Plaudit Place from Pensive Drive southeast
Southbrook Drive from Inwood Road east
Tanbark Road from Inwood Road west
*(Pensive Drive from Timberview Road to Walnut Hill Lane)
(See District 6)

District 14

Alley between Oram Street and Prospect Avenue from Matilda Street west

*Project limits in more than one Council District

Segment List
Contract No. 18-275/276E
Water and Wastewater Main Renewals

District 2

Easement east of Elmbrook Drive from River Bend Drive to Hinton Street
Gregg Street from Butler Street northwest
*La Joya Drive from Larga Drive to Dunhaven Road
Lofland Street from Harry Hines Boulevard to Redfield Street

District 6

Don Drive from Doug Drive to Jane Lane
Doug Drive from Apricot Street to Mockingbird Lane
Linda Drive from Larga Drive to Marsh Lane
Lucky Lane from Doug Drive to Jane Lane
Manana Drive from Larga Drive to Marsh Lane
Mockingbird Lane from Doug Drive to Quebec Street
Round Table Drive from King Arthur Drive to Governors Row
*(La Joya Drive from Larga Drive to Dunhaven Road)
(See District 2)

District 13

Alley between Caladium Drive and Preston Haven Drive from Quincy Lane to Nuestra Drive

District 14

Easement between Oak Lawn Avenue and Lakeside Drive from Wycliff Avenue south
Alley between Bryan Parkway and Live Oak Street from Skillman Street to La Vista Drive
Alley between Tremont Street and Victor Street from Lowell Street east
Cedar Springs Road from St. Paul Street north
Easement between Travis Street and Cole Avenue from Haskell Avenue northeast
McKinney Avenue from St. Paul Street north
St. Paul Street from Cedar Springs Road to McKinney Avenue

*Project limits in more than one Council District

Segment List
Contract No. 18-279/280E
Water and Wastewater Main Renewals

District 1

Easement along Rockford Drive from north of Illinois Avenue and west of Westmoreland Road
Lancaster Avenue from 10th Street to R.L. Thornton Service Road
Marsalis Avenue from 8th Street to 10th Street
Raydell Place from Ravinia Drive to Barnett Avenue

District 2

Akard Street from Sullivan Drive southeast
Beaumont Street from Cesar Chavez Boulevard south
Harwood Street from south of Hickory Street west

District 4

Alley between Arborvitae Avenue and Beckley Avenue from Whippoorwill Drive to South Shore Drive
Alley between Ewing Avenue and Idaho Avenue from Vermont Avenue to Louisiana Avenue
Alley between Padgitt Avenue and Peru Street from Woodbine Avenue to Corinth Street
Easement south of Clarendon Drive from Beckley Avenue west
Louisiana Avenue from Corinth Street Road west
Moore Street from north of Claude Street to Compton Street

District 5

Dell Garden Avenue from Buckner Boulevard to dead end
Oak Hill Circle from Tonawanda Drive to Wolfwood Lane
Tokowa Drive from Masters Drive to Gardenside Drive

District 7

Alley between Lenway Street and Warren Avenue from Latimer Street northeast

District 8

Alleys between Olusta Drive and Gayglen Drive from Longbranch Lane to Oklaunion Drive
Bonnie View Road at Riverside Road
State Highway 175 (C.F. Hawn Freeway) from Cool Mist Lane to Belt Line Road

District 12

Easement between Frankford Road and President George Bush Service Road from east of Coit Road west

District 14

Alley between Belmont Avenue and Richmond Avenue from Skillman Street to Alderson Street
Alley between Llano Avenue and Velasco Avenue from Greenville Avenue to Matilda Street
Alley between Palo Pinto Avenue and Velasco Avenue from Greenville Avenue to Delmar Avenue
Ross Avenue from Hubert Street to Live Oak Street

Segment List
Contract No. 18-281/282E
Water and Wastewater Main Renewals

District 2

Capitol Avenue from Peak Street to Kirby Street

District 3

Morocco Avenue from Darwin Street south

District 7

*Sidwin Street from Ferguson Road to Sweetbriar Drive

District 9

Alley between Clary Drive and Northwest Pkwy from Easton Road to Baronne Circle
Easement south of Wyatt Street from Garland Road to Jupiter Road
Ferguson Road from Sidwin Street to Pasteur Avenue
Garland Road from Gaston Parkway south
Healey Drive from Larry Drive west
Hillgreen Circle from Hillgreen Drive east
Lawther Drive from West Bay Circle to Branchfield Drive
Lingo Lane from Millmar Drive south
Mockingbird Lane from Greentree Lane to Hillgreen Drive
*(Sidwin Street from Ferguson Road to Sweetbriar Drive)
(See District 7)

District 10

Chiswell Road from Clearhurst Drive to Parkford Drive
Ferndale Road from Longmont Drive north
Shoreview Road from Shadydale Lane to Audelia Road

District 14

Alley between Anita Street and Ellsworth Avenue from Greenville Avenue to Matilda Street
Alley between Anita Street and Winton Street from Worcola Street to Greenville Avenue
Alley between Delmar Avenue and Matilda Street from Ravendale Lane north
Alley between Ellsworth Avenue and Matalee Avenue from Worcola Street to Greenville Avenue
Fisher Road from Abrams Road to Lovers Lane
La Vista Drive from Mecca Street west
Ravendale Lane from Matilda Street east
Woodcrest Lane from Delmar Avenue to Ravendale Lane
Worcola Street from south of Longview Street north

*Project limits in more than one Council District

Segment List
Contract No. 18-283/284E
Water and Wastewater Main Renewals

District 1

Easement south of Jefferson Boulevard from Coombs Creek Drive west

District 4

Alley between Seevers Avenue and Ramsey Avenue from alley north of Woodin Boulevard north

District 6

Alley west of Midway Road from Rosa Road to Wilada Drive
Peoria Avenue from Singleton Boulevard north

District 9

Alley between Avalon Avenue and north of Gaston Avenue from Brendenwood Drive east
Alley between Lakeshore Drive and Lakewood Boulevard from Pearson Drive to Copperfield Lane
Alley between Lakeshore Drive and Velasco Avenue from Cambria Boulevard to Wendover Road
Lorna Lane from Brendenwood Drive to Pickens Street

District 11

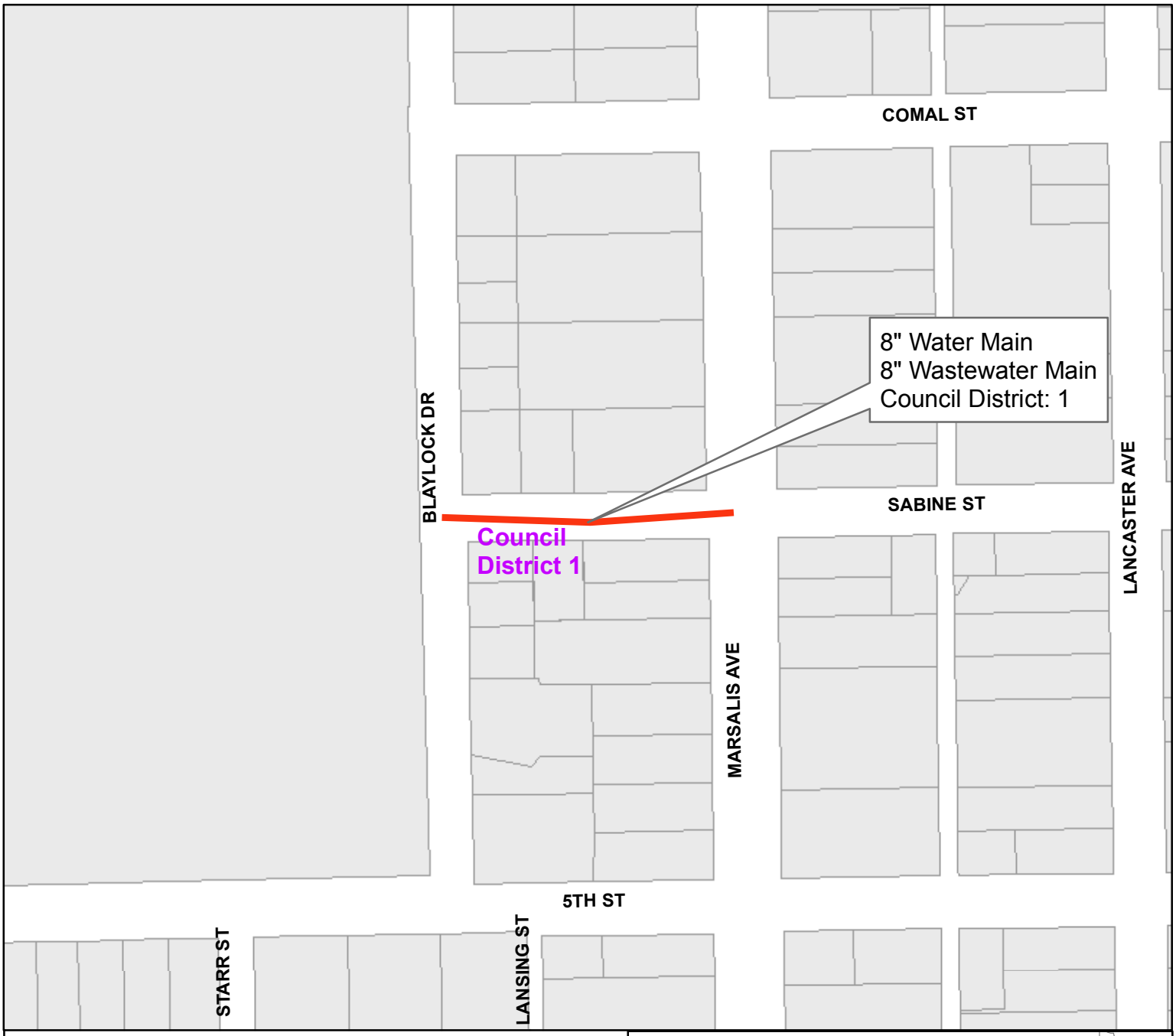
Aberdeen Avenue from Briarmeadow Drive to Airline Road
Crest Meadow Drive from Aberdeen Avenue to Briarmeadow Drive
Easement north of Knoll Trail Drive from Westgrove Drive east

District 13

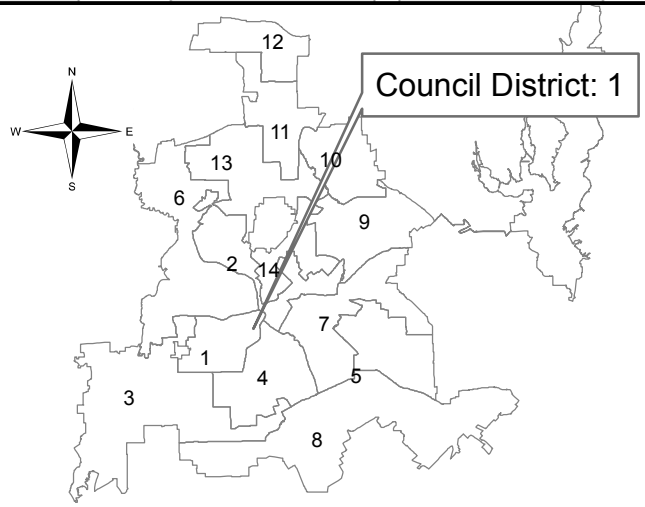
Alley between Meadow Road and Waggoner Drive from Preston Road to Tibbs Street
Easement south of Manson Court from Strait Lane to Inwood Road
Glendora Avenue from Edgemere Road to Hillcrest Road
Sexton Lane from Midway Road to Merrell Road
Webb Chapel Court from Webb Chapel Road east

District 14

Beacon Street from alley north of Junius Street to alley south of Worth Street
Saratoga Circle from Woodcrest Lane to alley west of Abrams Road



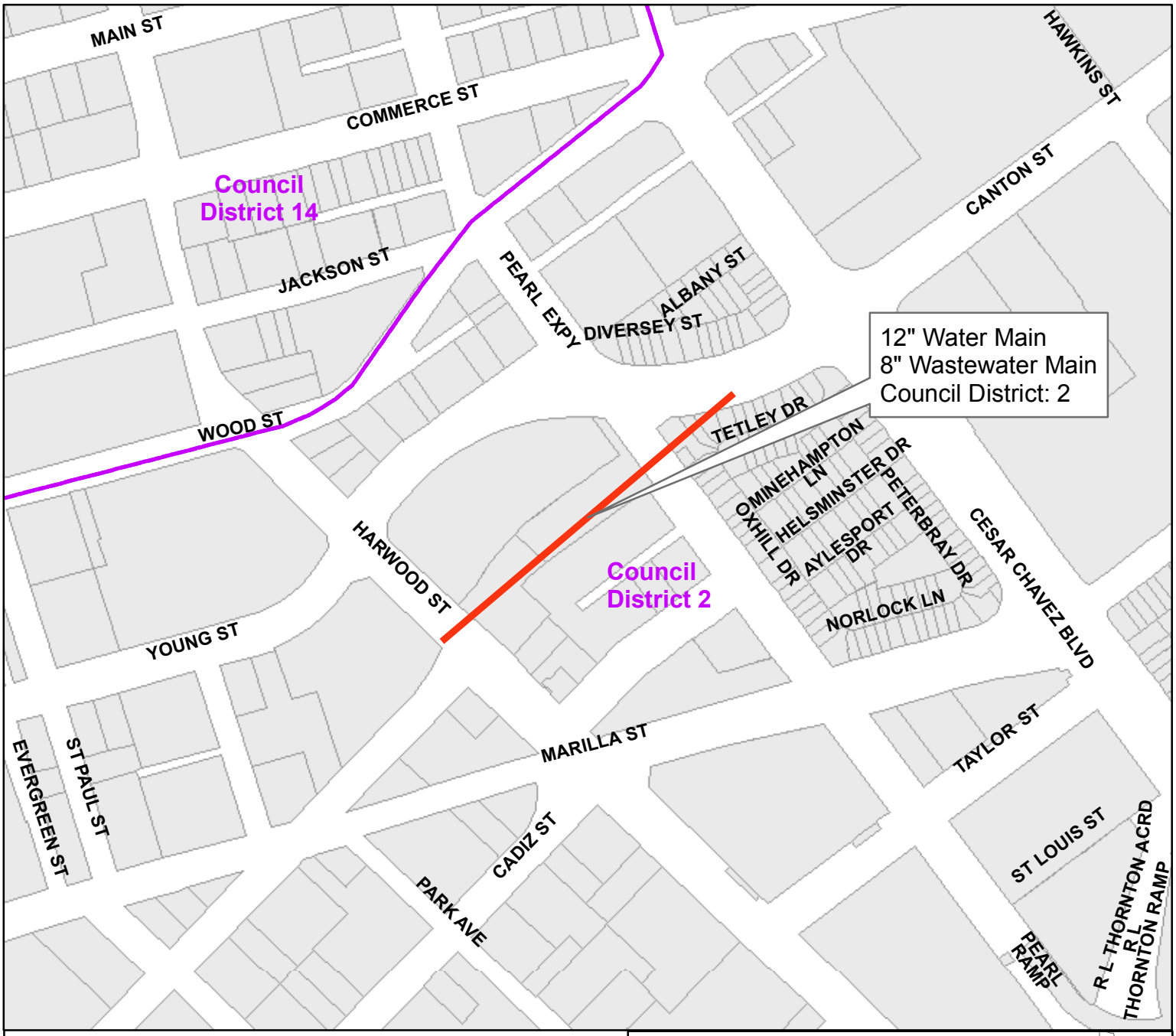
Sabine Street
from Blaylock Drive to Marsalis Avenue



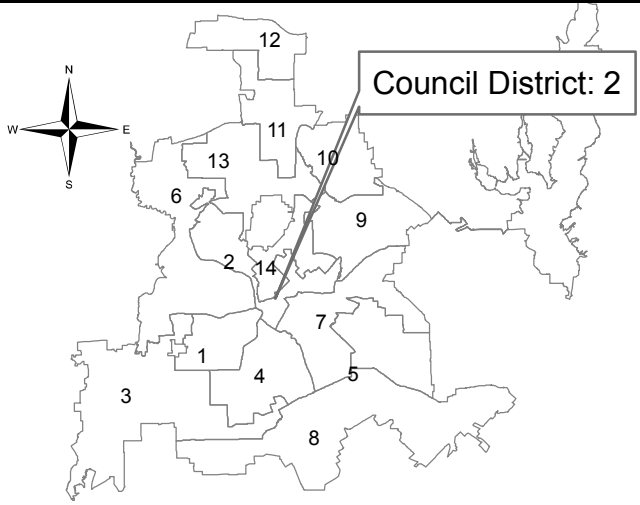
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3194

Segment 1 of 22



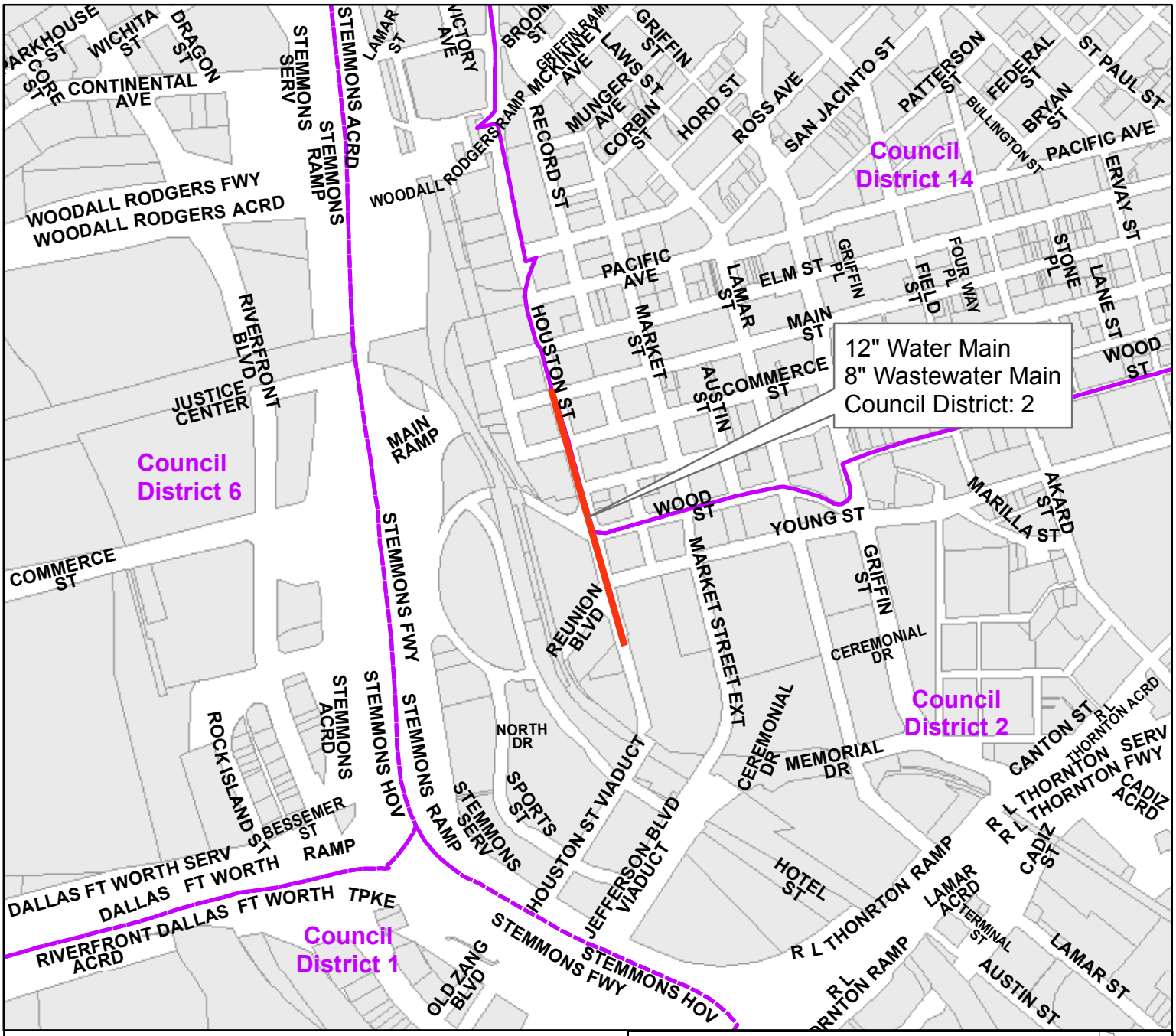
Easement between Young Street and Cadiz Street from Harwood Street northeast



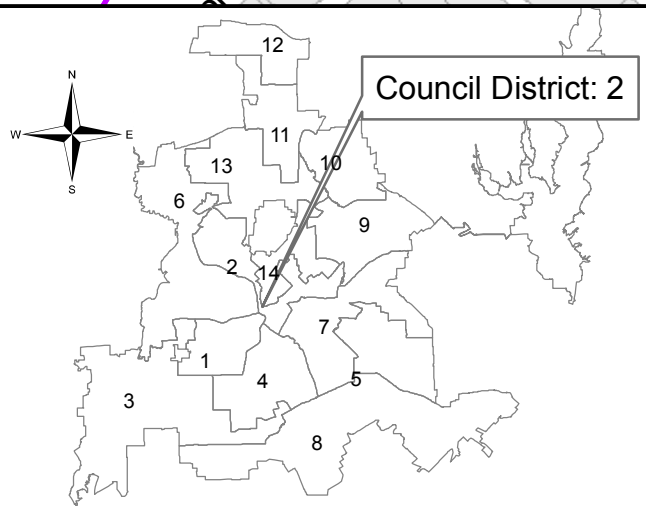
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 5351

Segment 2 of 22



Houston Street
from Main Street south



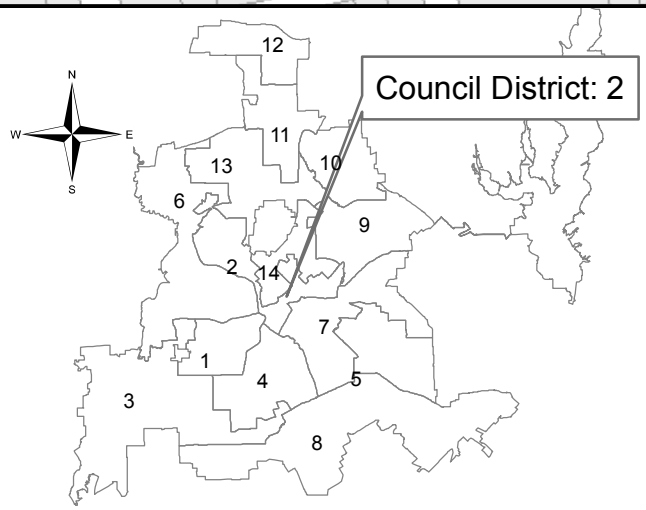
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 5337

Segment 3 of 22



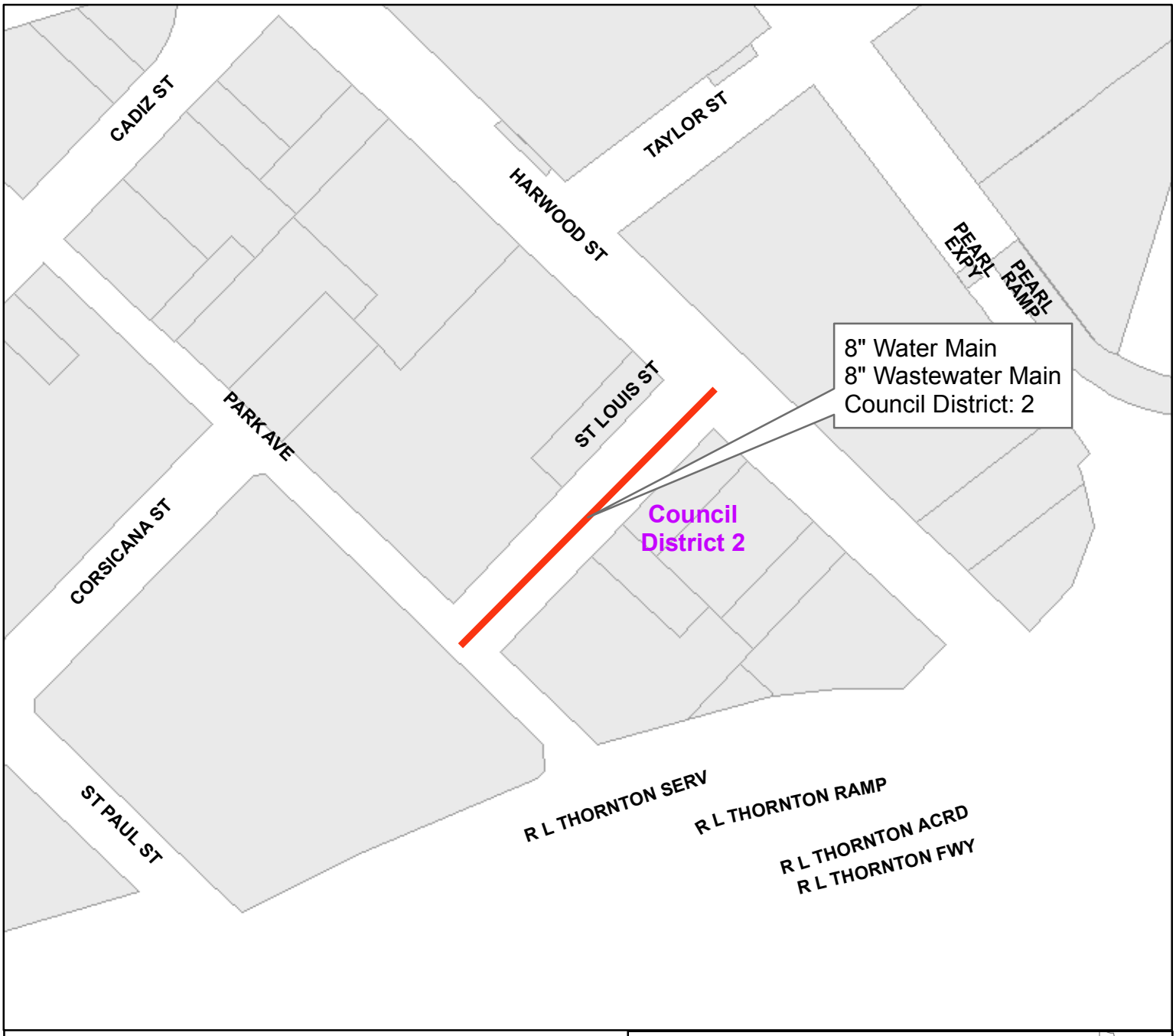
Malcolm X Boulevard
from Indiana Street to Main Street



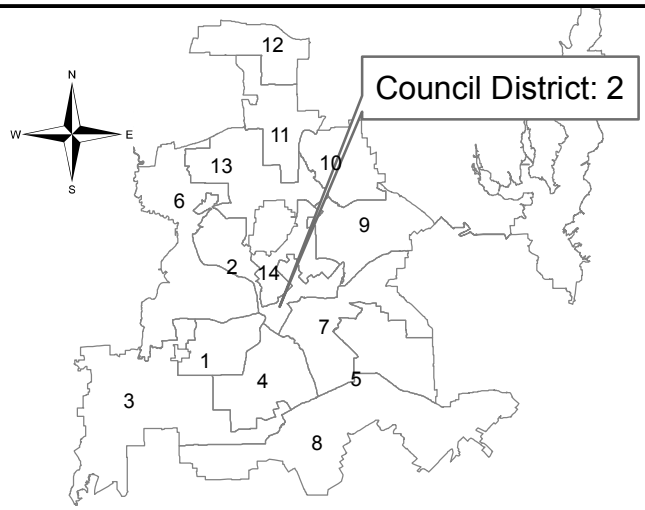
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 5544

Segment 4 of 22

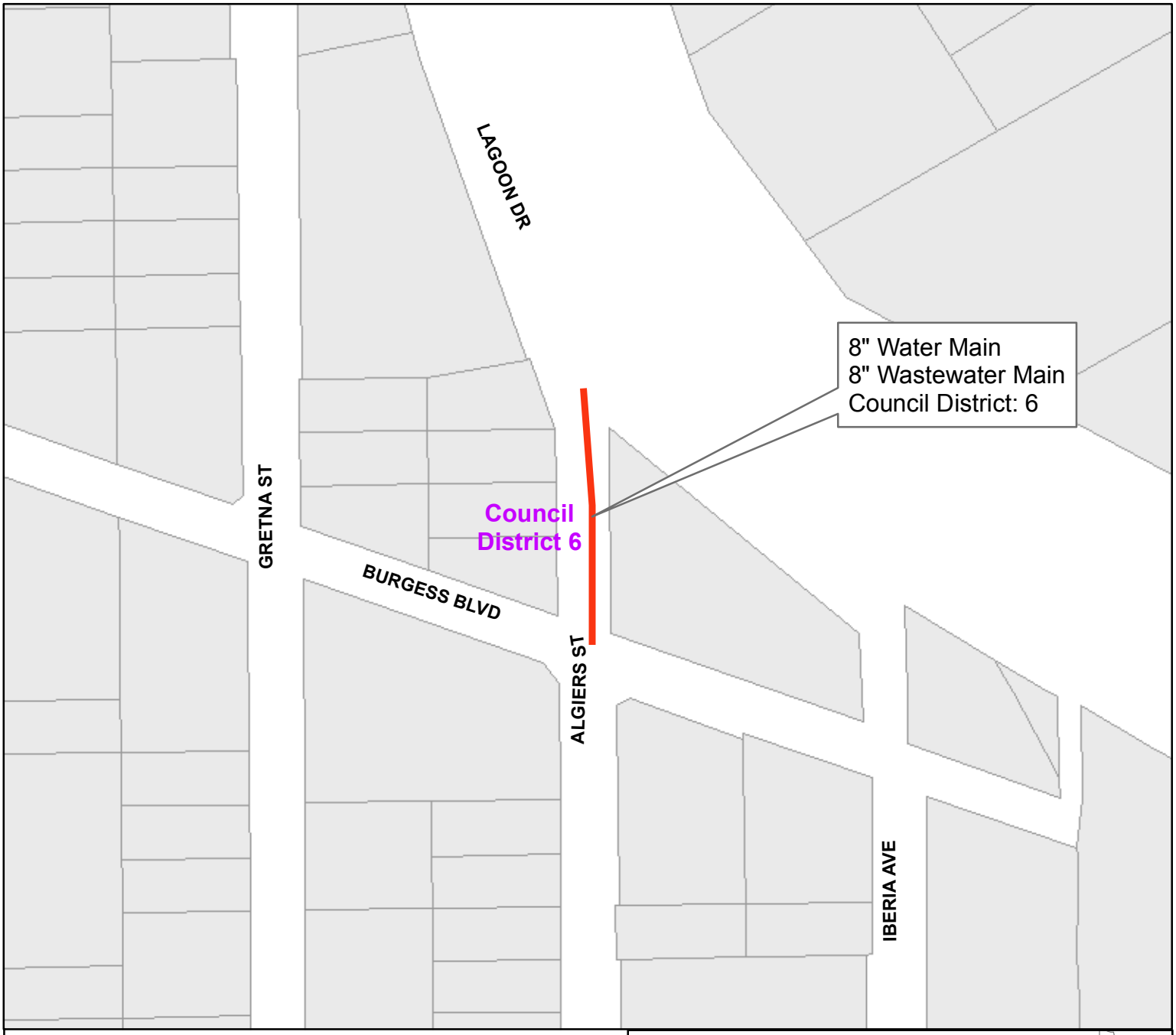


St. Louis Street
from Park Avenue to Harwood Street

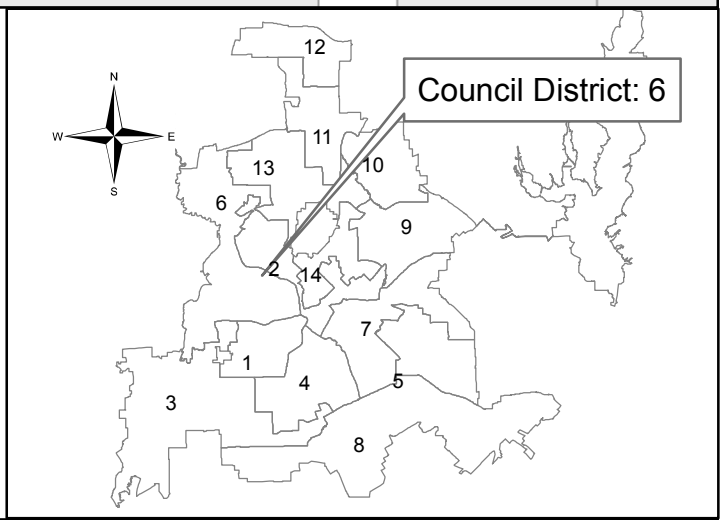


Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 5352



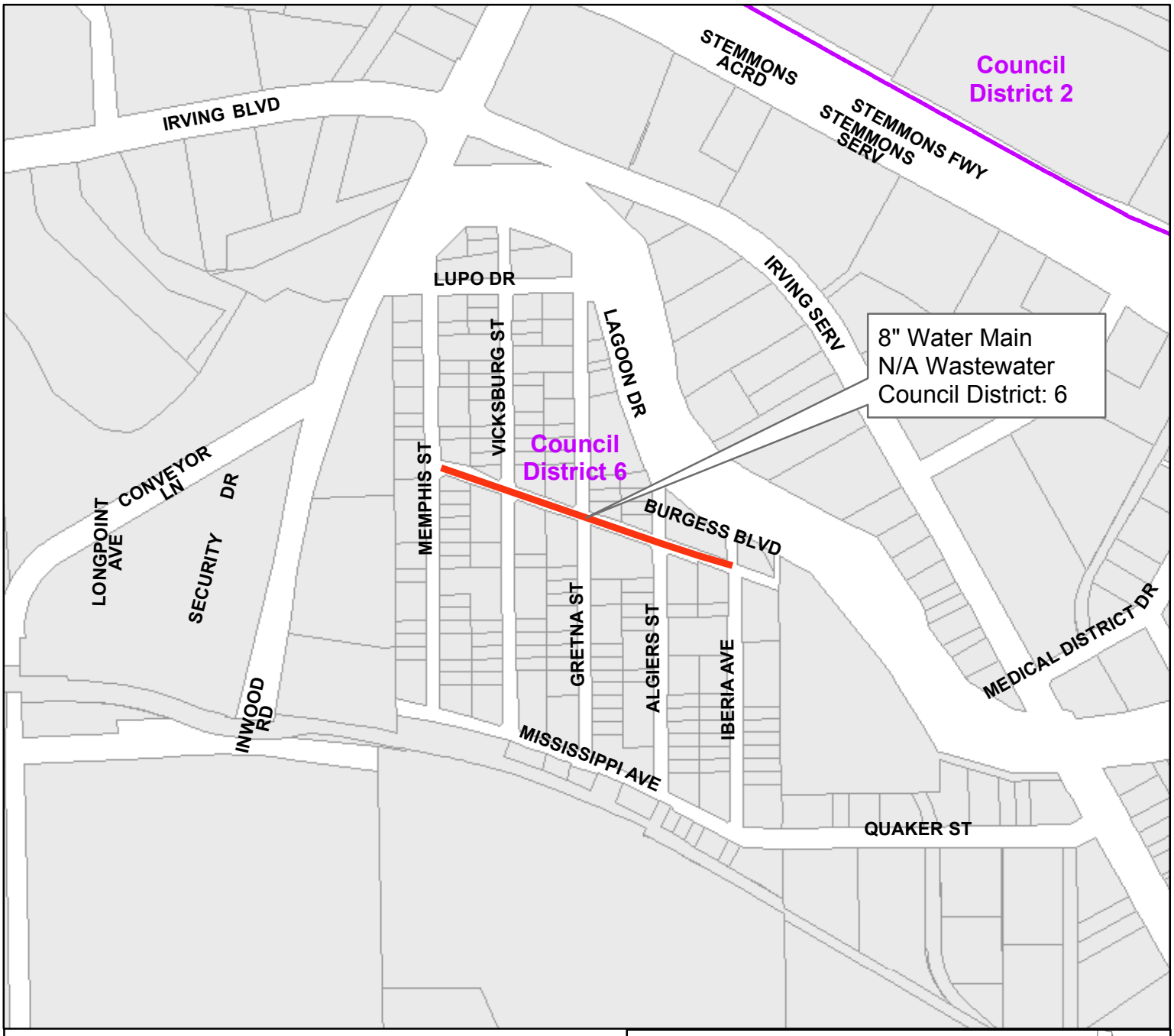
Algiers Street
from Burgess Boulevard north



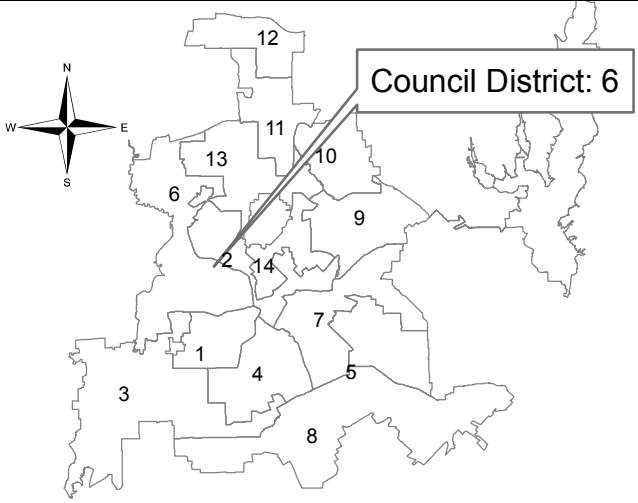
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3080

Segment 6 of 22



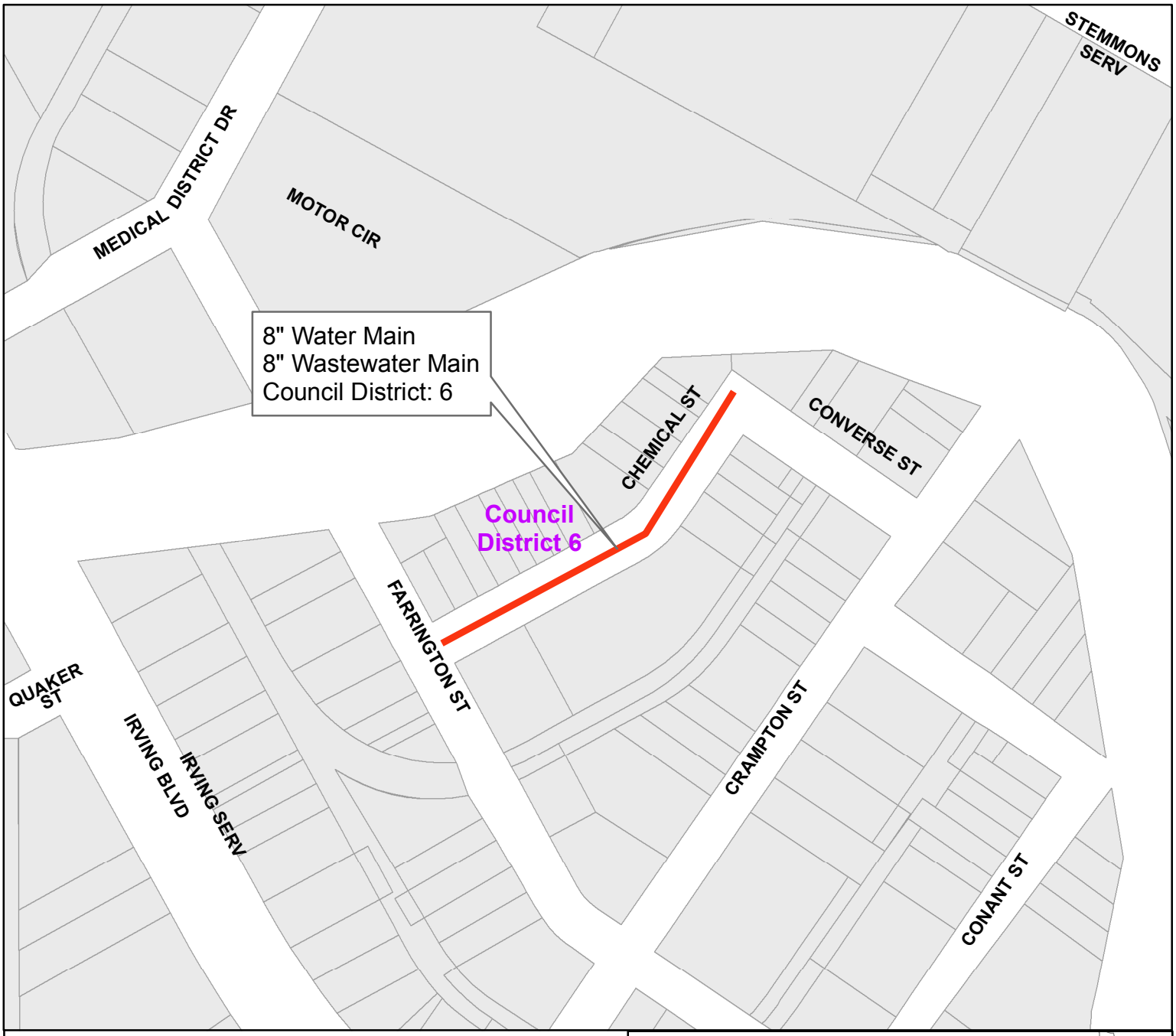
Burgess Boulevard
from Memphis Street to Iberia Avenue



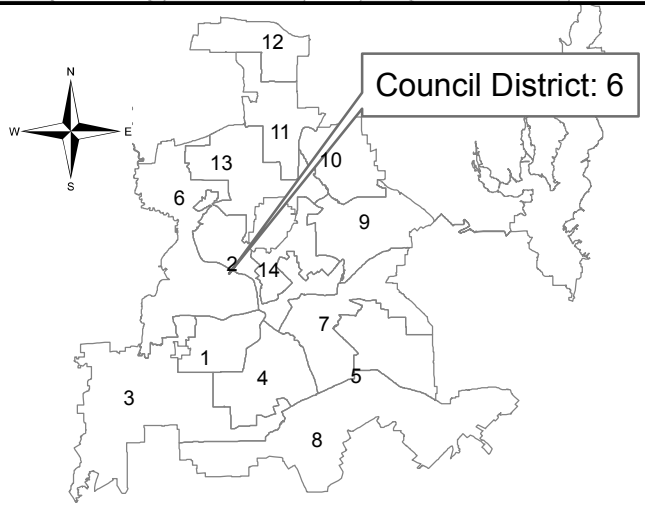
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3079

Segment 7 of 22



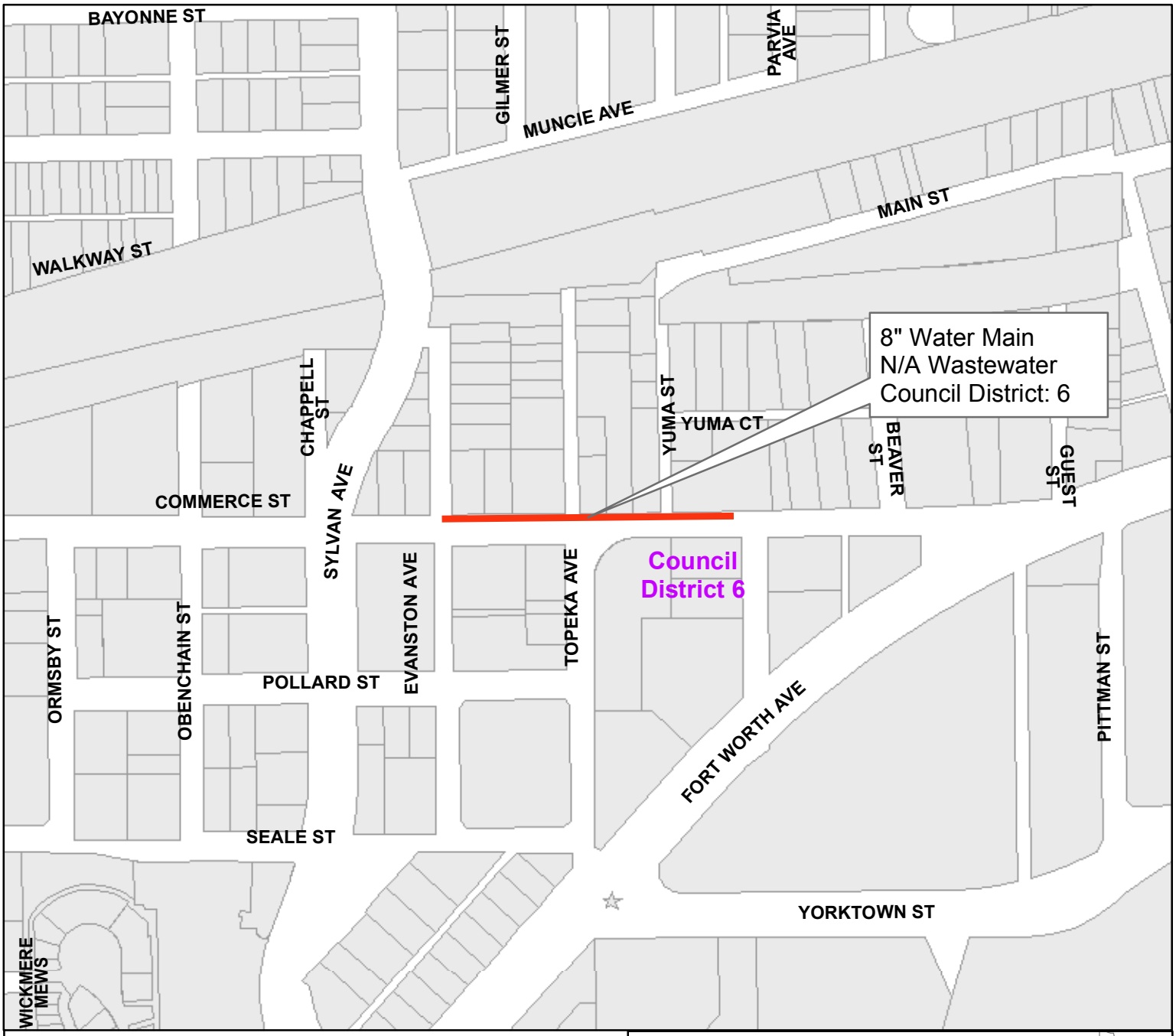
Chemical Street
from Farrington Street to Converse Street



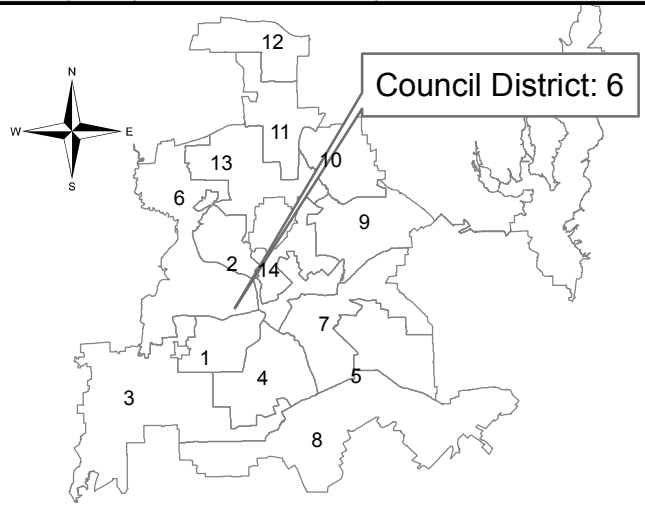
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Water and Wastewater Main Renewals
at 22 Locations

PID: 3097

Segment 8 of 22



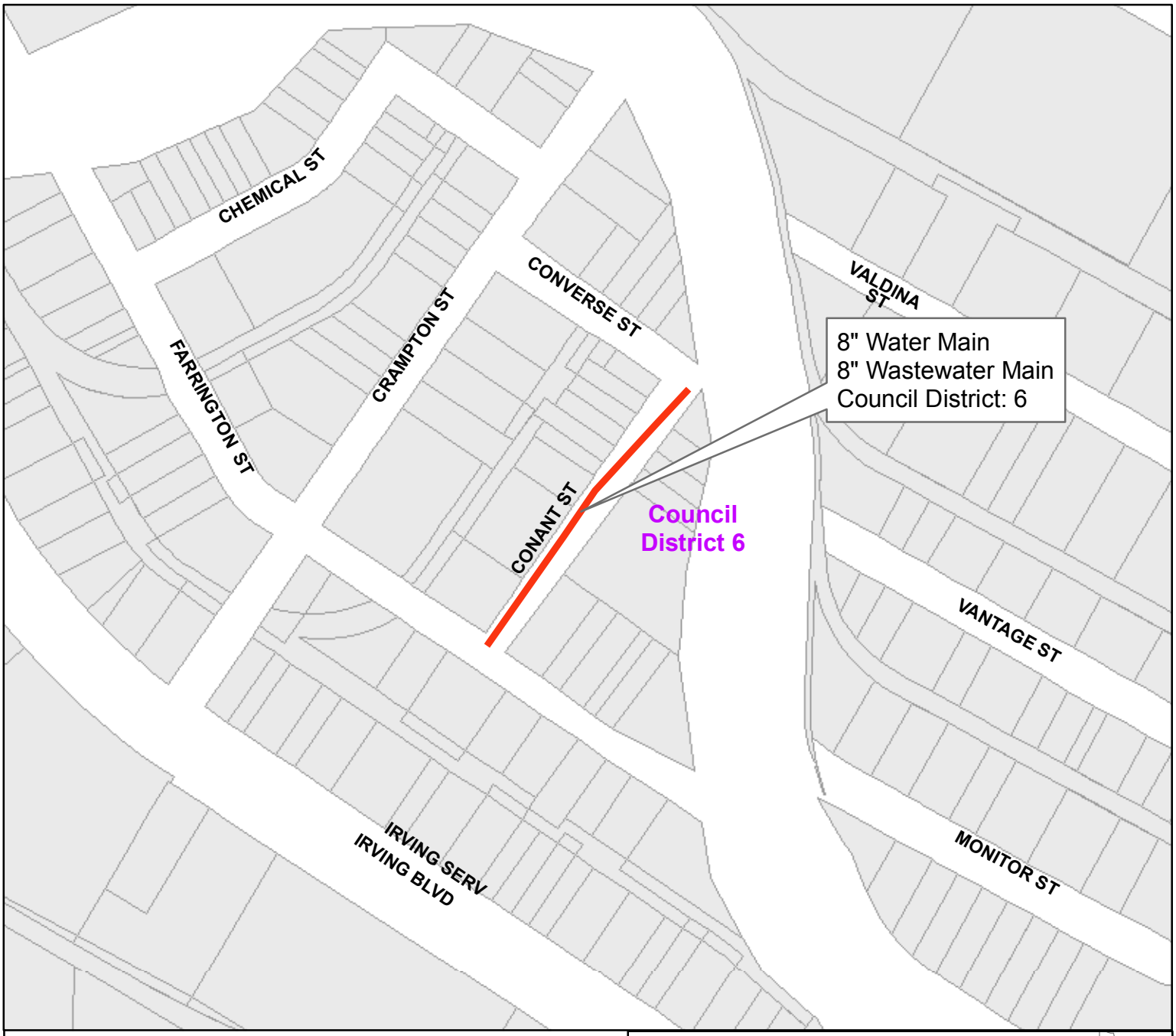
Commerce Street
from Evanston Avenue to Beaver Street



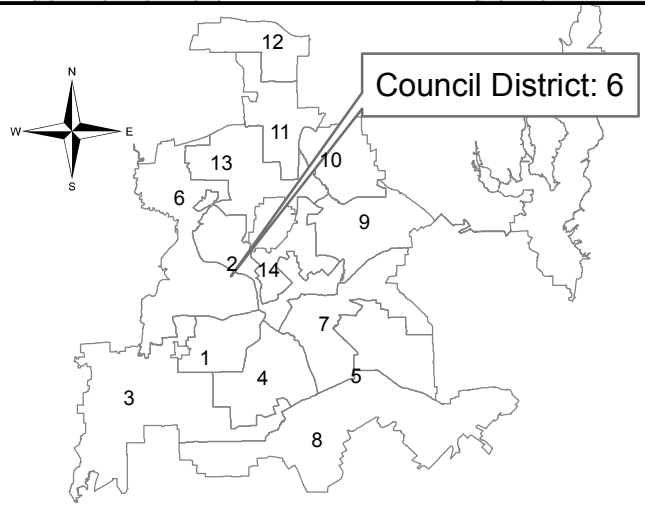
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Water and Wastewater Main Renewals
at 22 Locations

PID: 6006

Segment 9 of 22



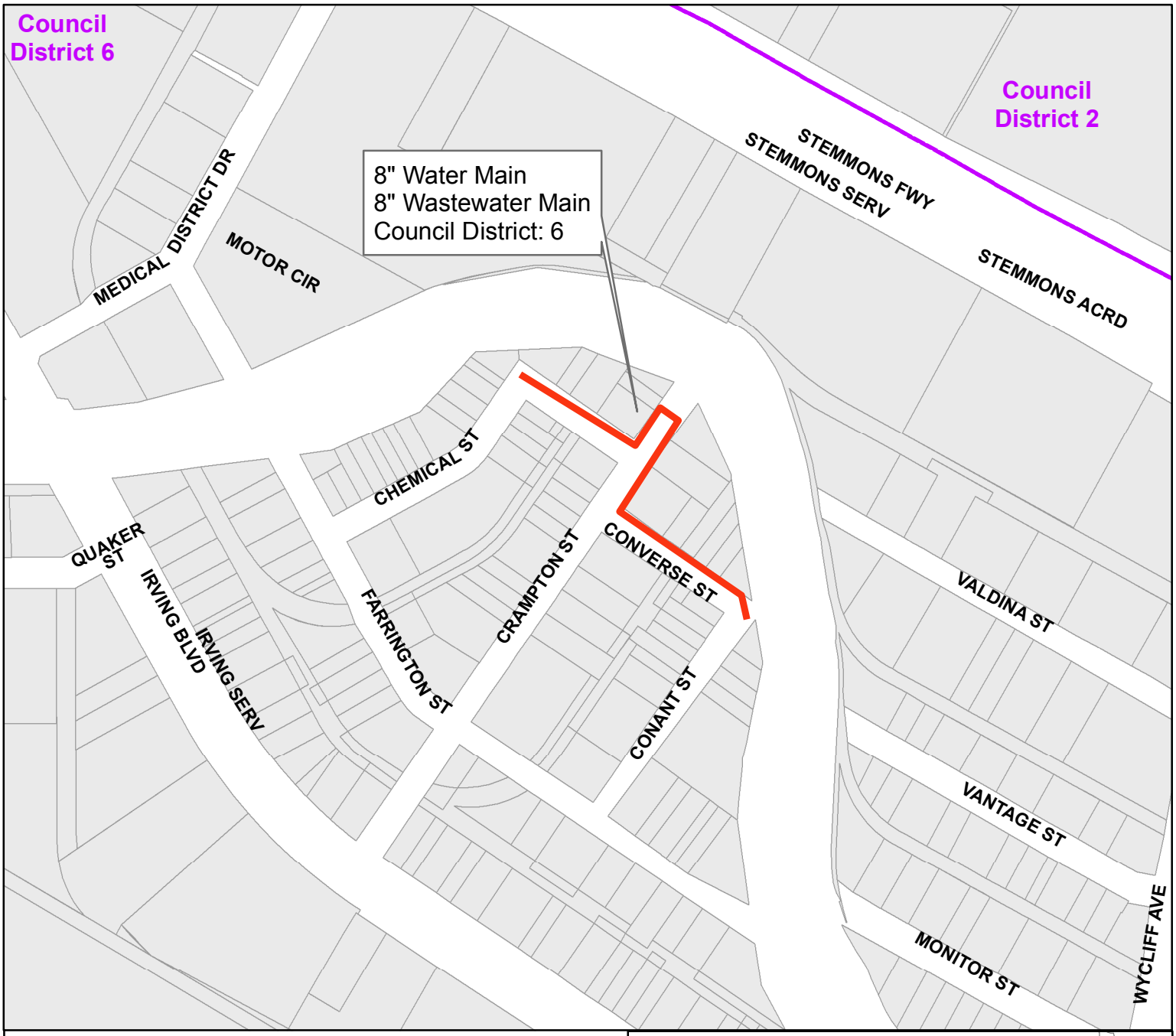
Conant Street
from Farrington Street to Converse Street



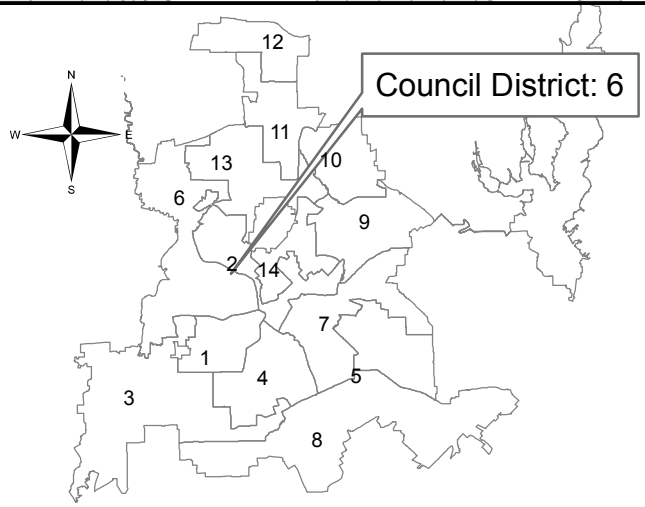
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Water and Wastewater Main Renewals
at 22 Locations

PID: 3100

Segment 10 of 22



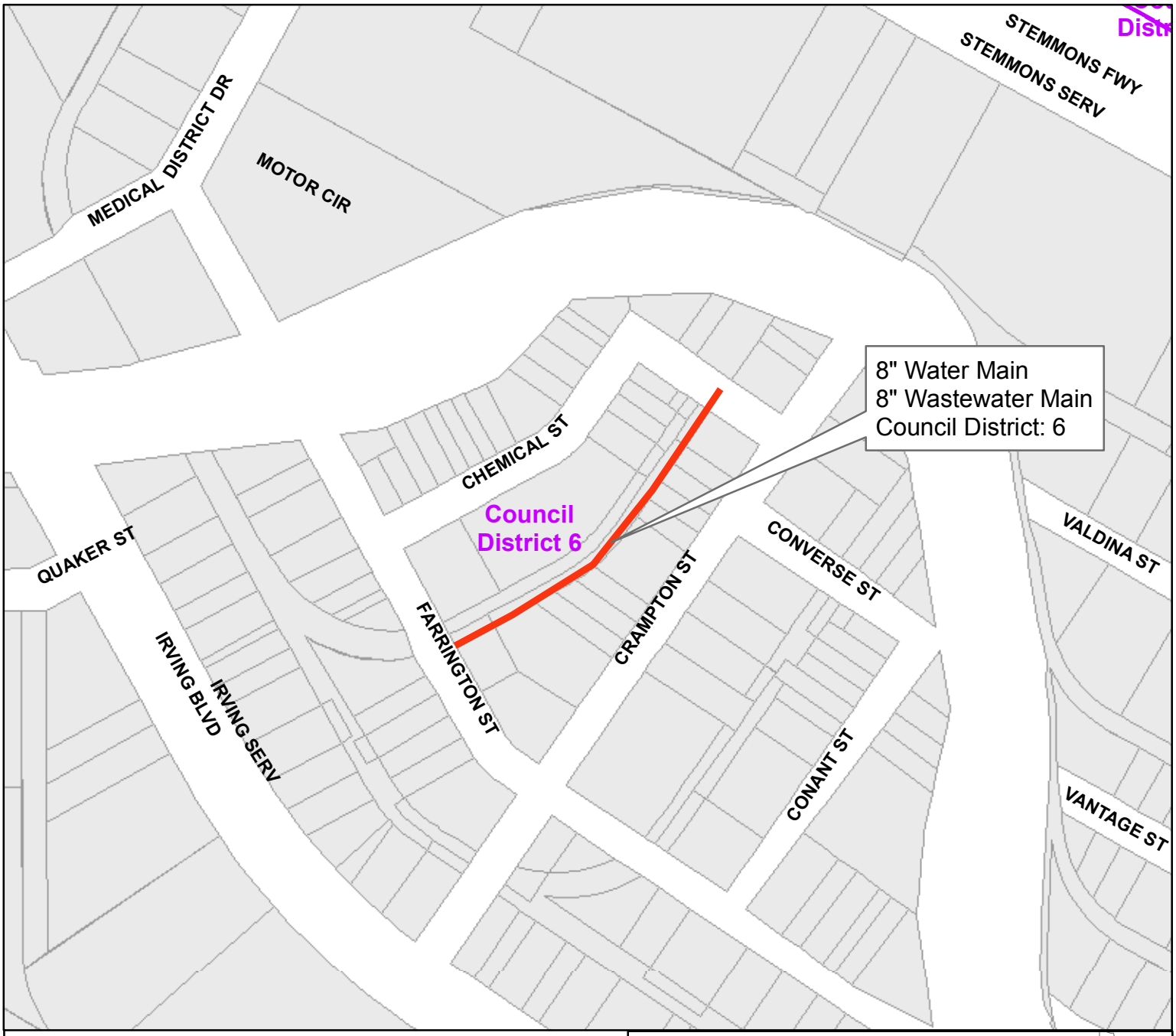
Converse Street
from Chemical Street to Conant Street



Contract No. 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

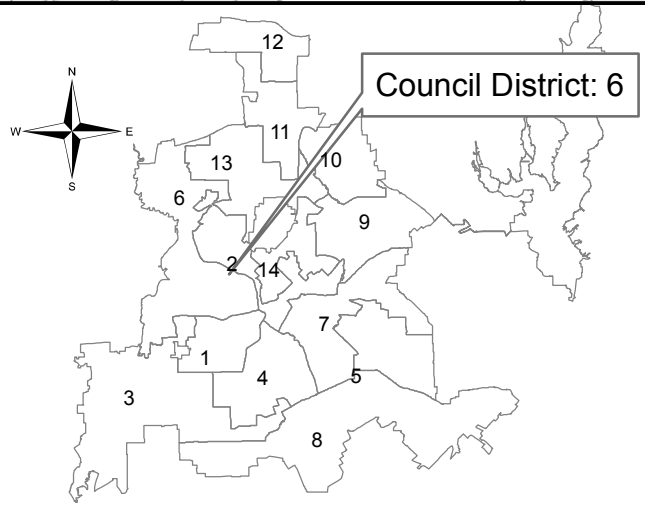
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Segment 11 of 22



Easement between Chemical Street and Crampton Street

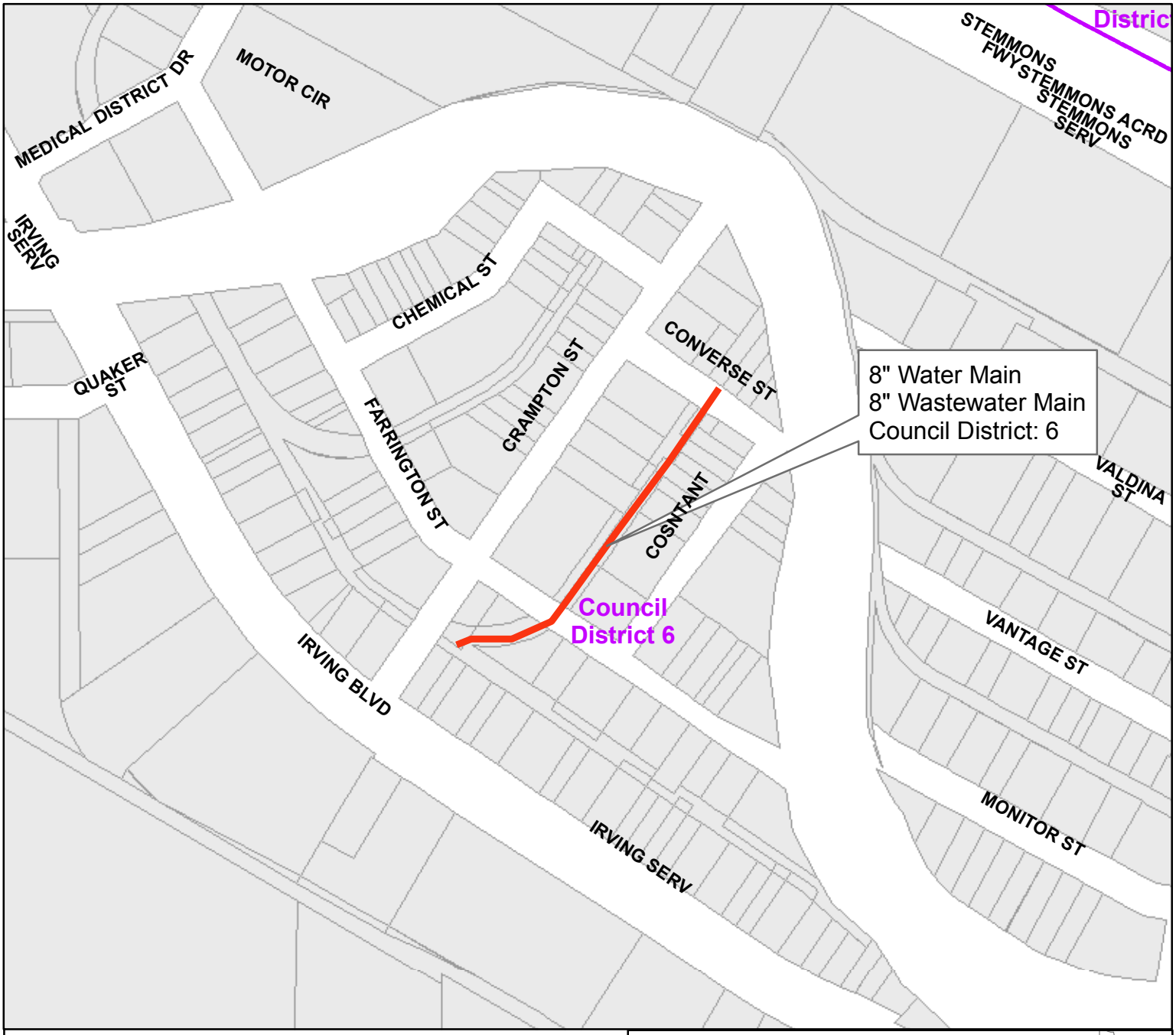
from Converse Street to Farrington Street



Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

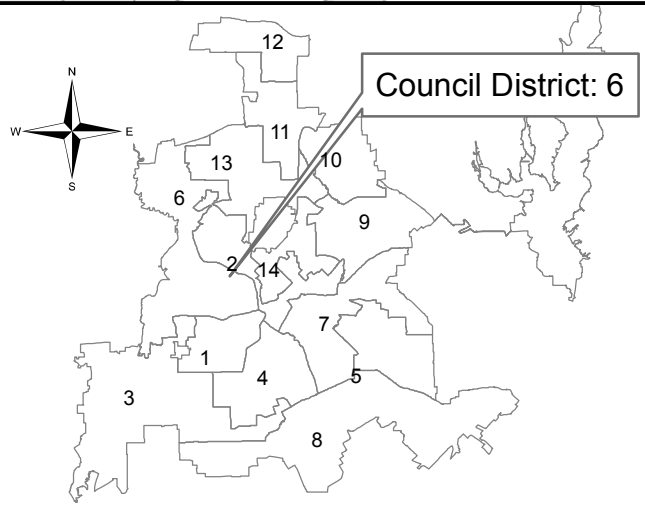
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Segment 12 of 22



Easement between Conant Street and Crampton Street

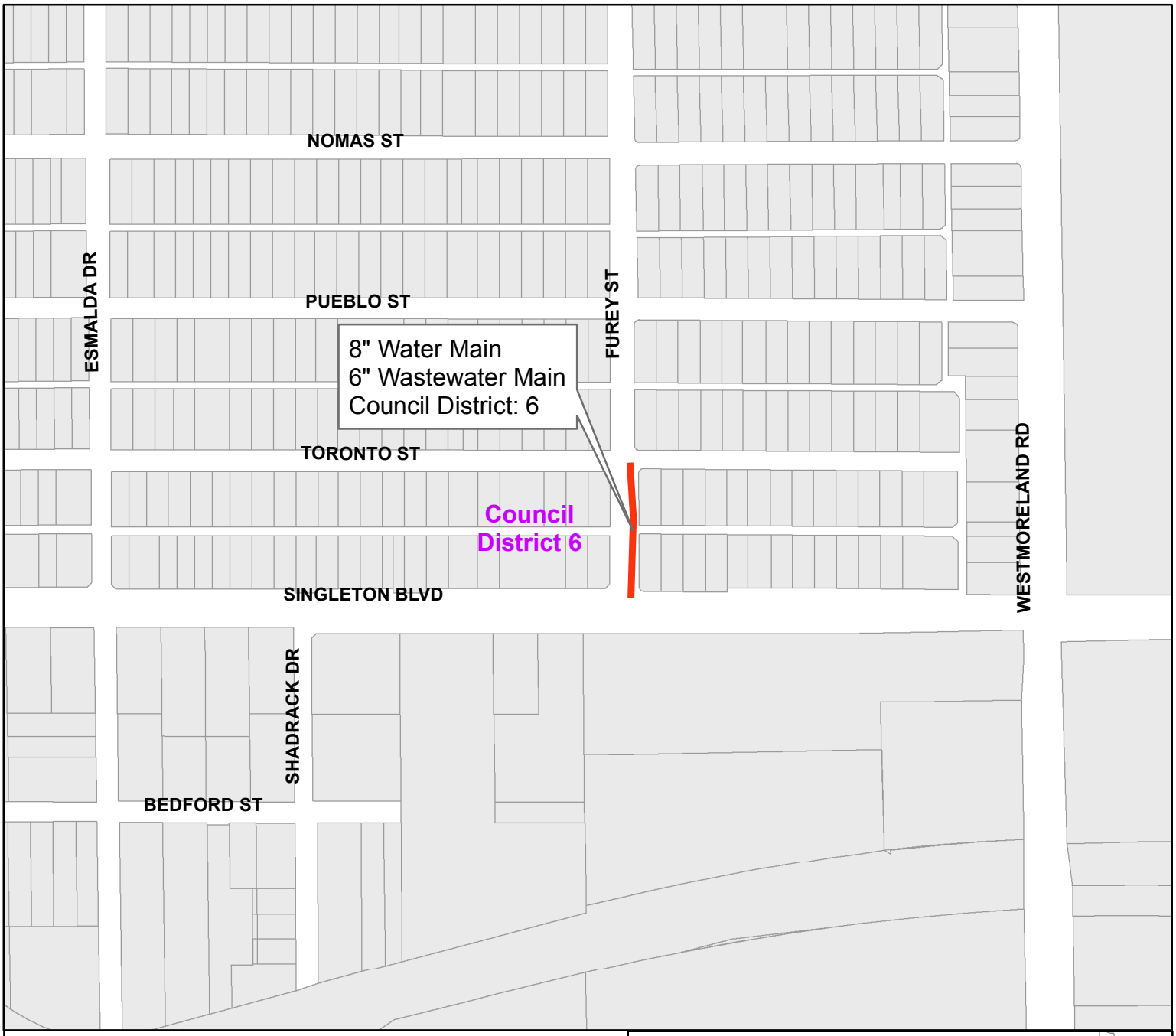
from Converse Street south



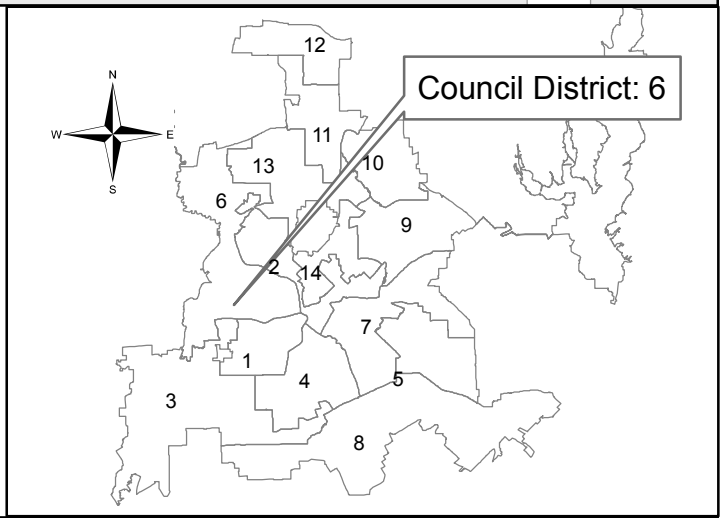
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3099

Segment 13 of 22

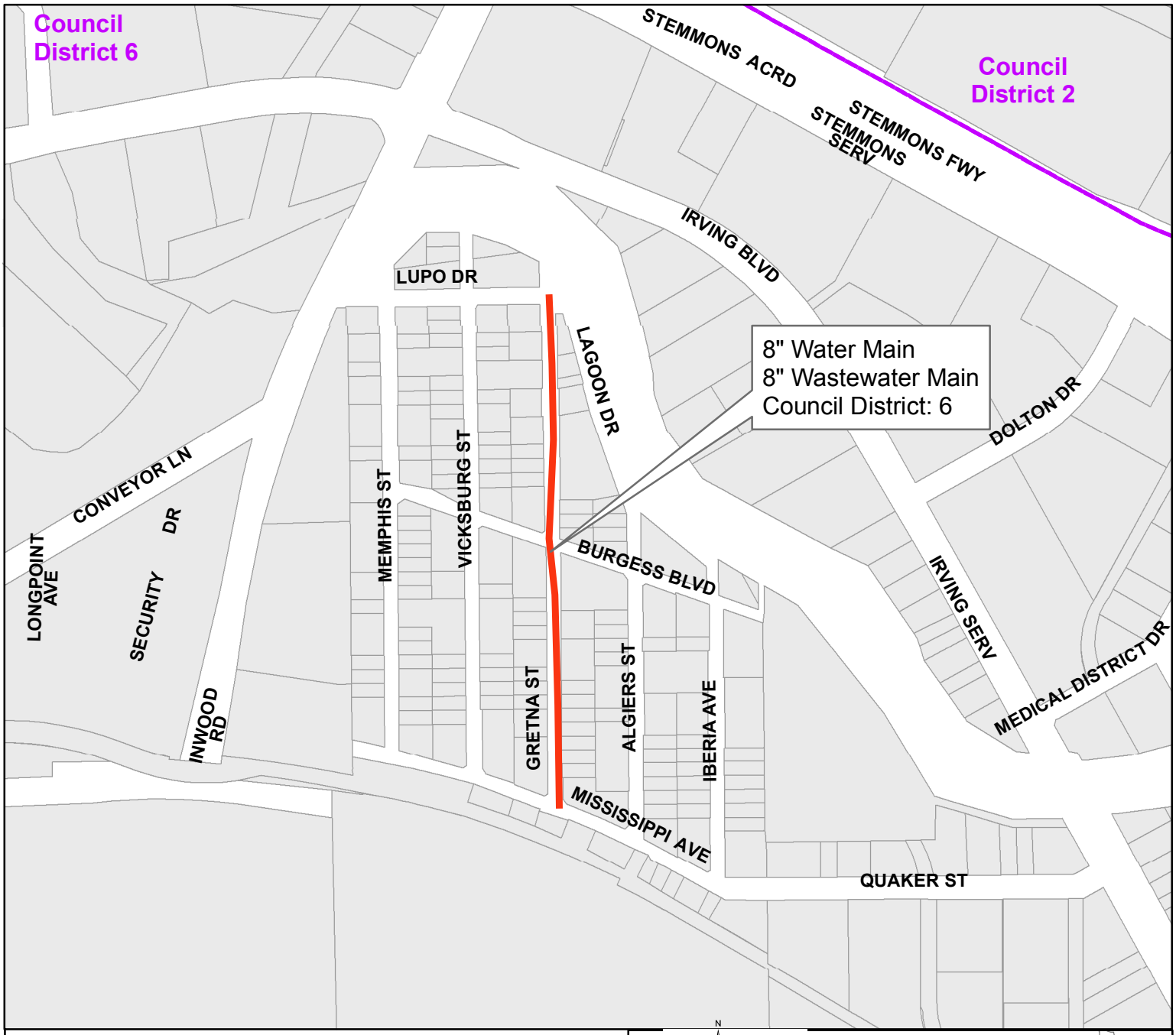


Furey Street
from Singleton Boulveard to Toronto Street

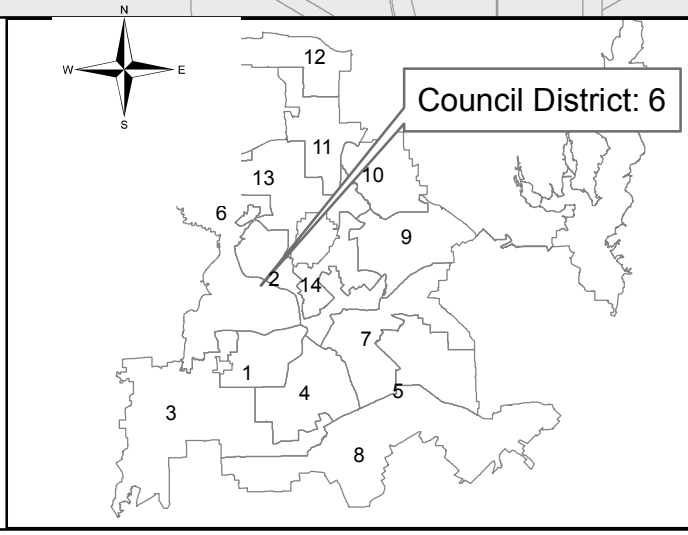


Contract No. 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3140



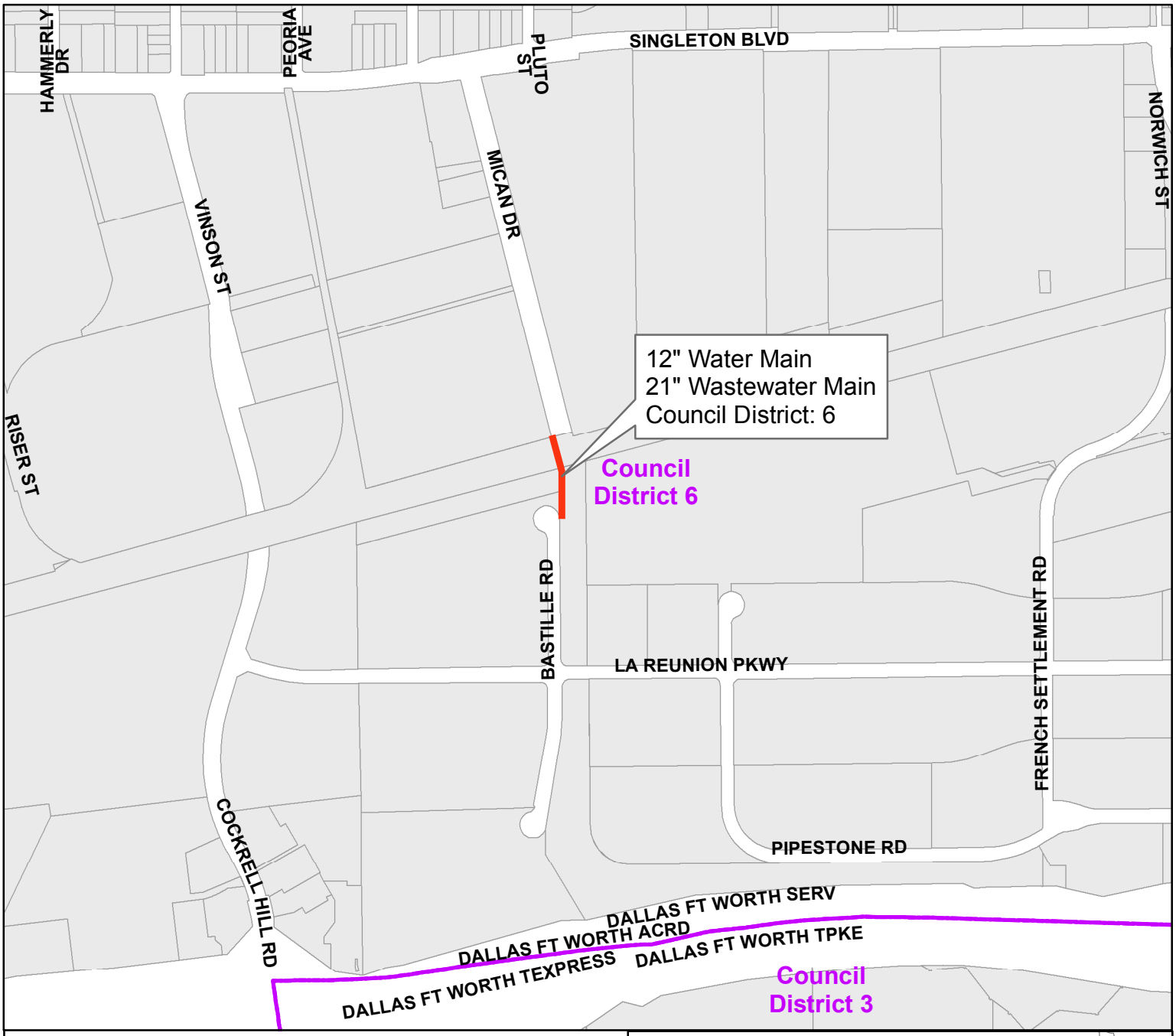
Gretna Street
from Lupo Drive to Mississippi Avenue



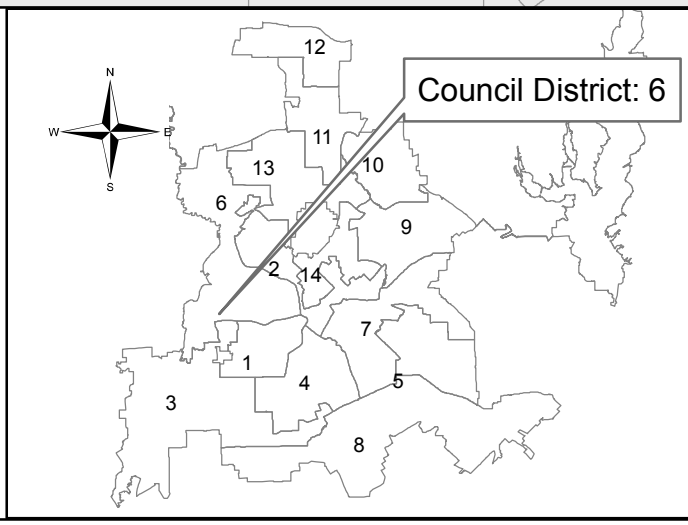
Contract No. 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3078

Segment 15 of 22



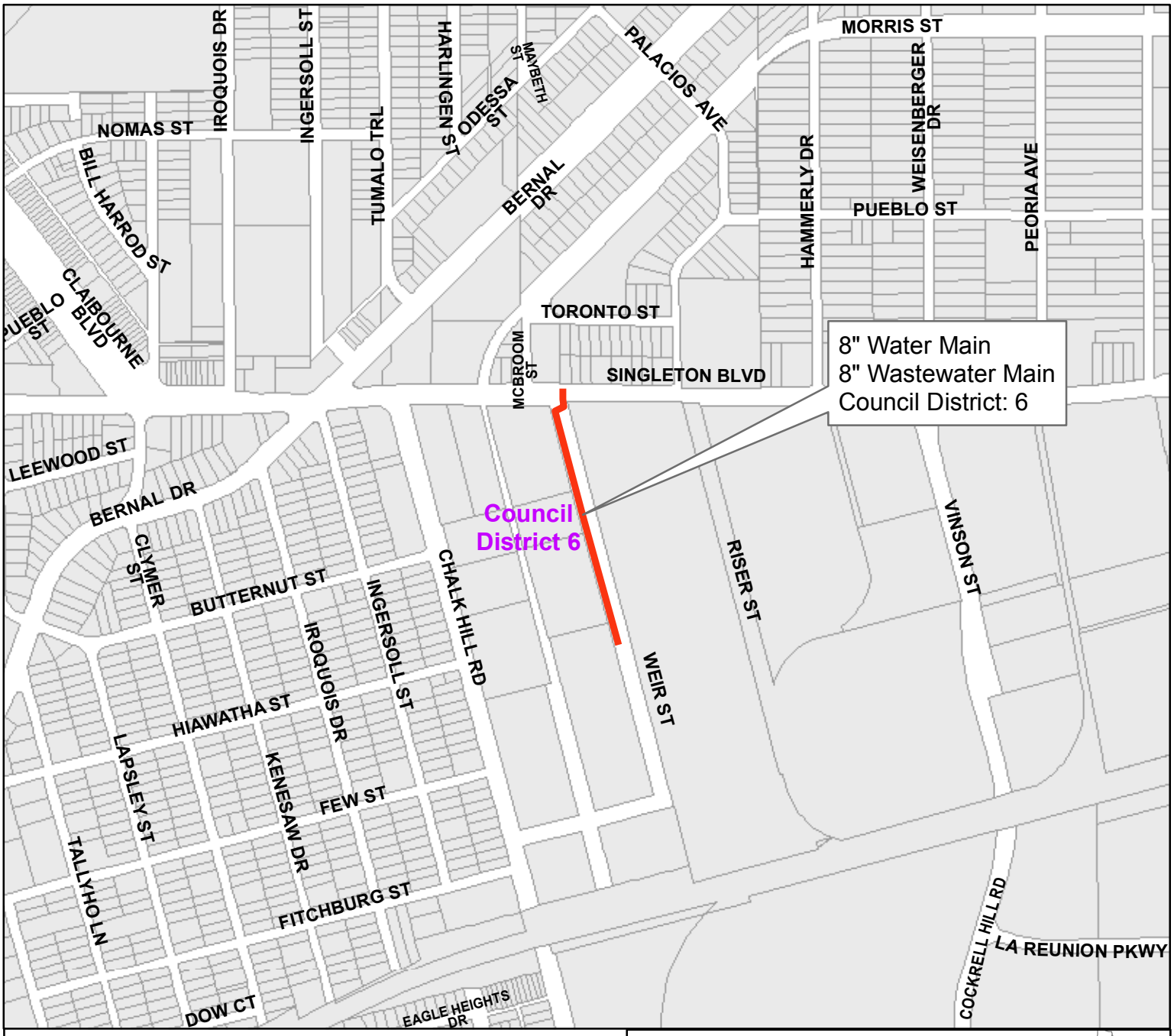
Mican Drive
from Bastille Road north



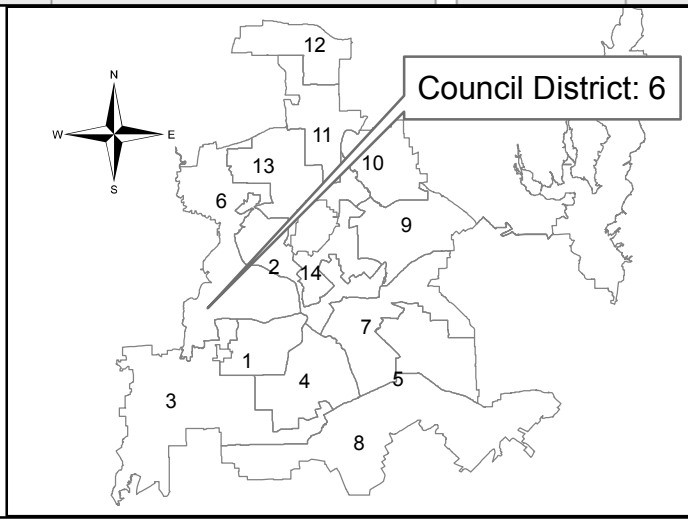
Contract No. 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3150

Segment 16 of 22



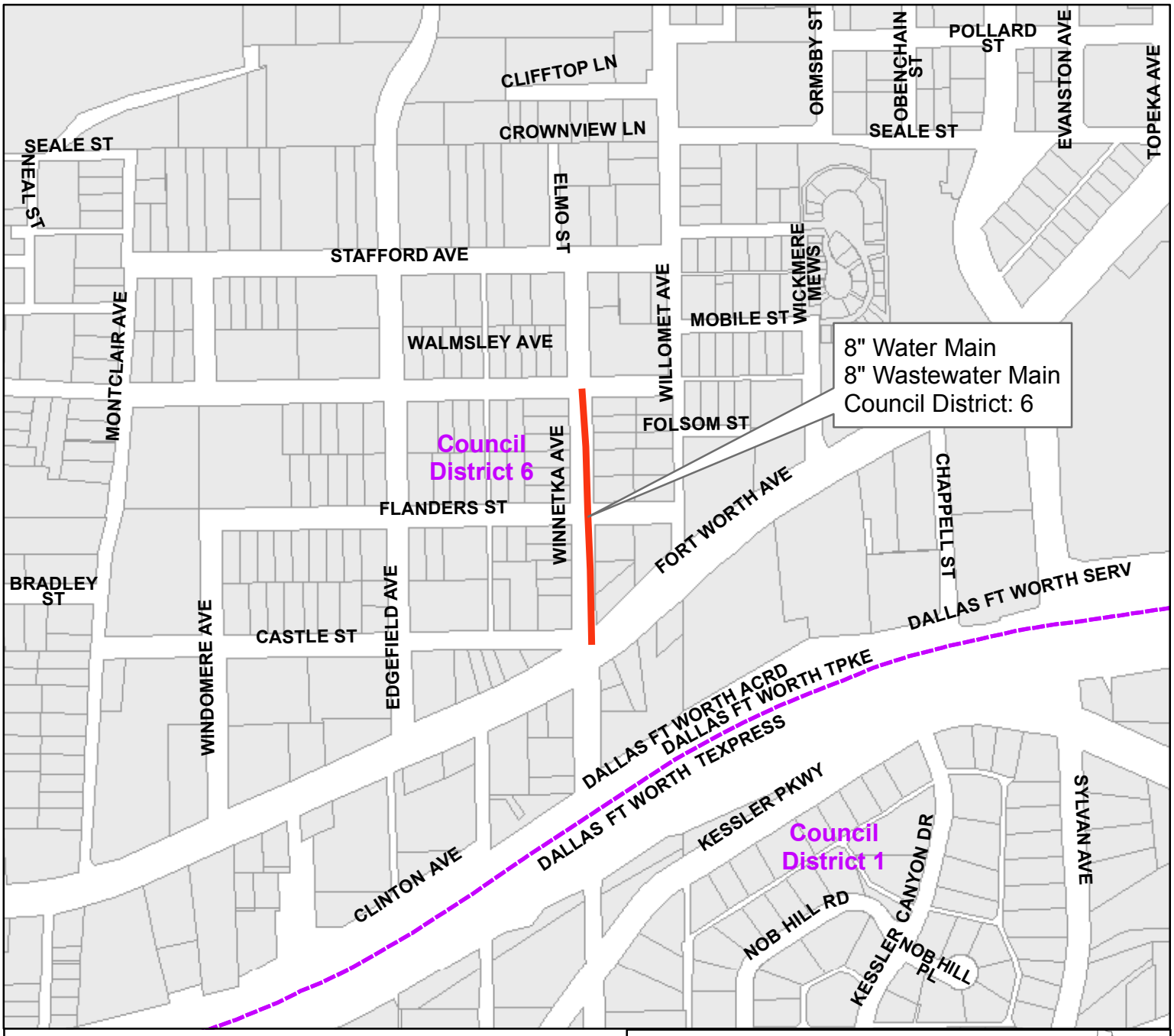
Weir Street
from Singleton Boulevard south



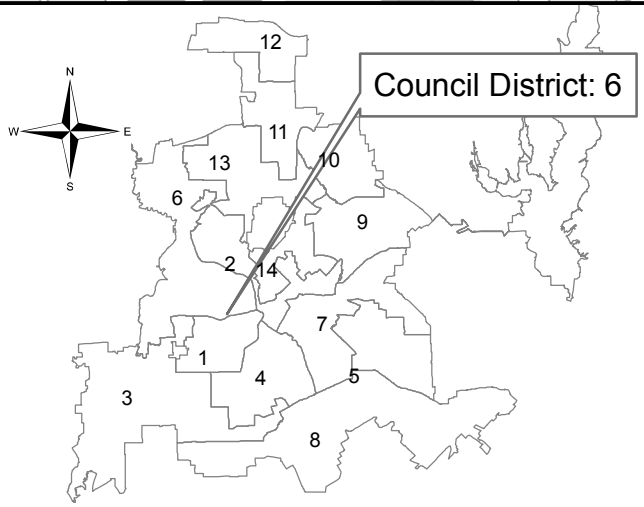
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3139

Segment 17 of 22



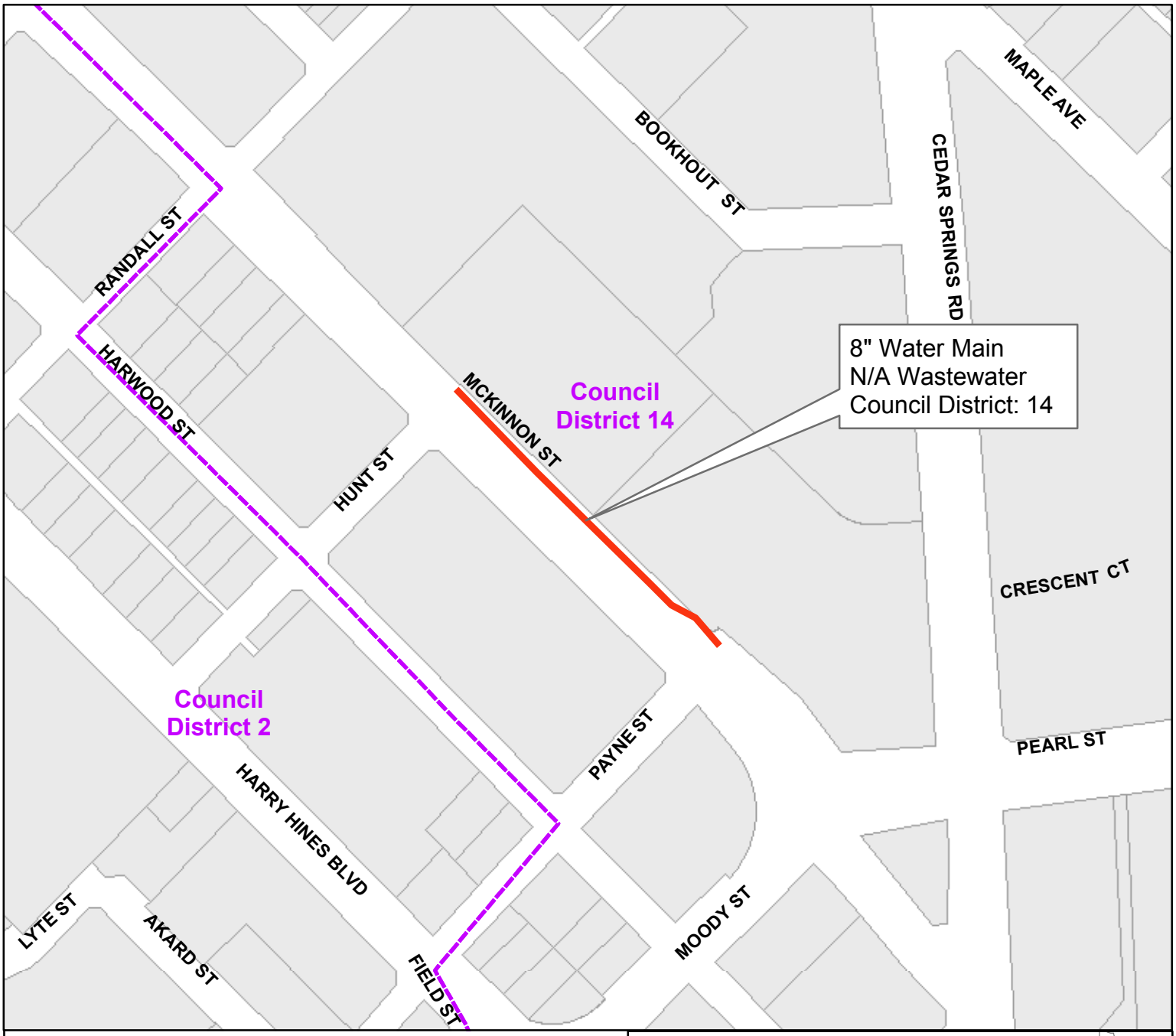
Winnetka Avenue
from Fort Worth Avenue to Walmsley Avenue



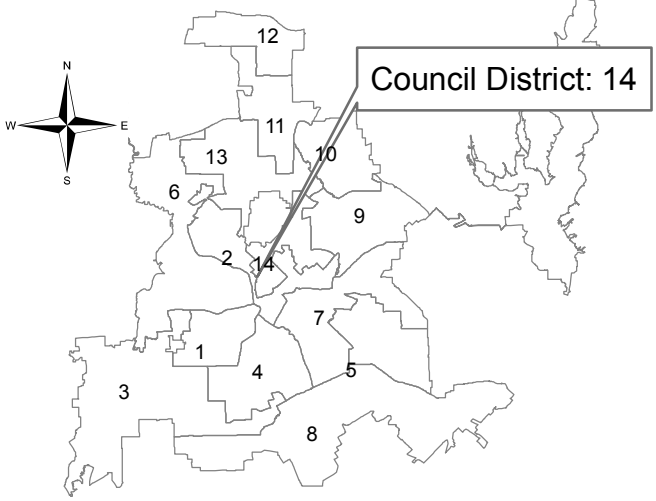
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3164

Segment 18 of 22

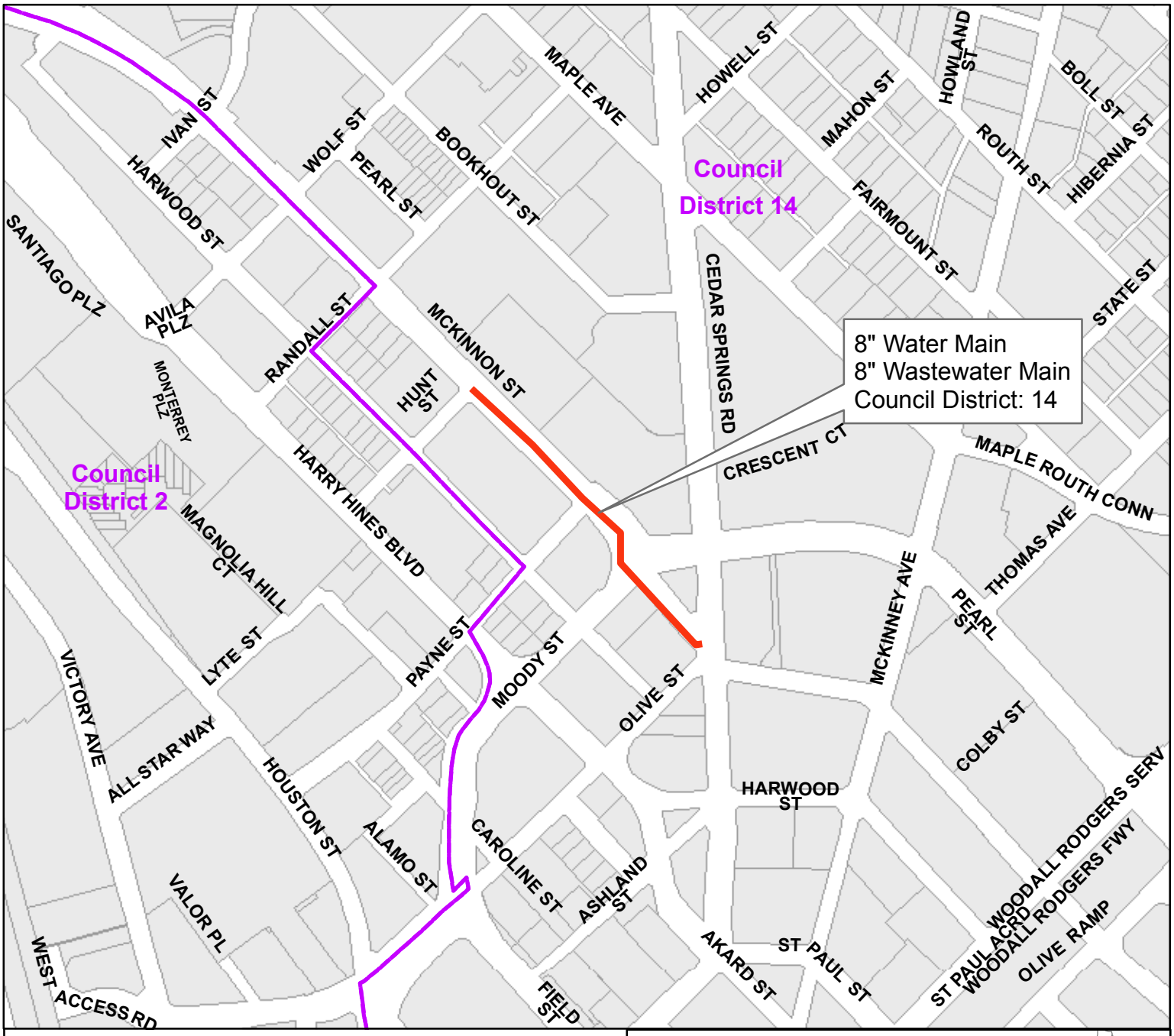


McKinnon Street (northside)
from Hunt Street to Payne Street

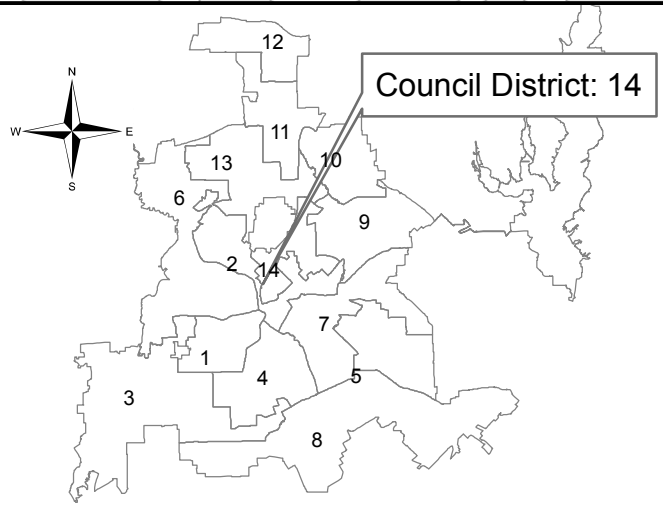


Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3113



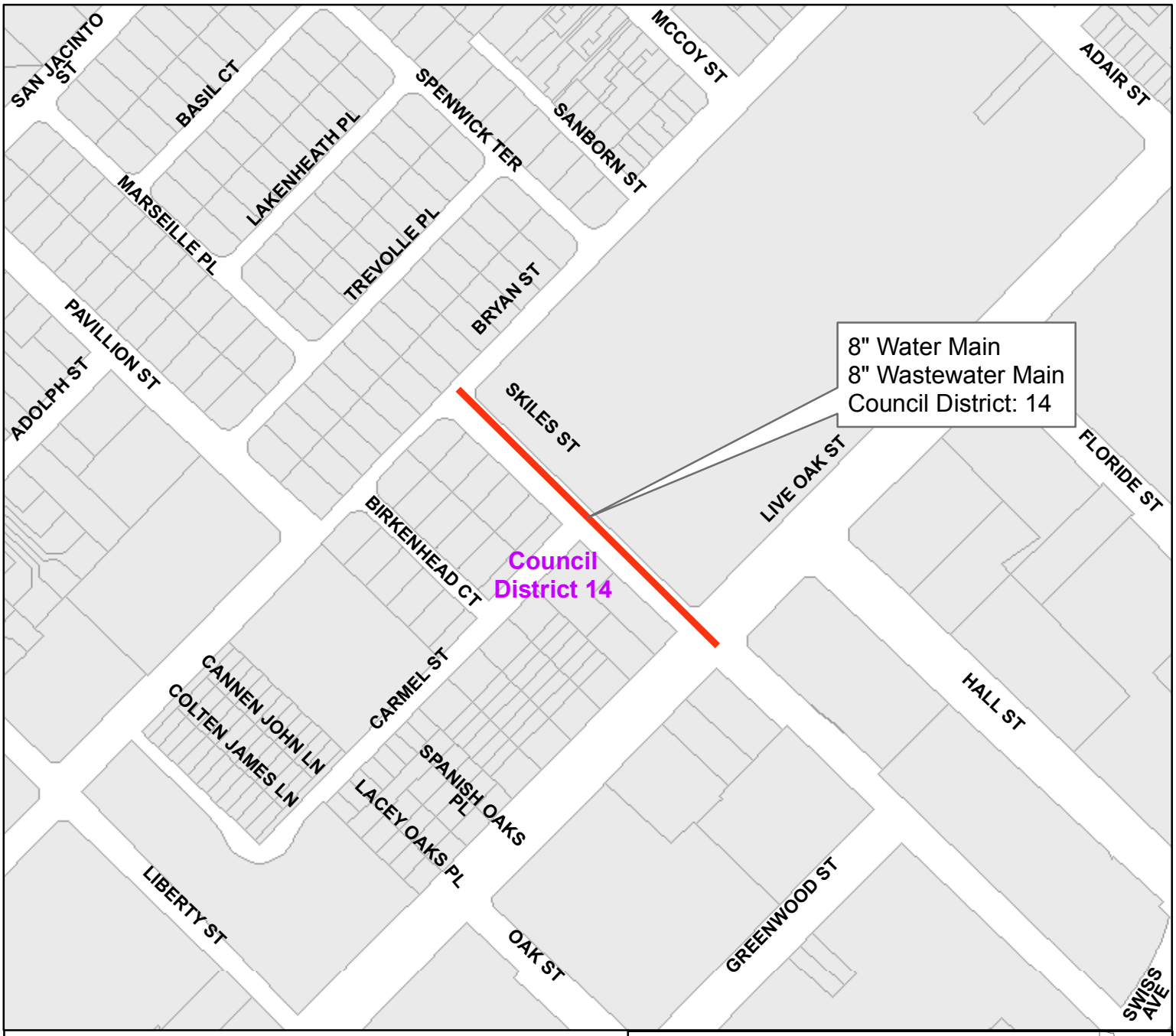
McKinnon Street (southside)
from Hunt Street to Cedar Springs Road



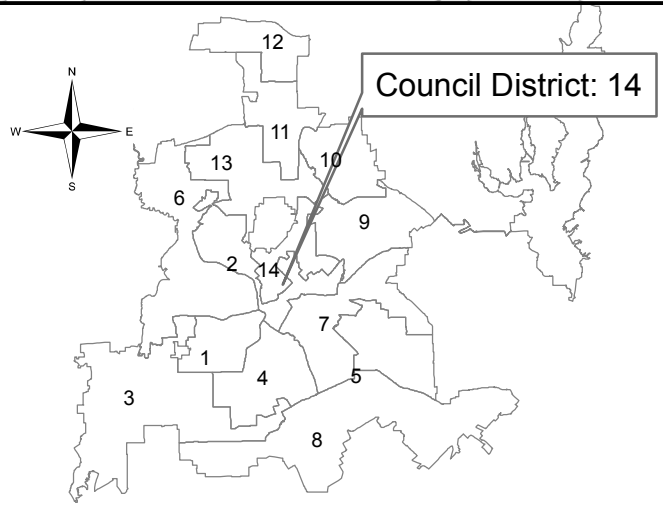
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3112

Segment 20 of 22

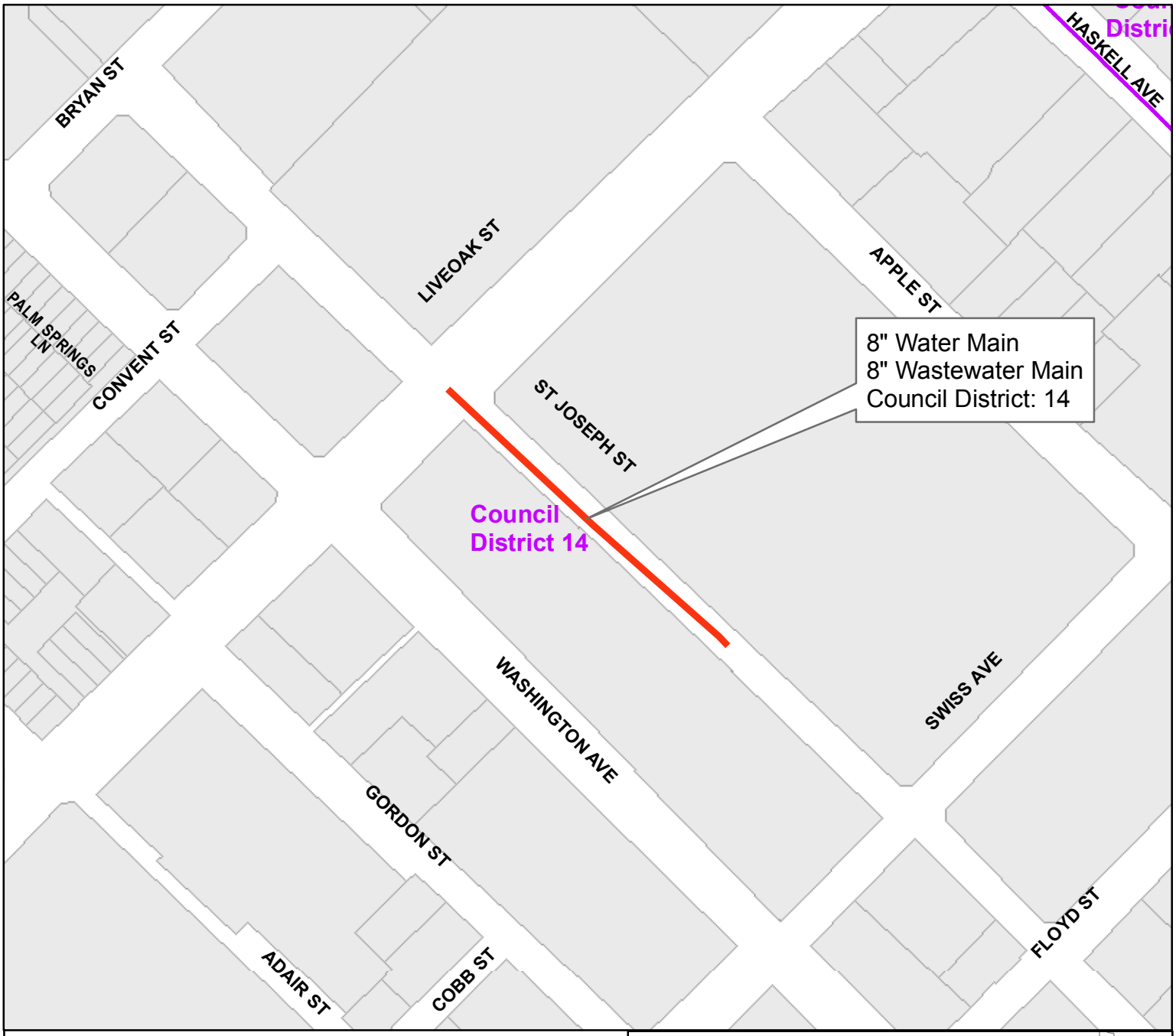


Skiles Street
from Bryan Street to Live Oak Street

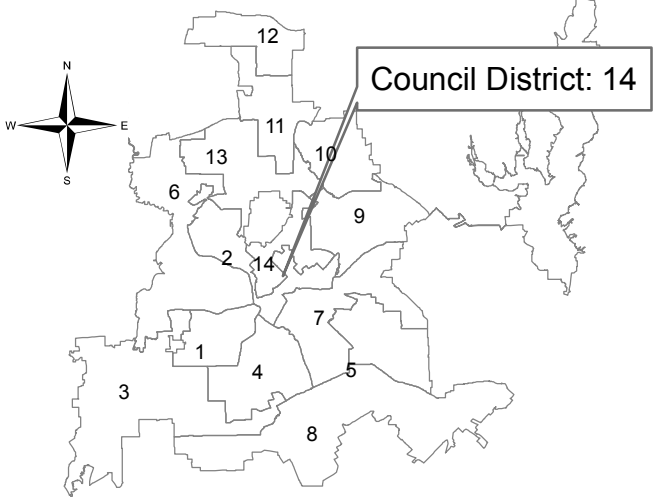


Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3853



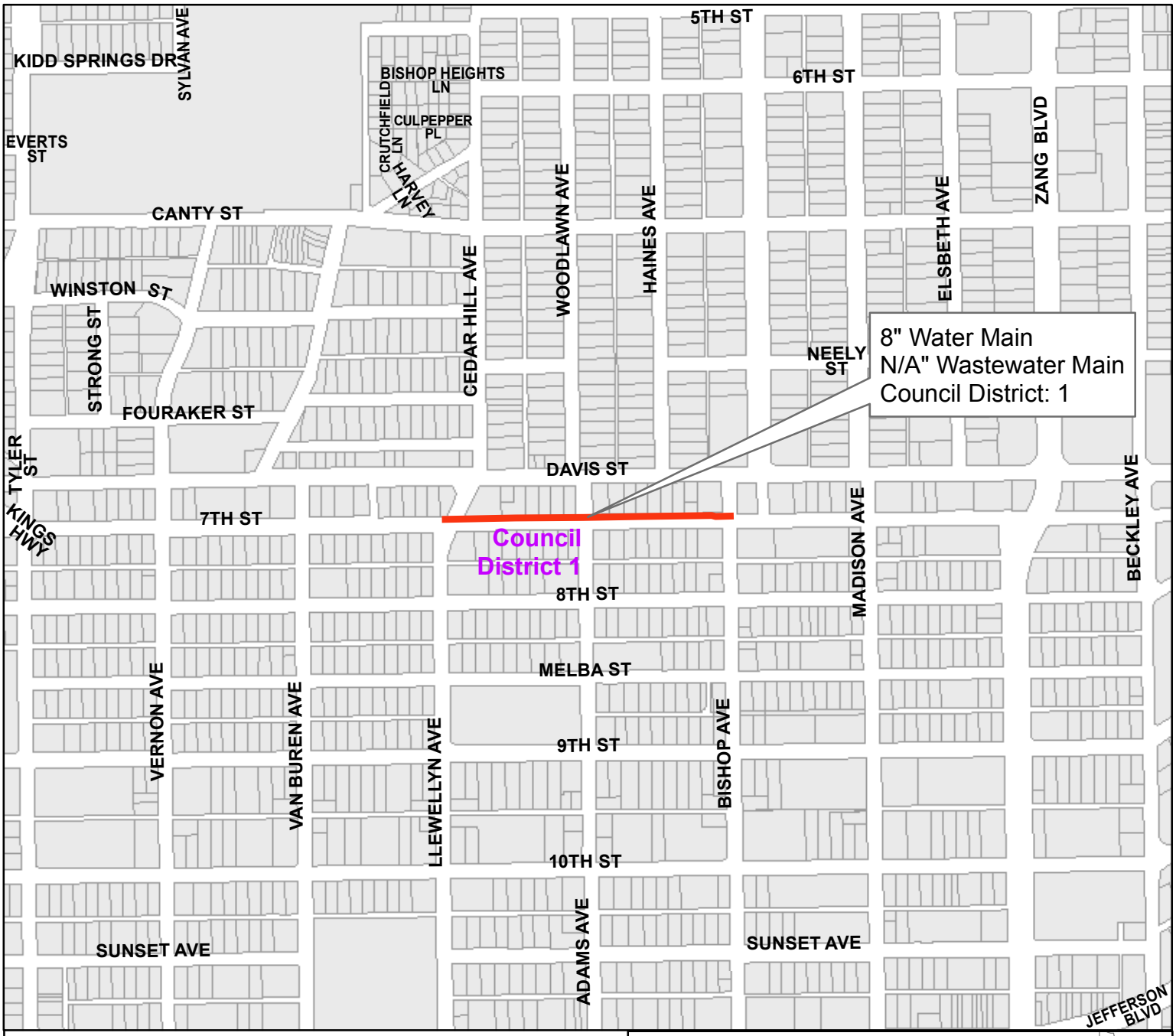
St. Joseph
from Live Oak southeast



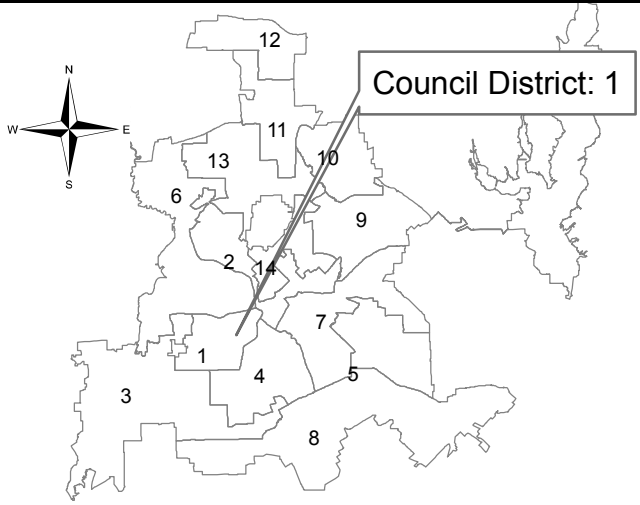
Contract No.: 18-269/270E
Water and Wastewater Main Renewals
at 22 Locations

PID: 3105

Segment 22 of 22



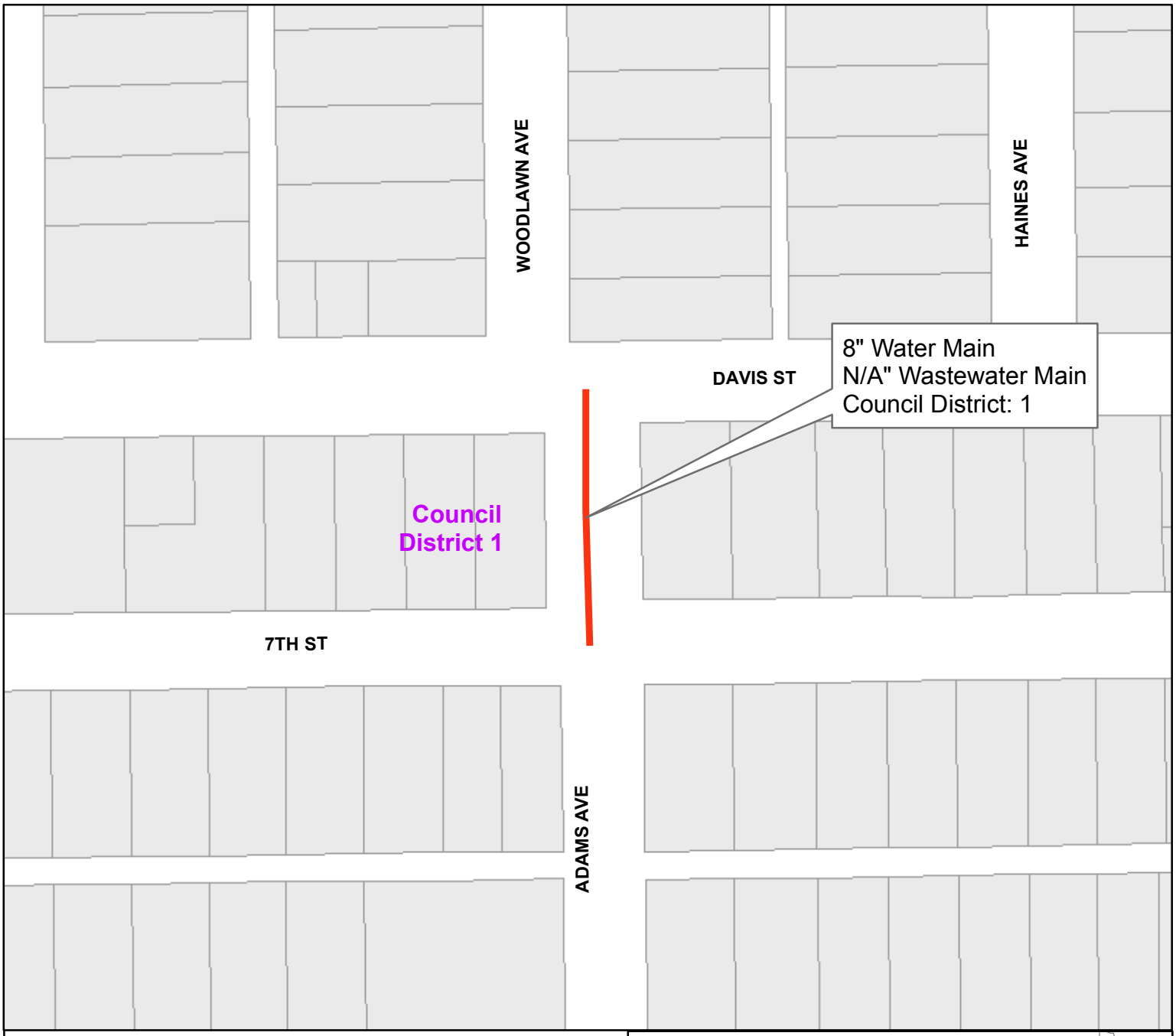
7th Street
from Llewellyn Avenue to Bishop Avenue



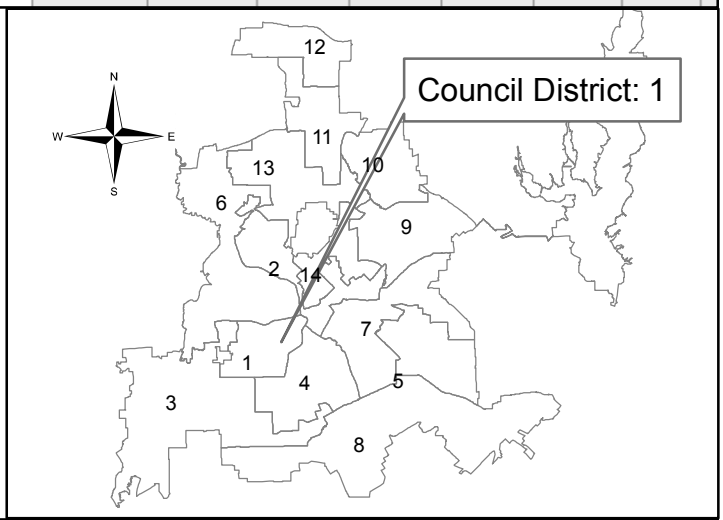
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3235

Segment 1 of 34



Adams Avenue
from 7th Street to Davis Street

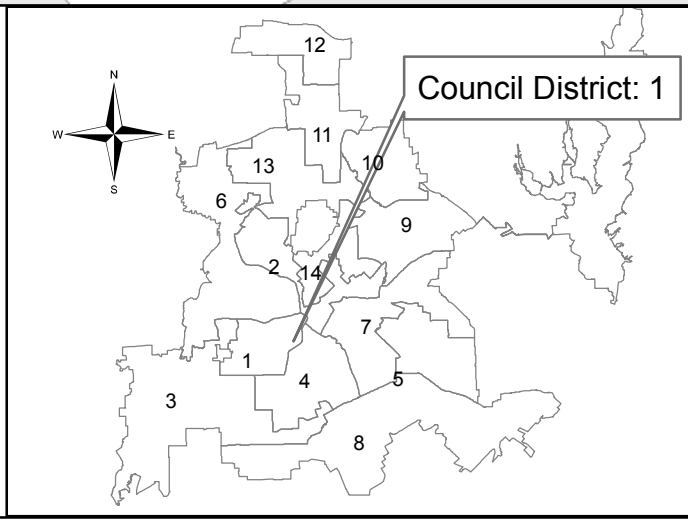


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3236

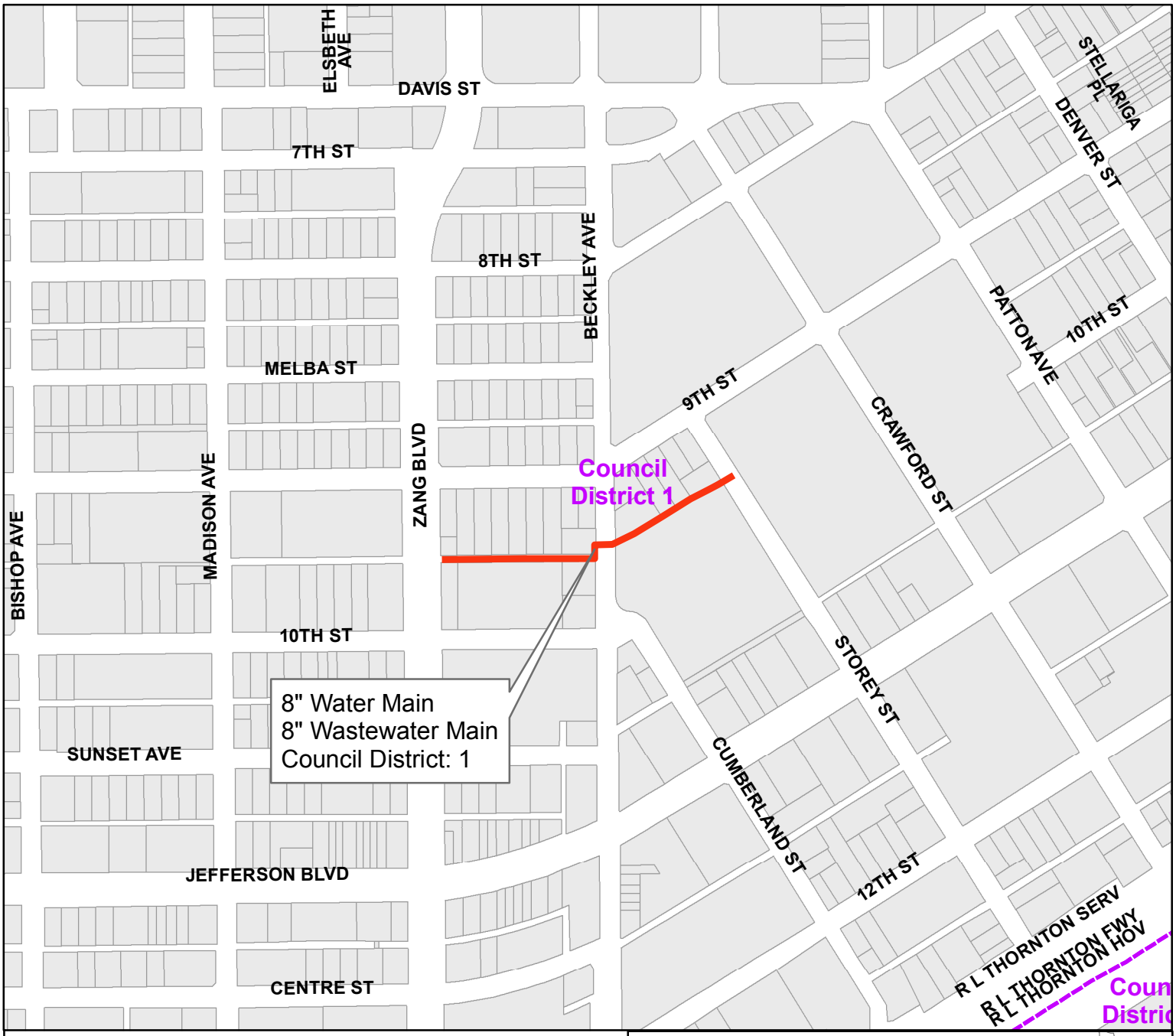


Alley between 9th Street and 10th Street
from Patton Avenue to Denver Street

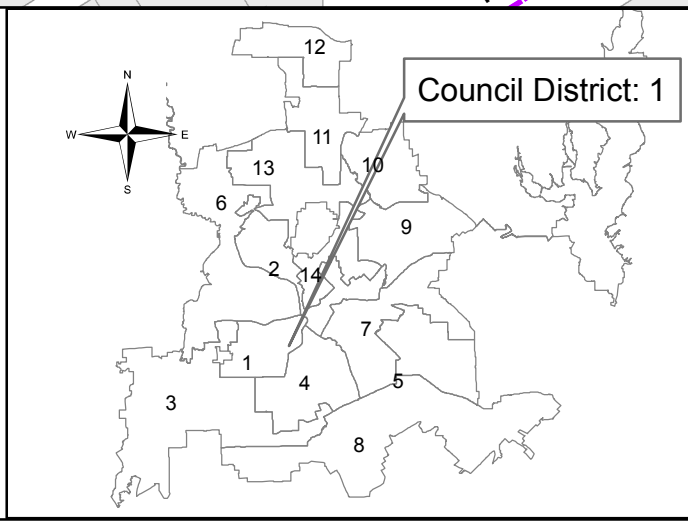


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 5155

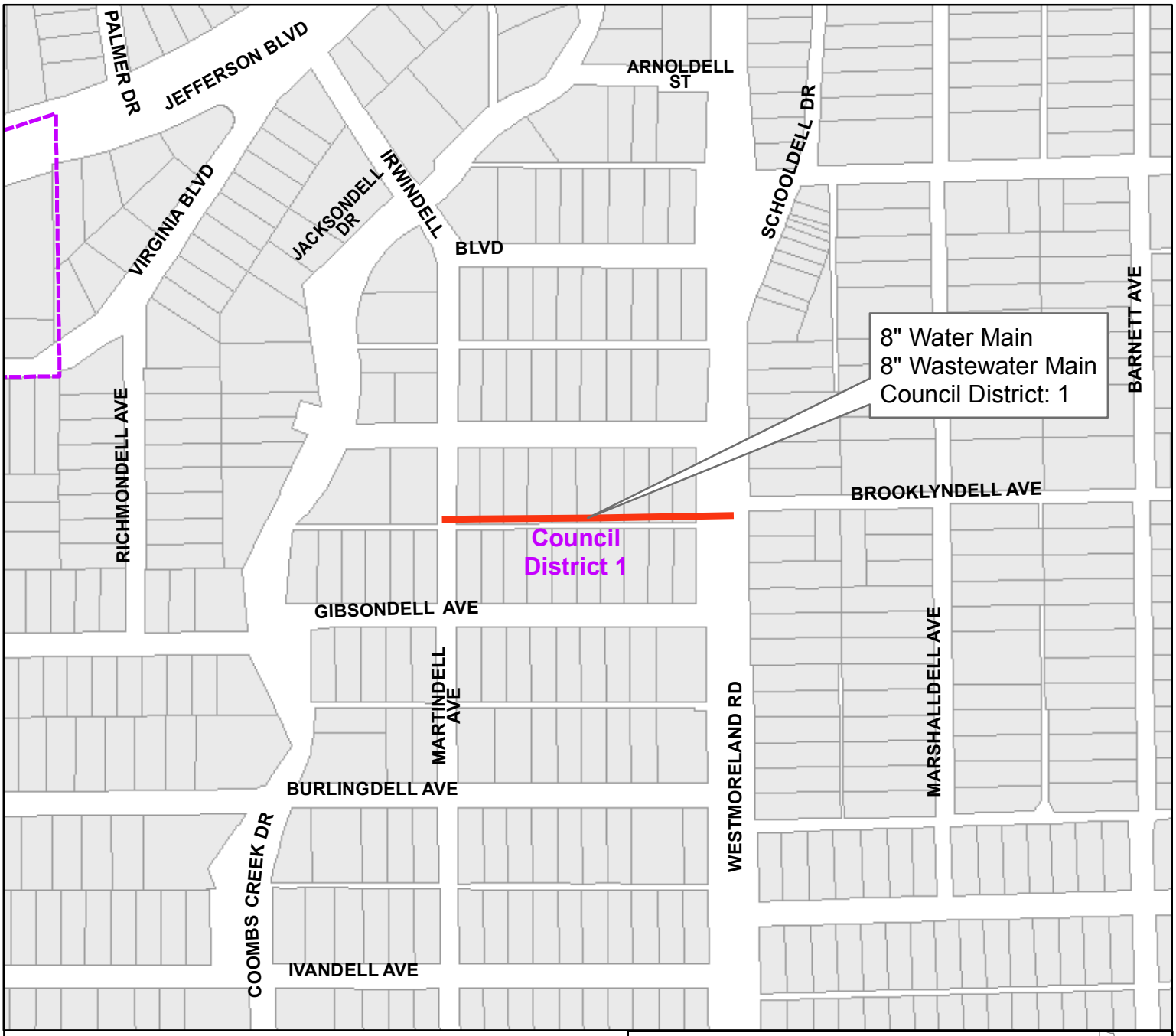


Alley between 9th Street and 10th Street
from Zang Boulevard to Story Street



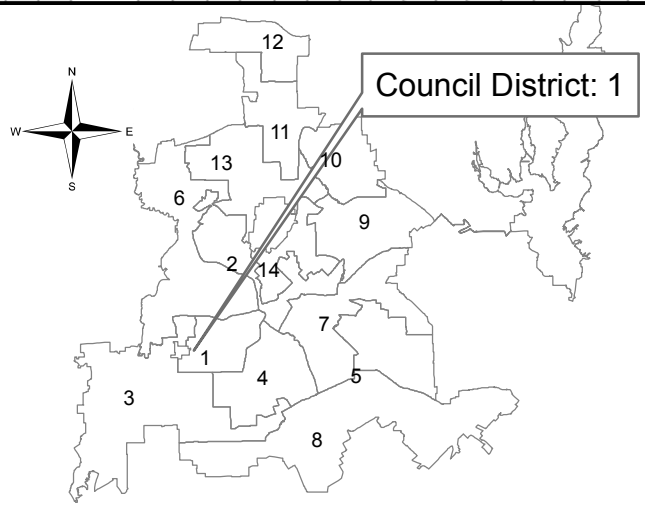
Contract No. 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3238



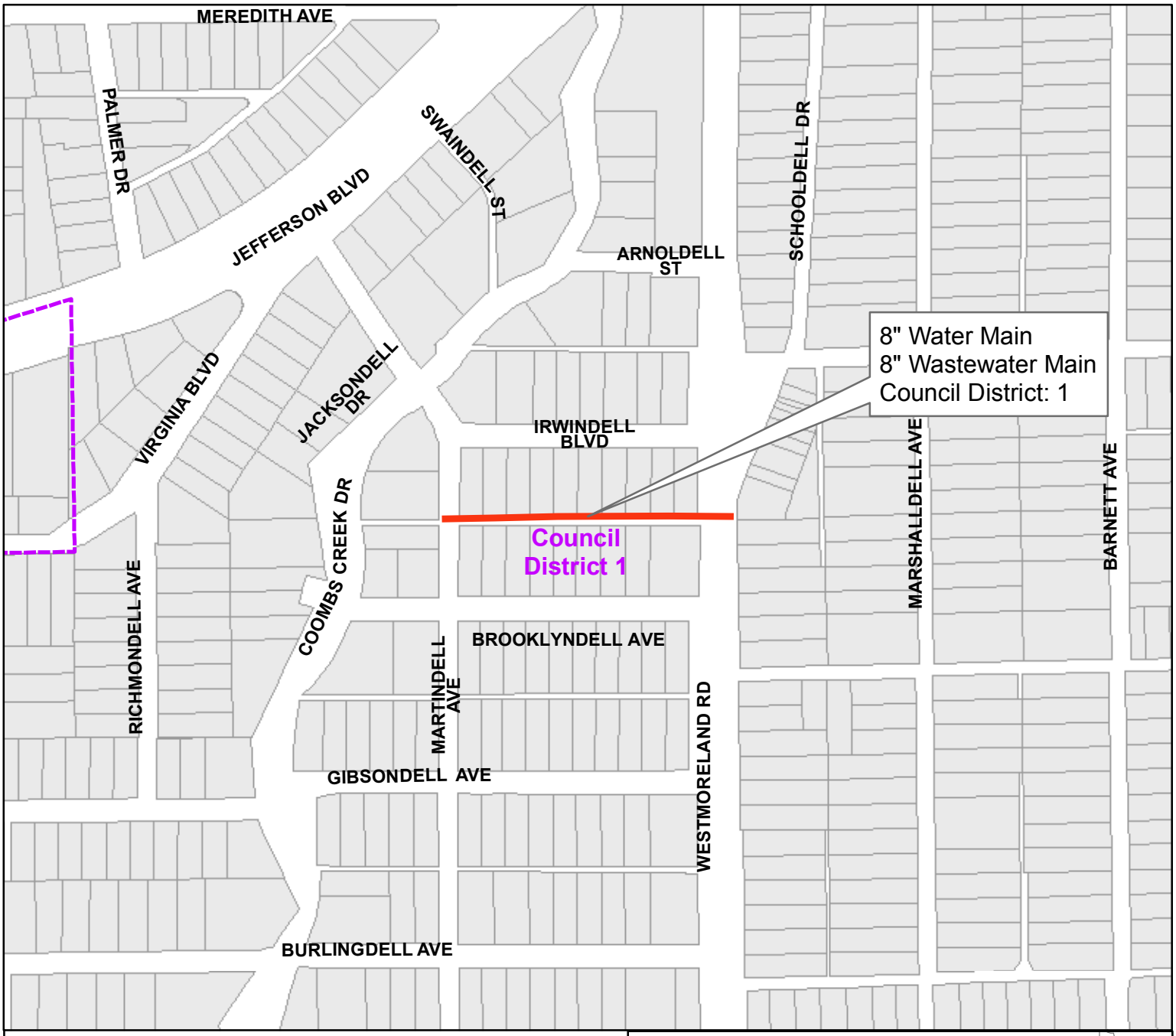
Alley between Brooklyndell Avenue and Gibsondell Avenue

from Martindell Avenue to Westmoreland Road



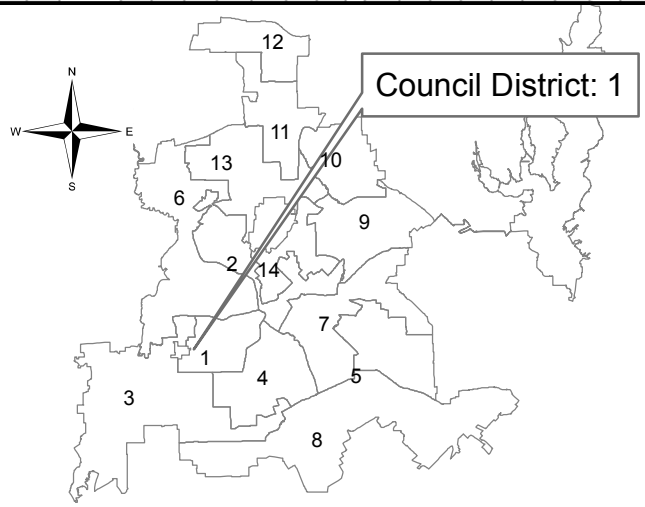
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3256



Alley between Brooklyndell Avenue and Irwindell Boulevard

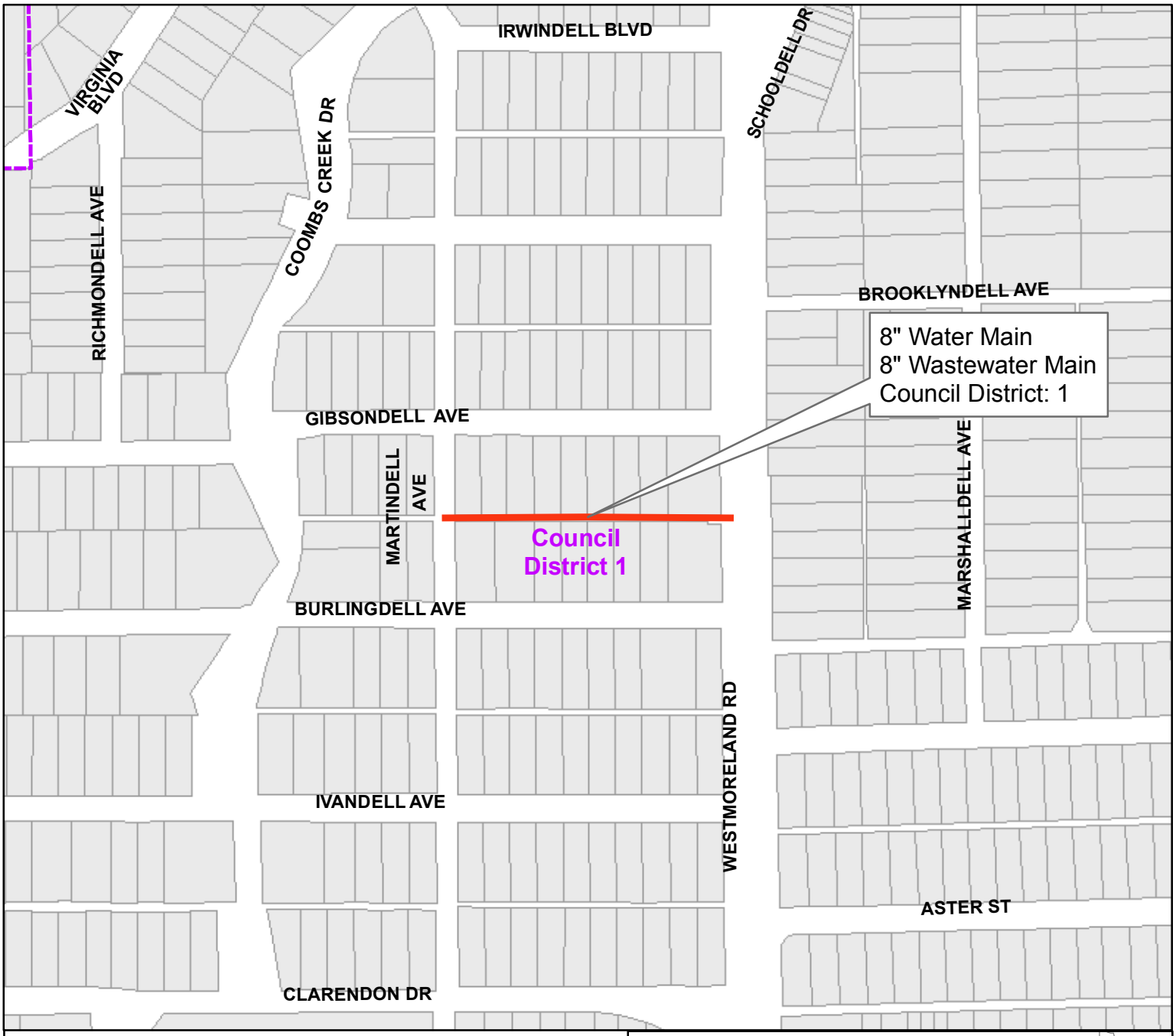
from Martindell Avenue to Westmoreland Road



Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

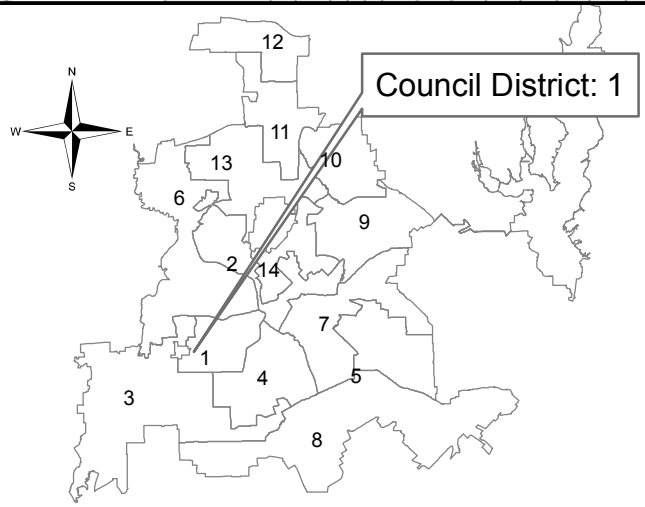
PID: 4133

Segment 6 of 34



Alley between Burlingdell Avenue and Gibsondell Avenue

from Martindell Avenue to Westmoreland Road



Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

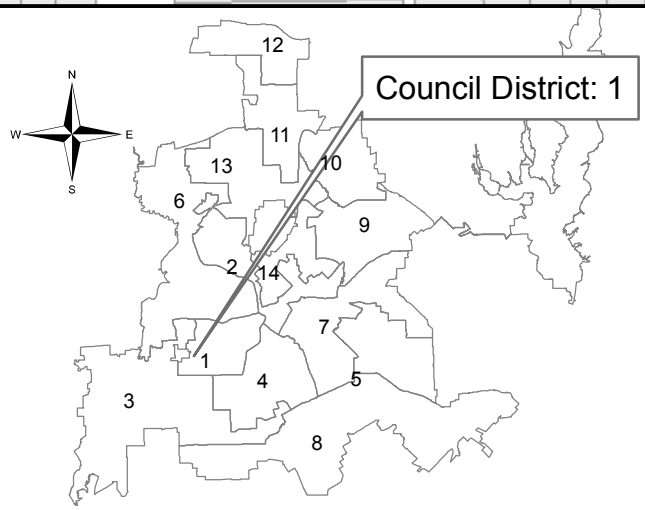
PID: 3279

Segment 7 of 34



Alley between Burlingdell Aveue to Ivandell Aveneu

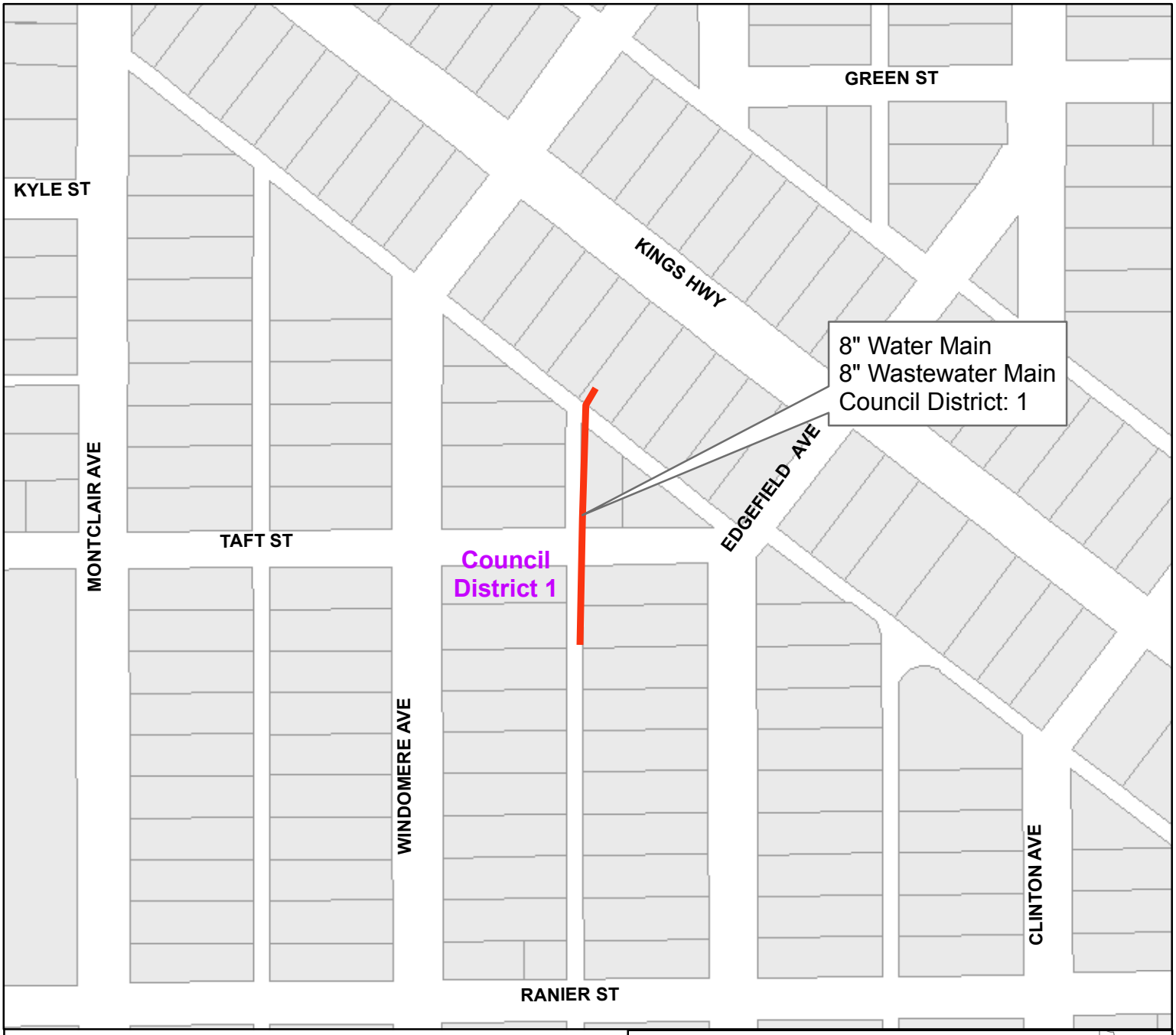
from Martindell Avenue to Westmoreland Road



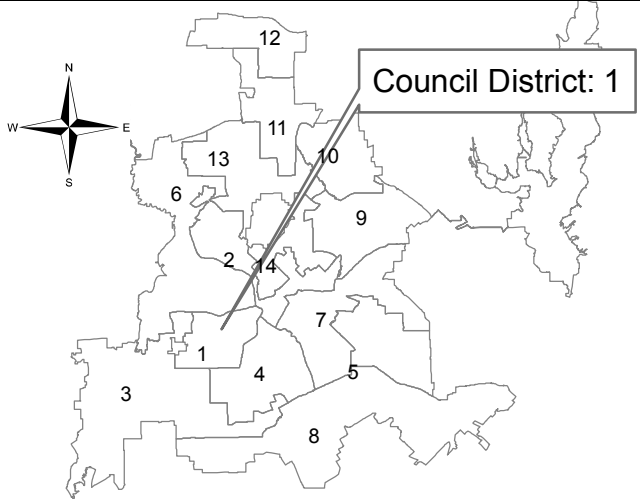
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3280

Segment 8 of 34

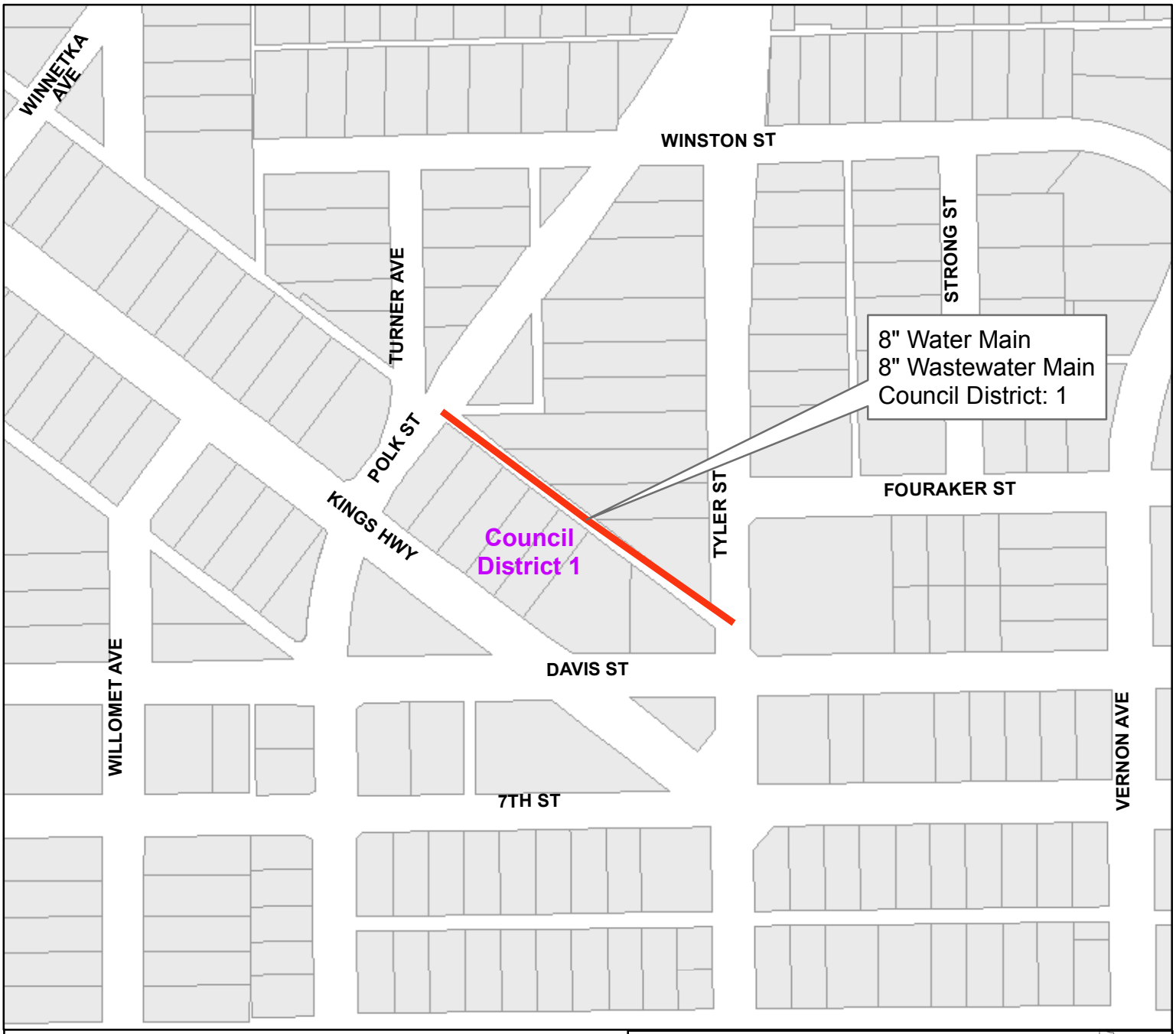


Alley between Edgefield Avenue and
Windomere Avenue
from north & south of Taft Street

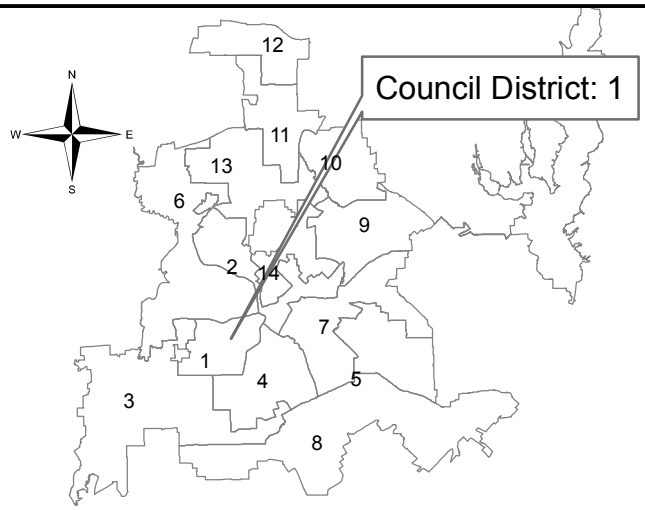


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3208

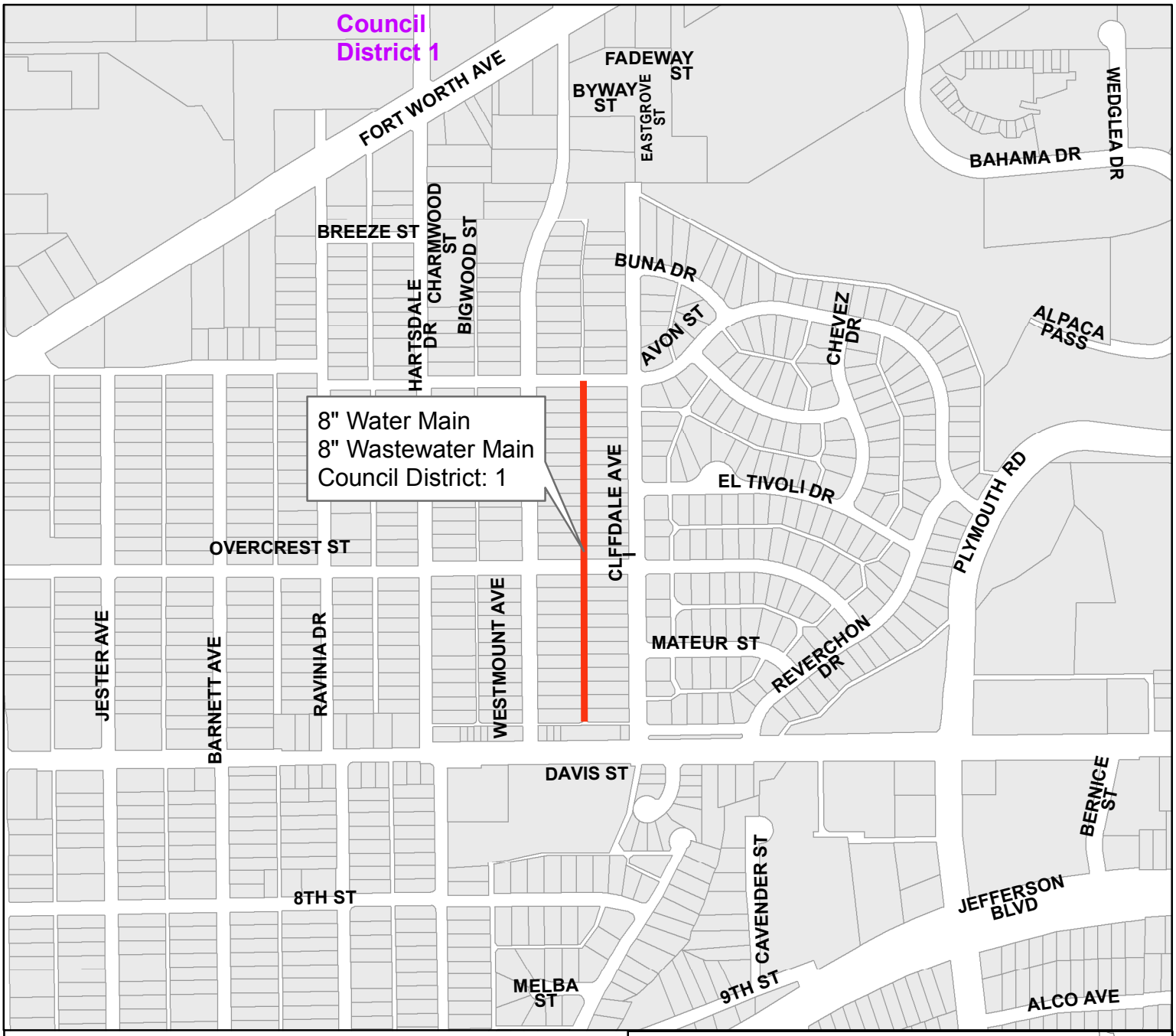


Alley between Polk Street and Tyler Street
north of Kings Highway



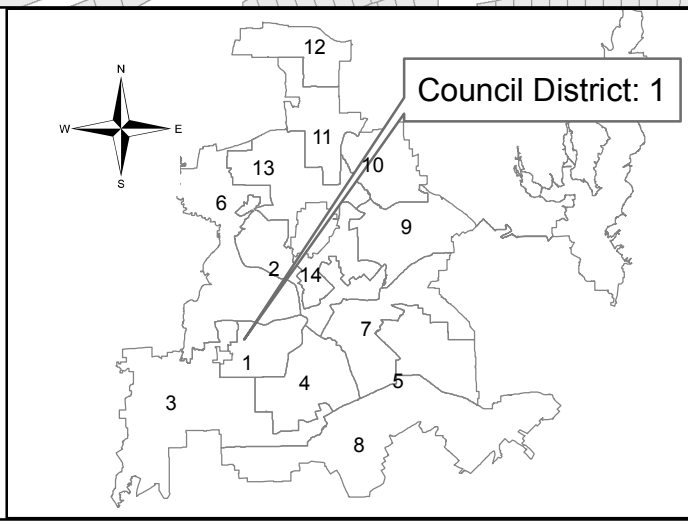
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3210



Alley between Westmount Avenue and Cliffdale Avenue

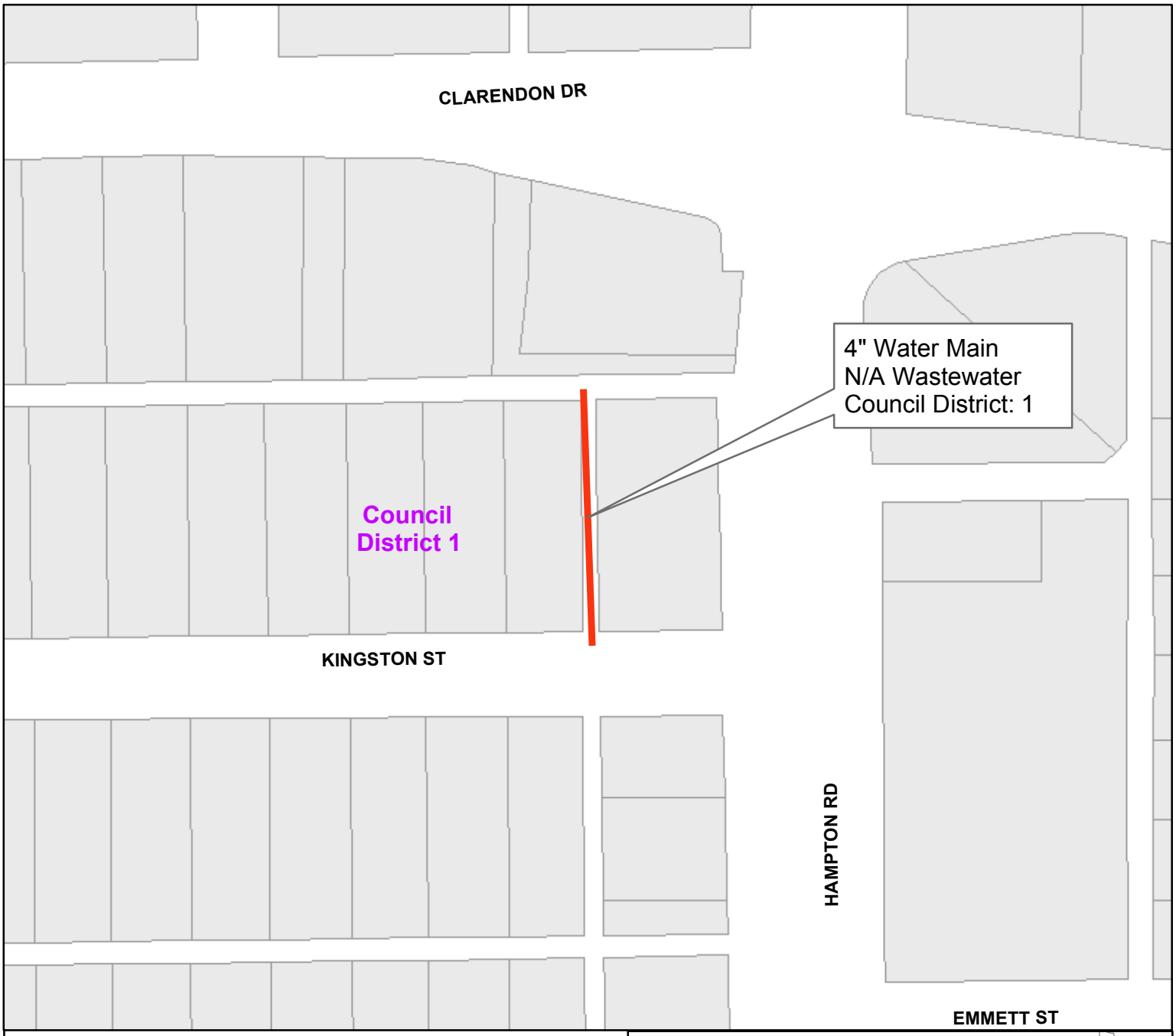
from Avon Street south



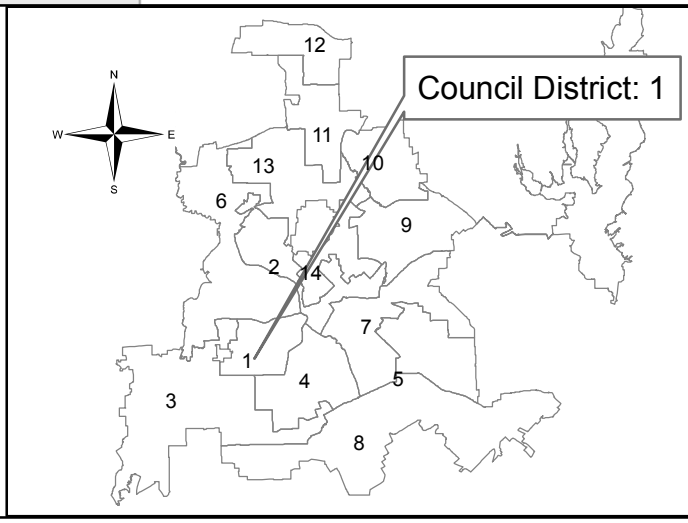
Contract No. 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 4777

Segment 11 of 34

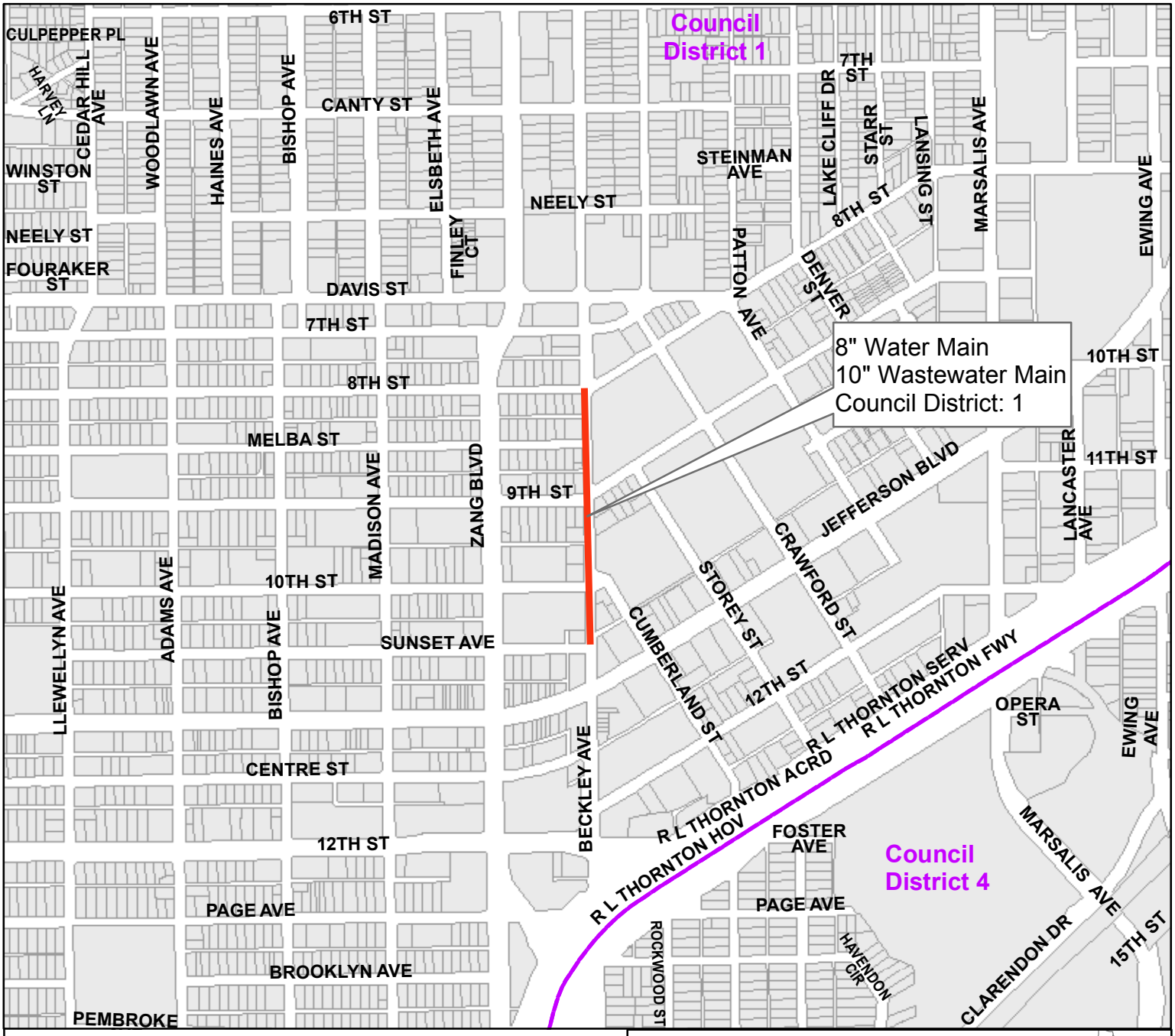


Alley west of Hampton Road
from Kingston Street north

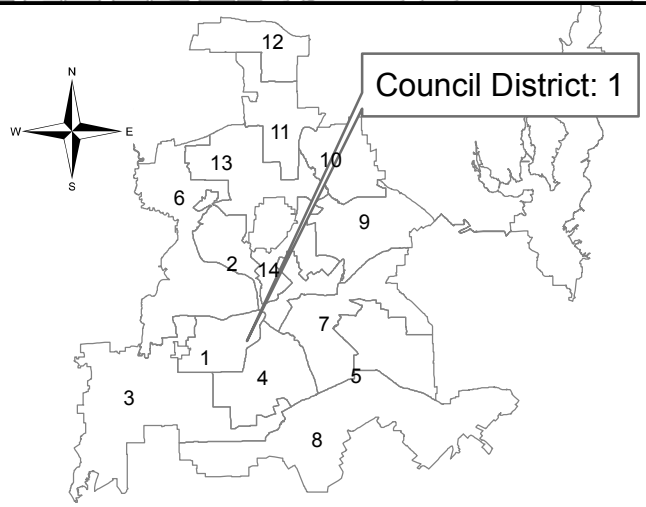


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 4236



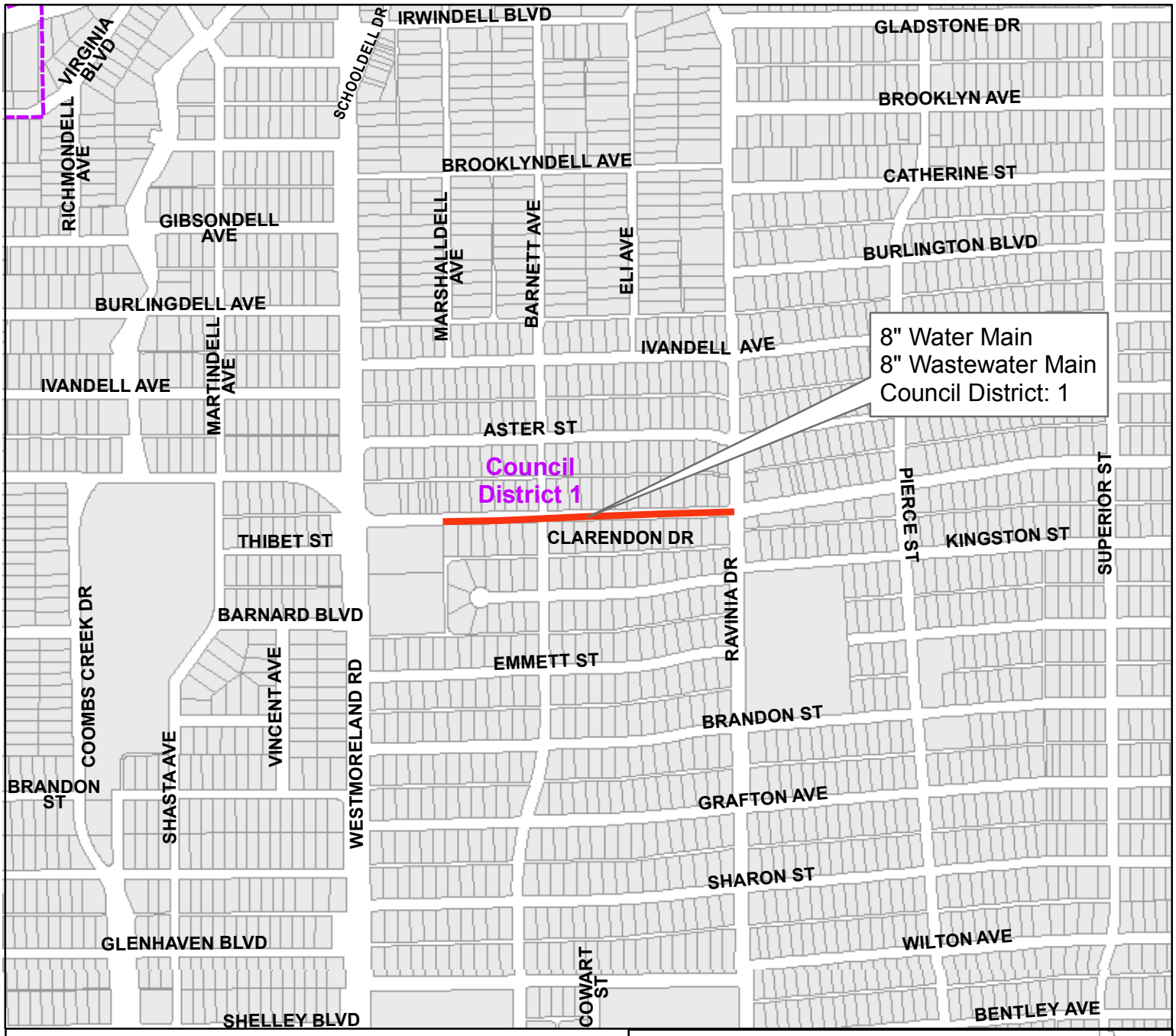
Beckley Avenue
from Sunset Avenue to 8th Street



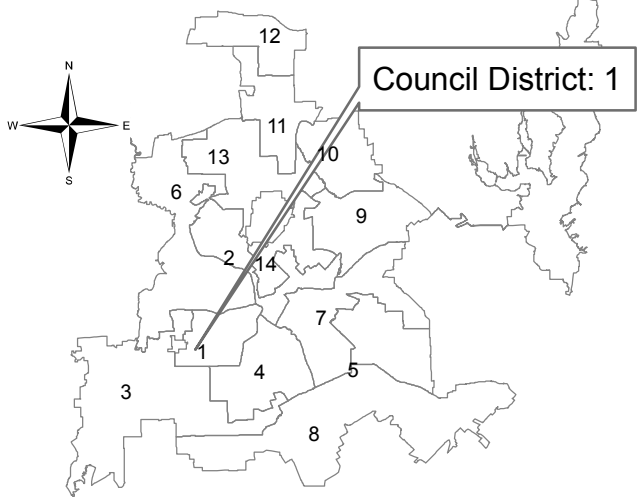
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 2682

Segment 13 of 34



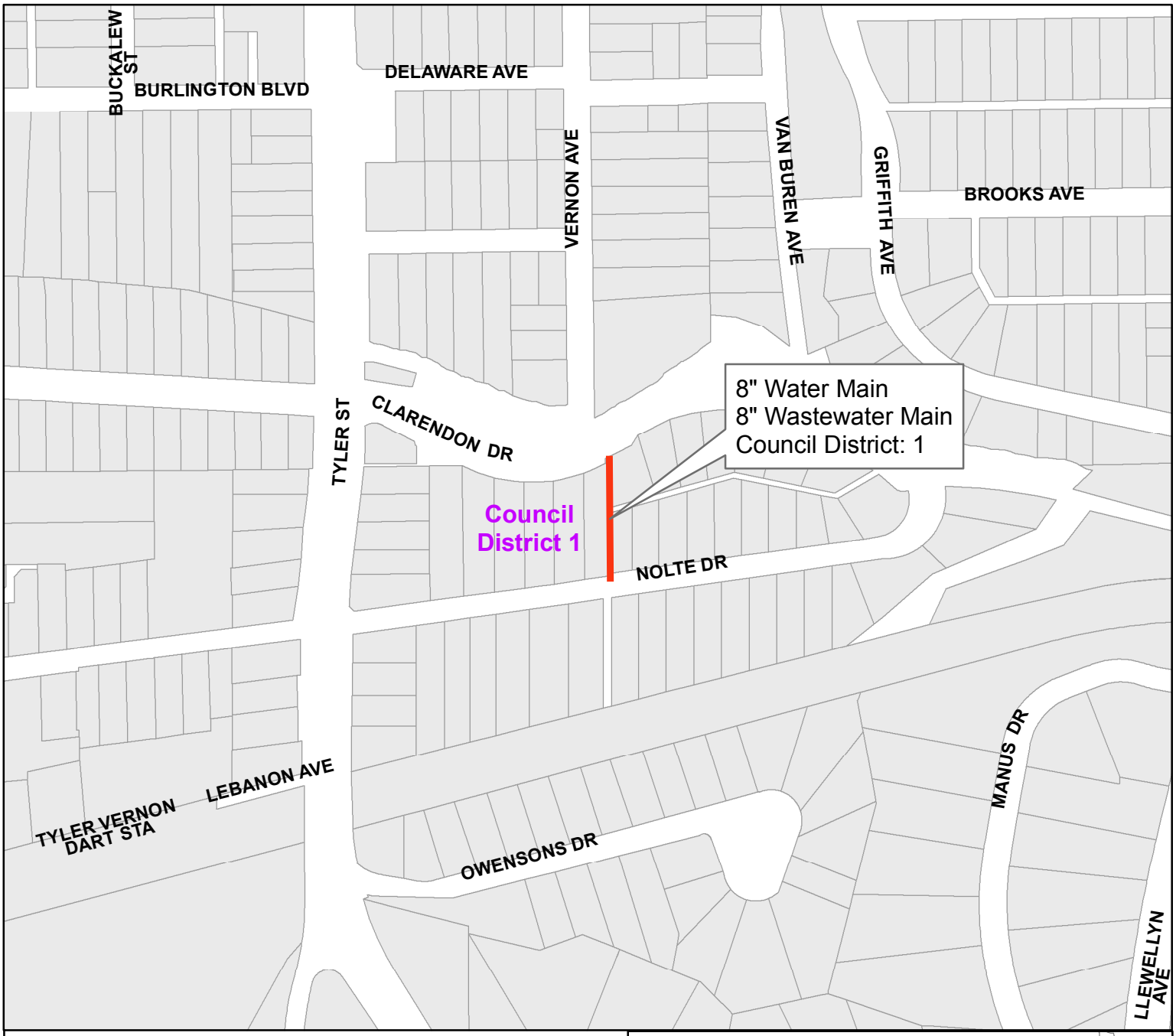
Clarendon Drive
from Ravinia Drive west



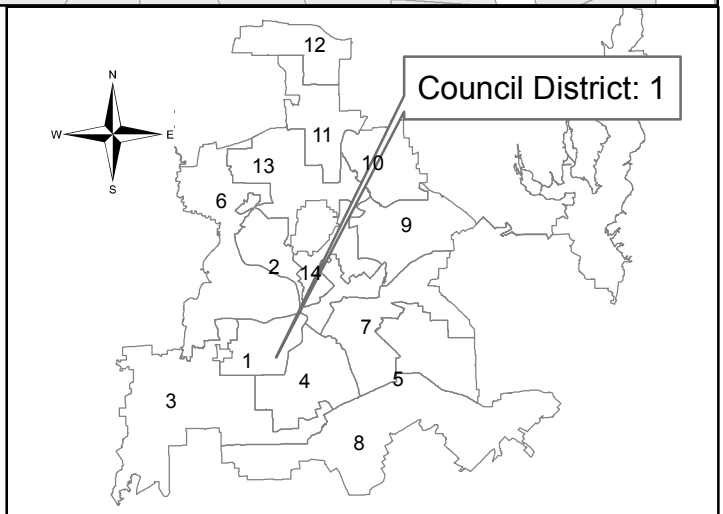
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3287

Segment 14 of 34



Easement between Tyler Street and Nolte Drive from Nolte Drive to Clarendon Drive



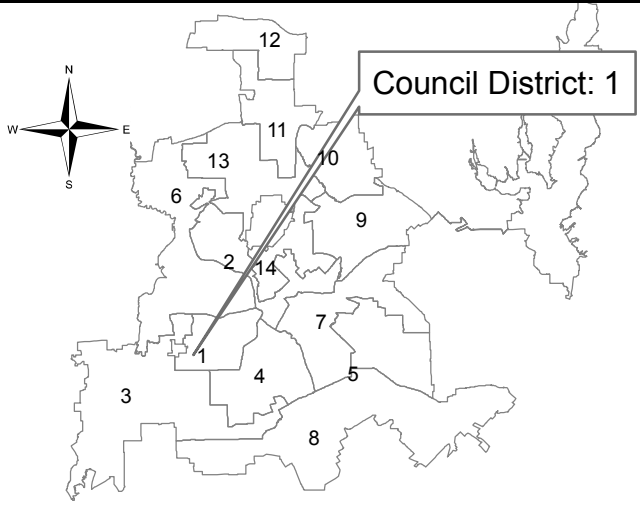
Contract No. 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 4235

Segment 15 of 34

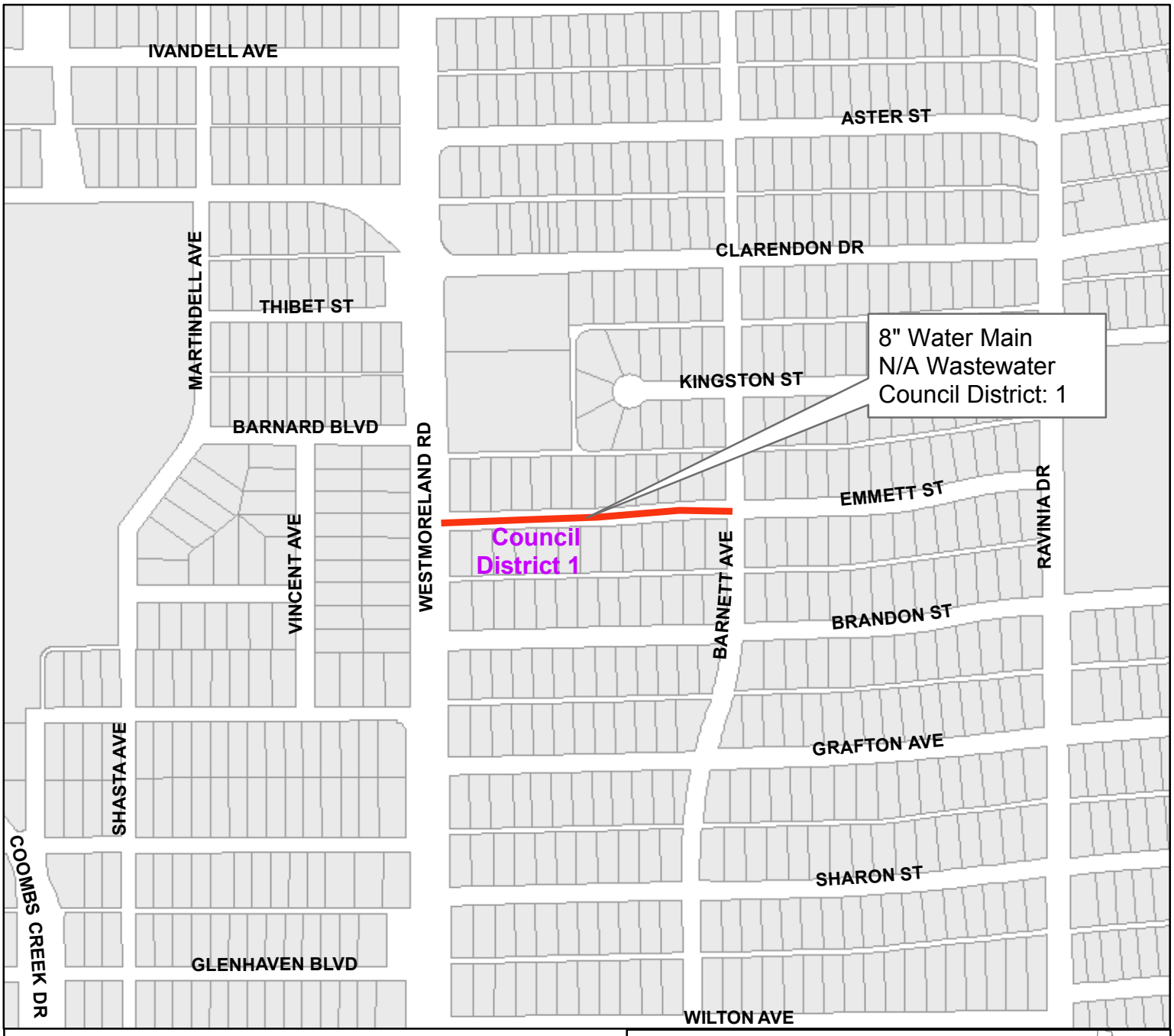


Easement east of Westmoreland Road
from Clarendon Drive to Emmett Avenue

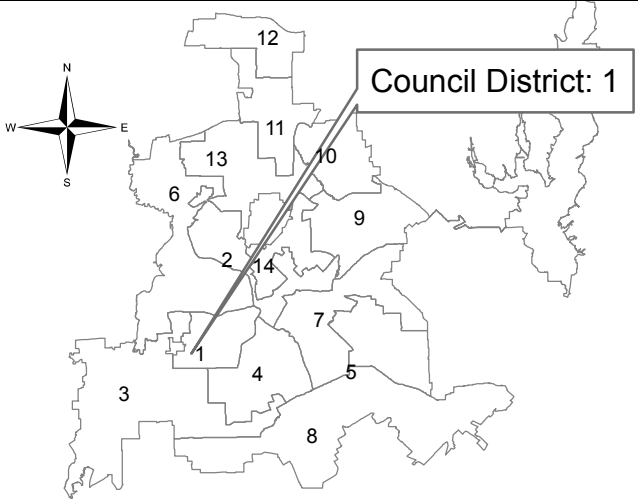


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3288



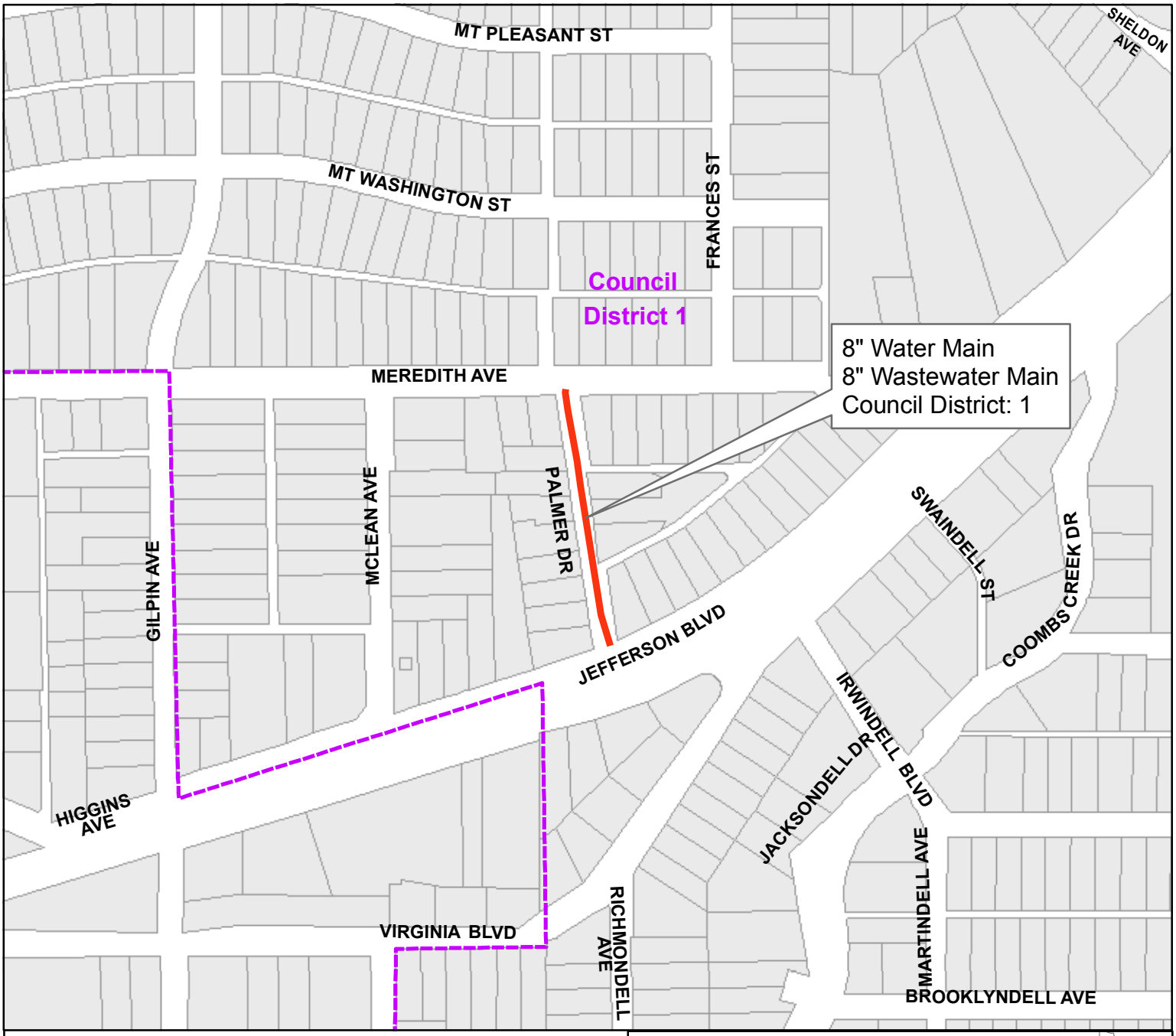
Emmett Street
from Westmoreland Road to Barnett Avenue



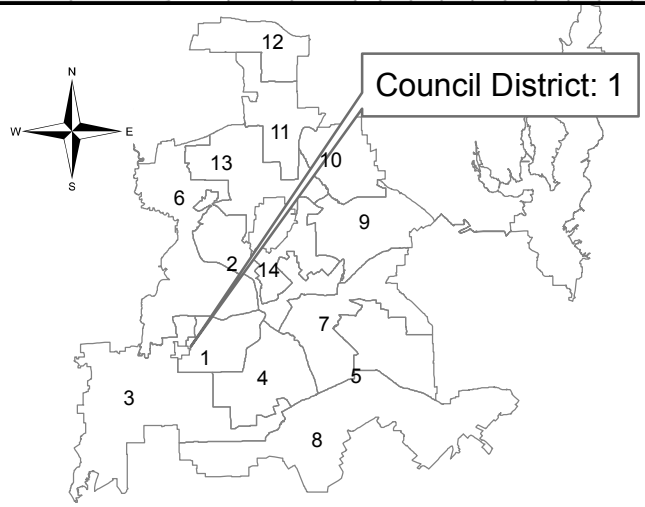
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3290

Segment 17 of 34

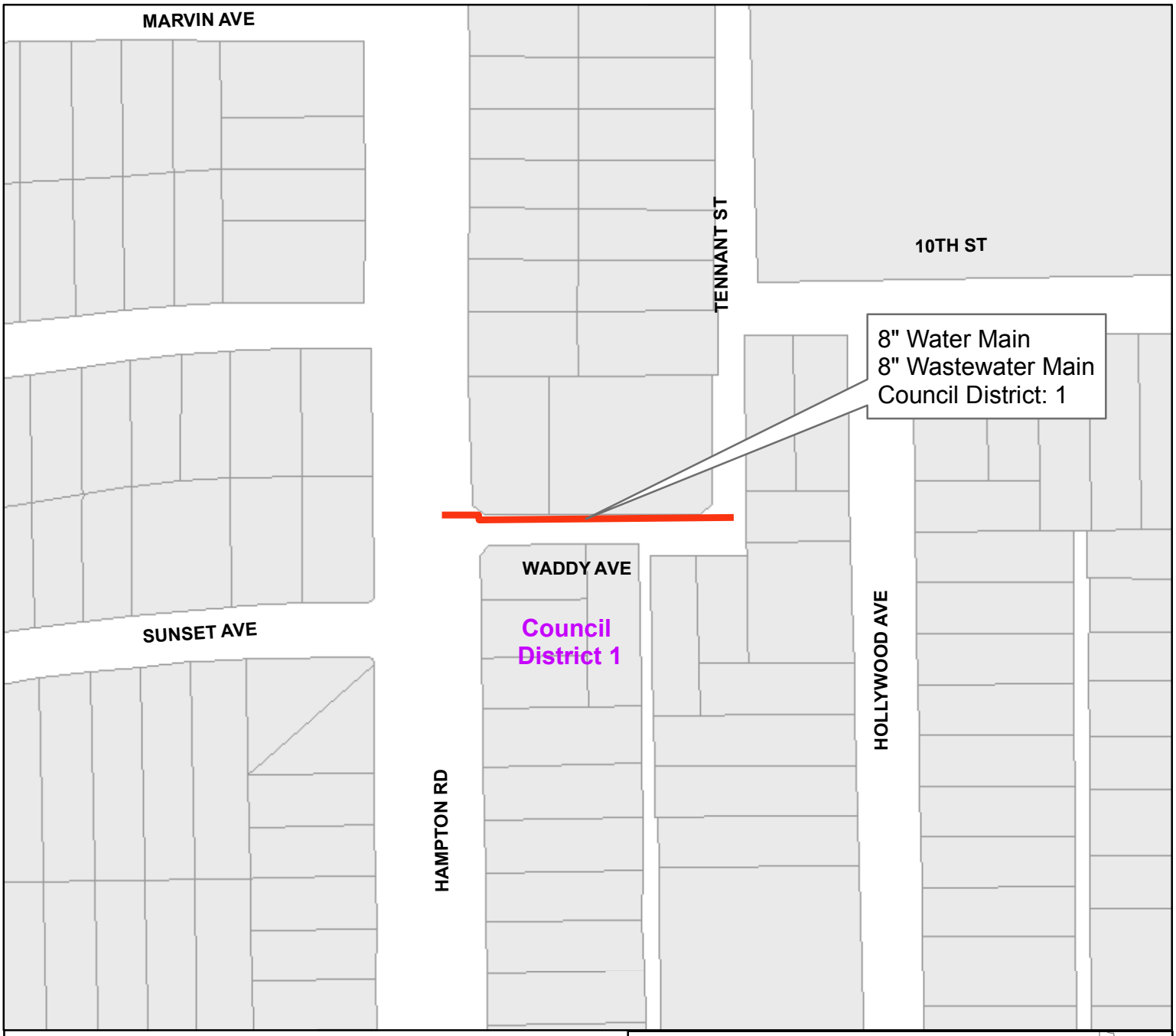


Palmer Drive
from Jefferson Boulevard to Meredith Avenue

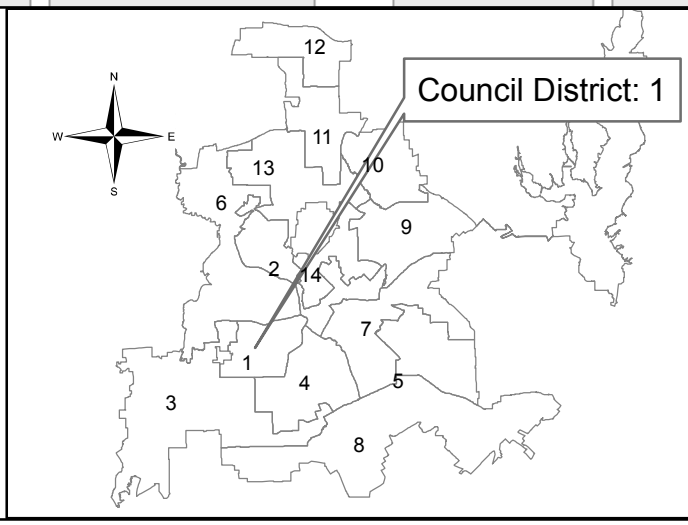


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3248



Waddy Avenue
from Hampton Road east

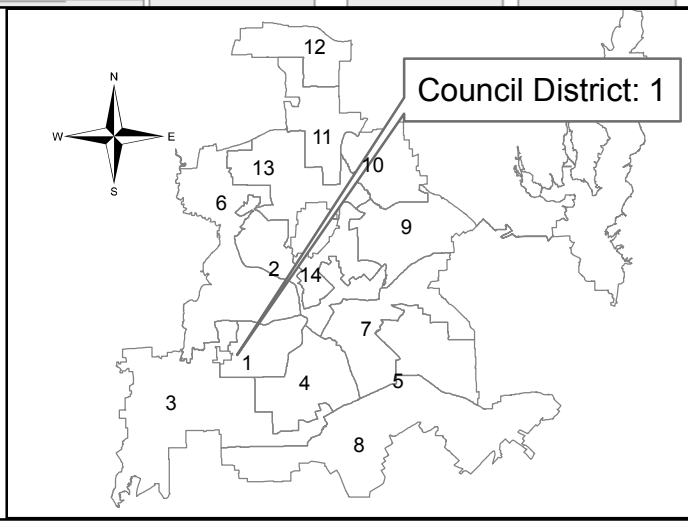


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3230



Westmoreland Road
from Brooklyndell Avenue north

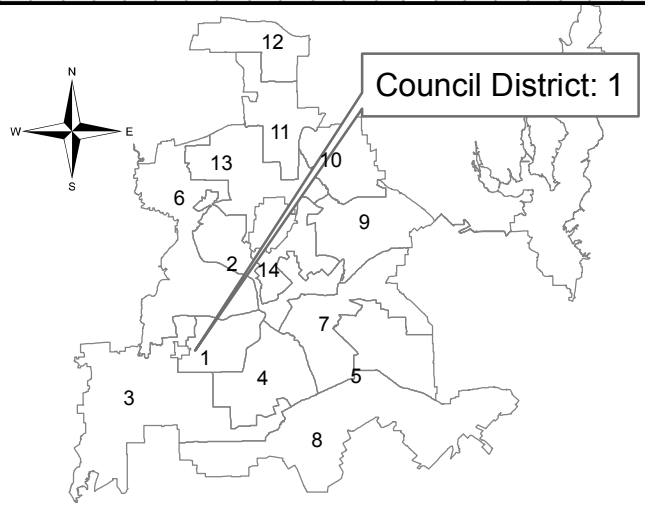


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3254



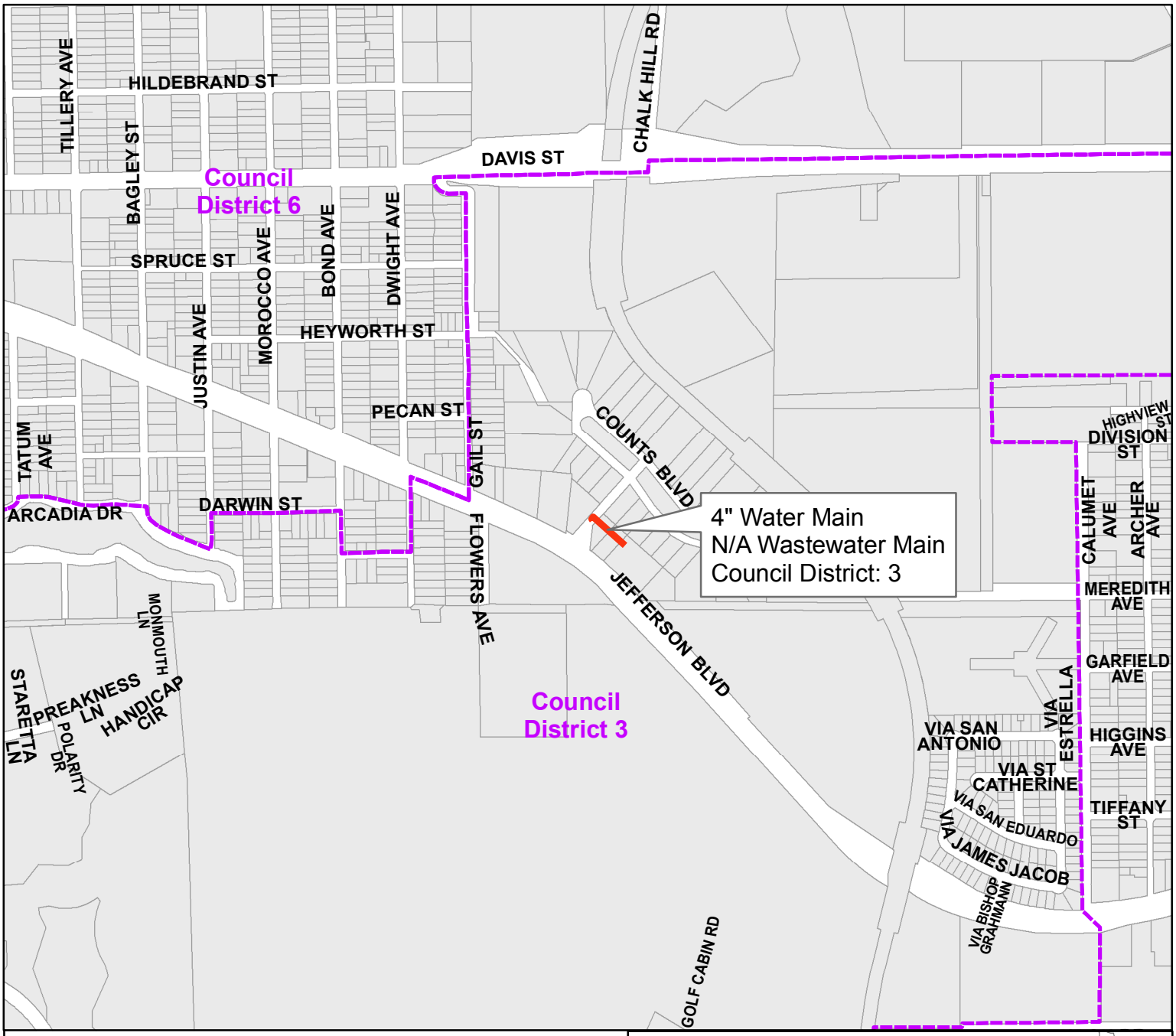
Westmoreland Road
from Gibsondell Avenue north



Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

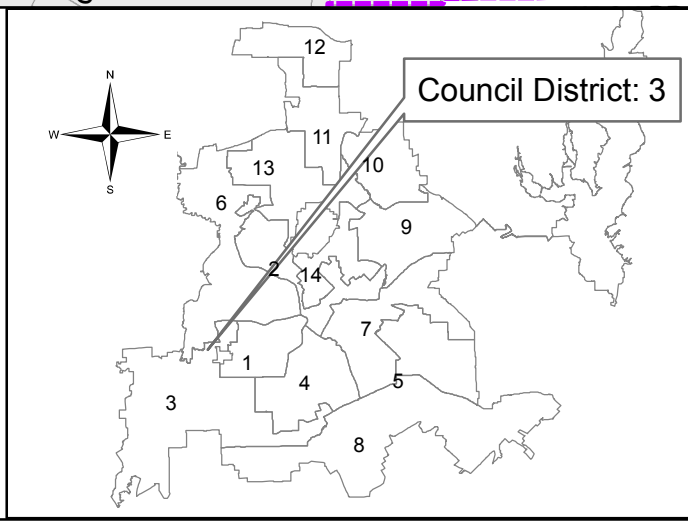
PID: 3255

Segment 21 of 34



Easement between Jefferson Boulevard and Counts Boulevard

from Counts Boulevard southeast

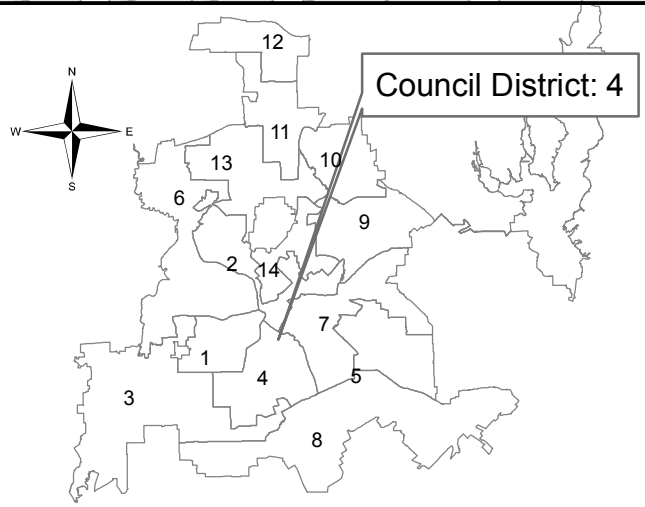


Contract No. 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3225



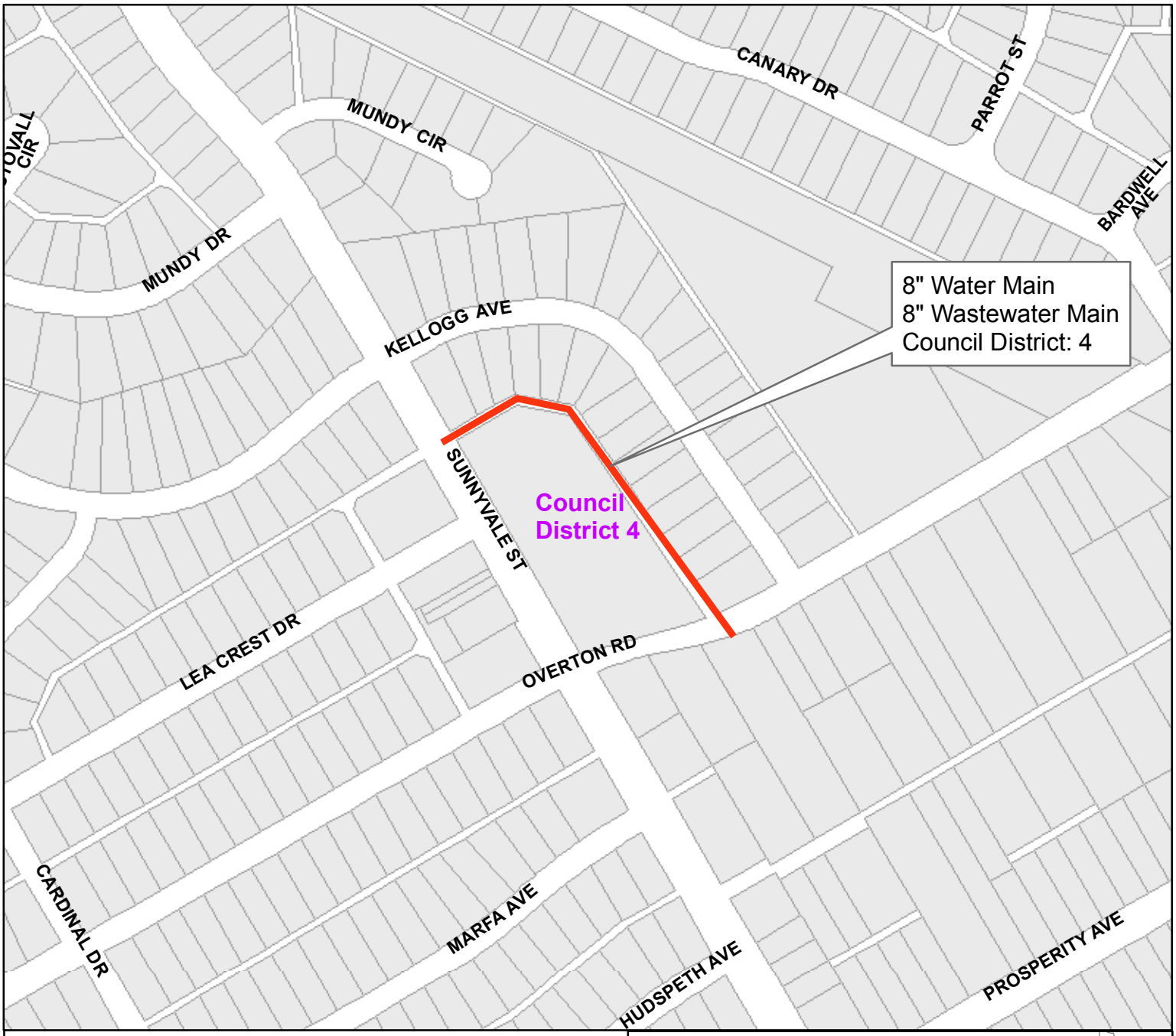
11th Street
from Avenue H to Avenue J



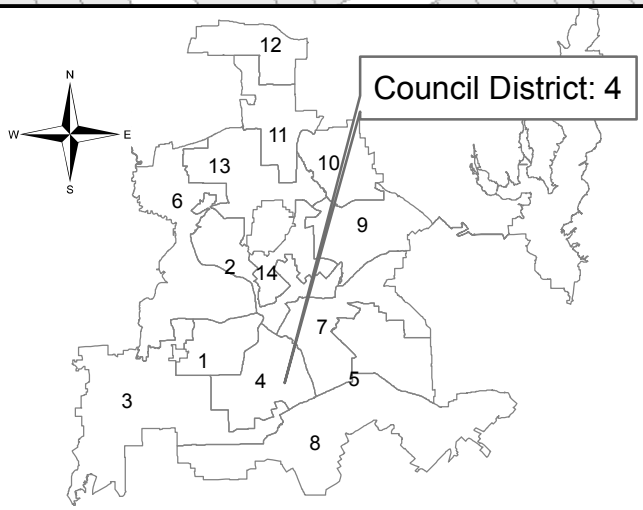
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 5158

Segment 23 of 34



Alley between Kellogg Aveenue and Sunnyvale Street from Sunnyvale Street to Overton Road



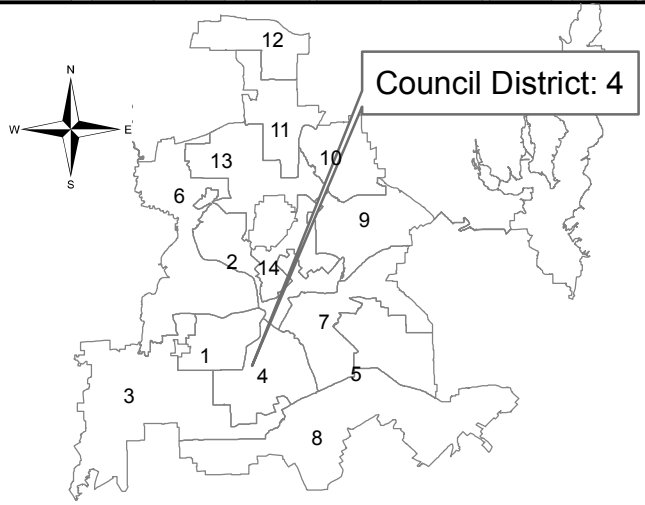
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3342

Segment 24 of 34



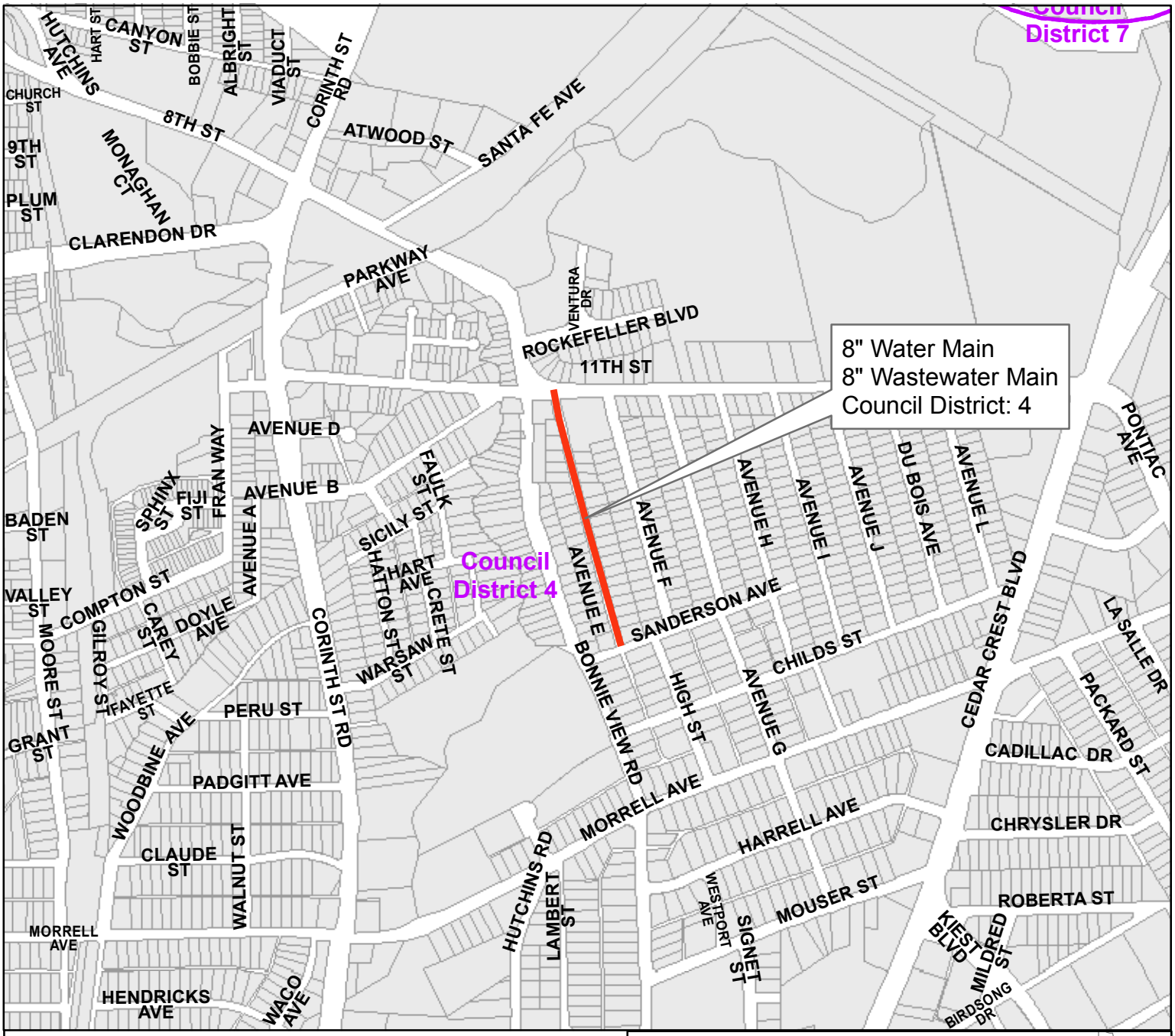
Arizona Avenue
from Woodin Boulevard to alley south
of Louisana Avenue



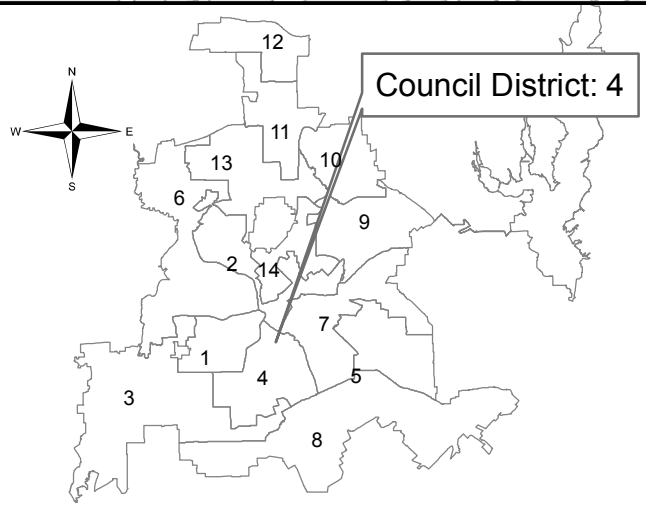
Contract No. 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3620

Segment 25 of 34



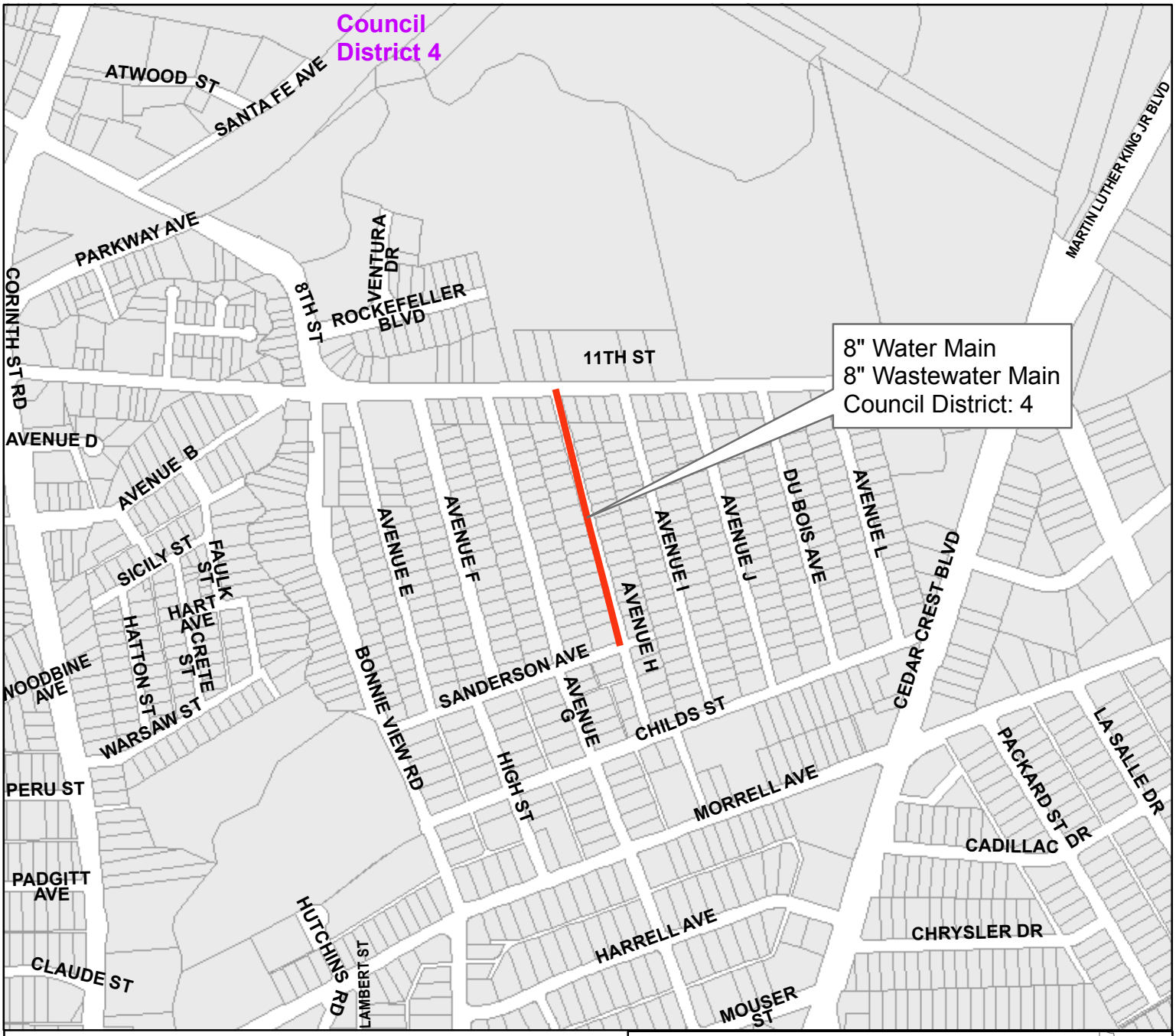
Avenue E
from 11th Street to Sanderson Avenue



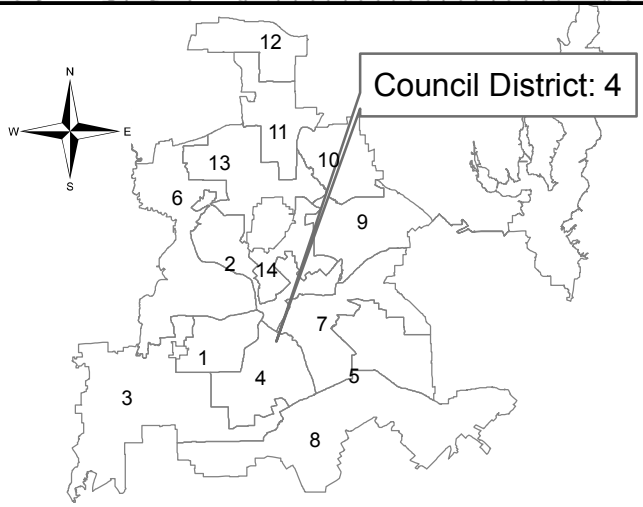
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 6050

Segment 26 of 34



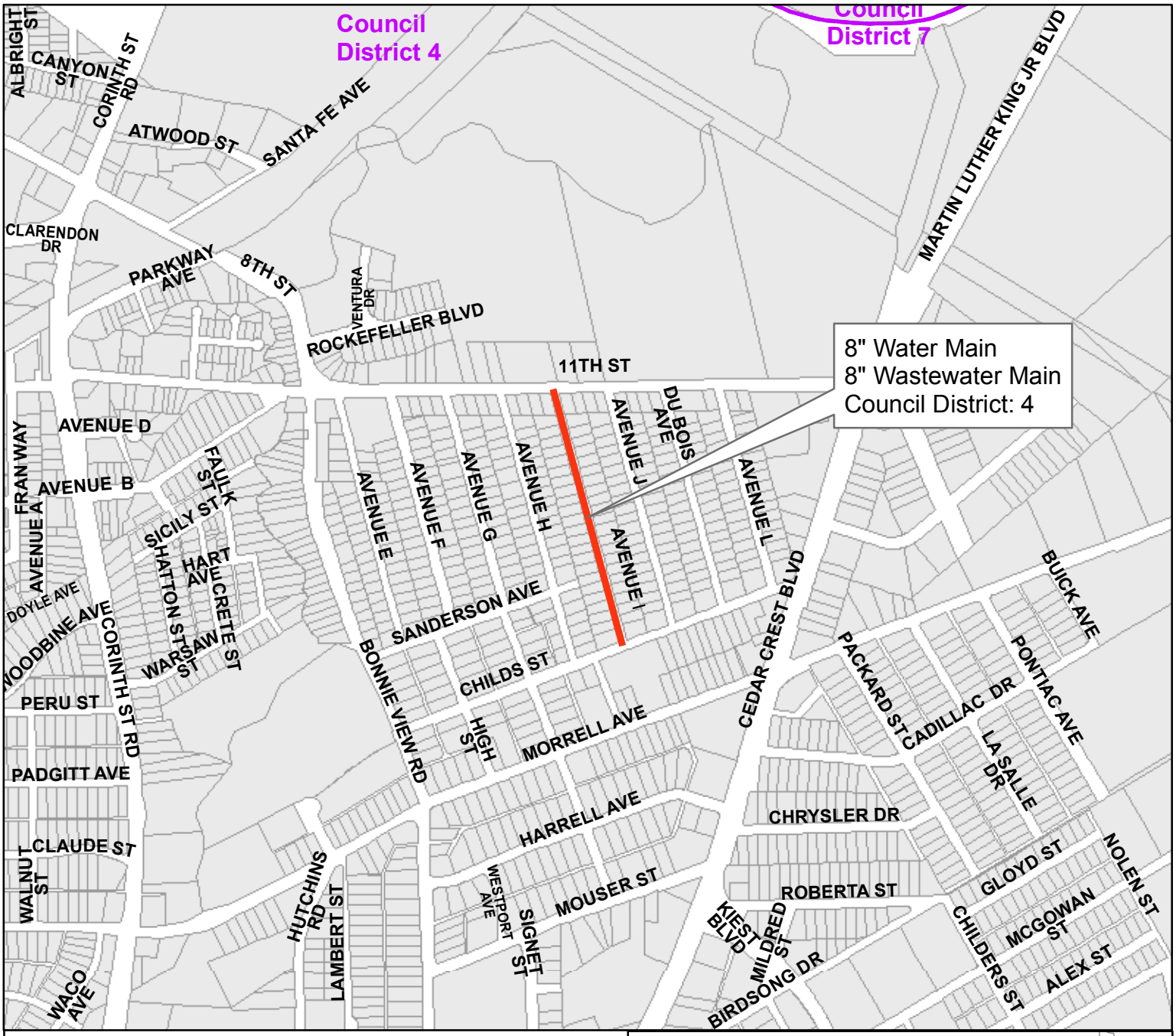
Avenue H
from 11th Street to Sanderson Avenue



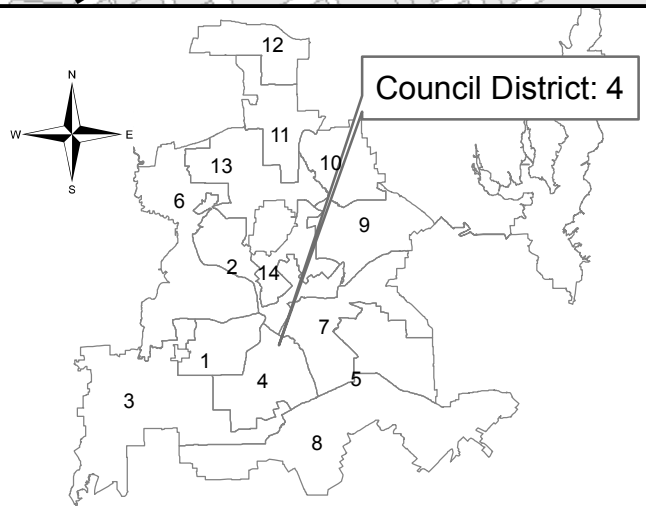
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3240

Segment 27 of 34



Avenue I
from 11th Street to Childs Street



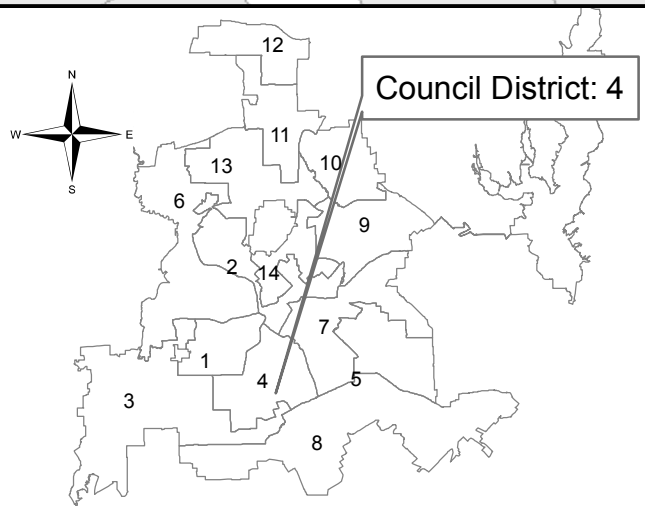
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 5739

Segment 28 of 34

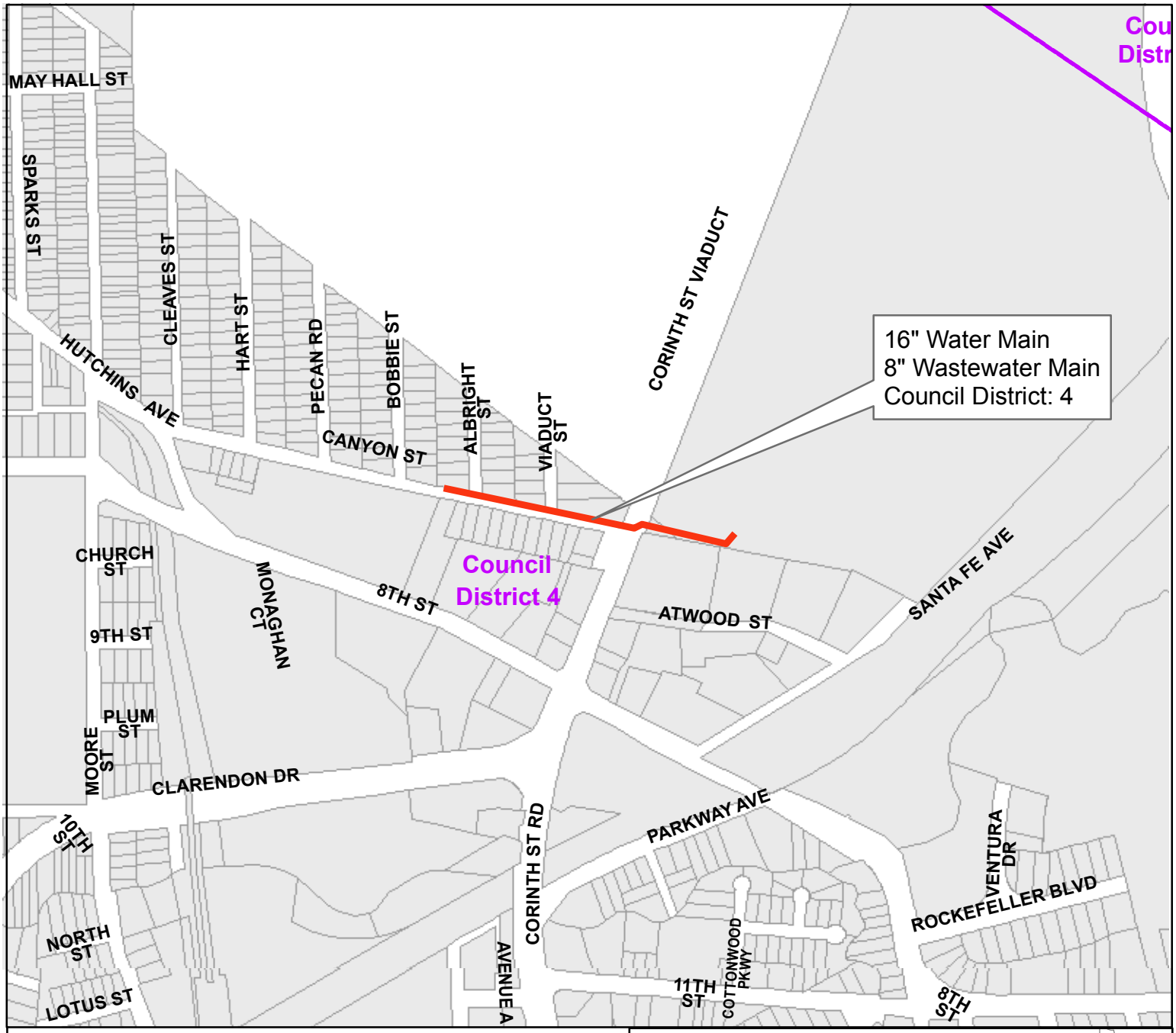


Biglow Street
from Hudspeth Avenue northwest

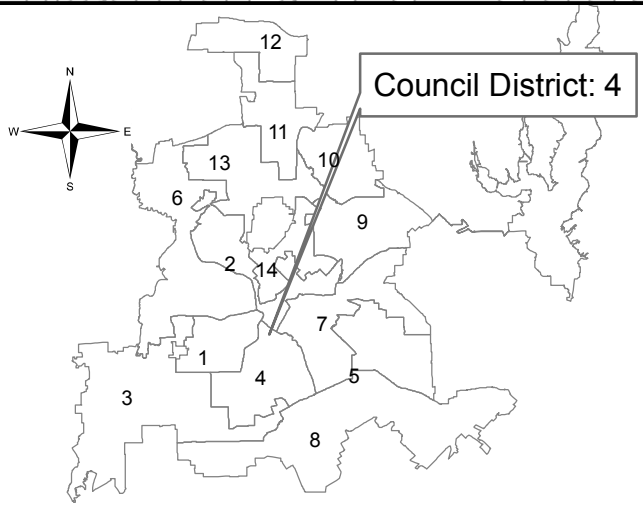


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3352



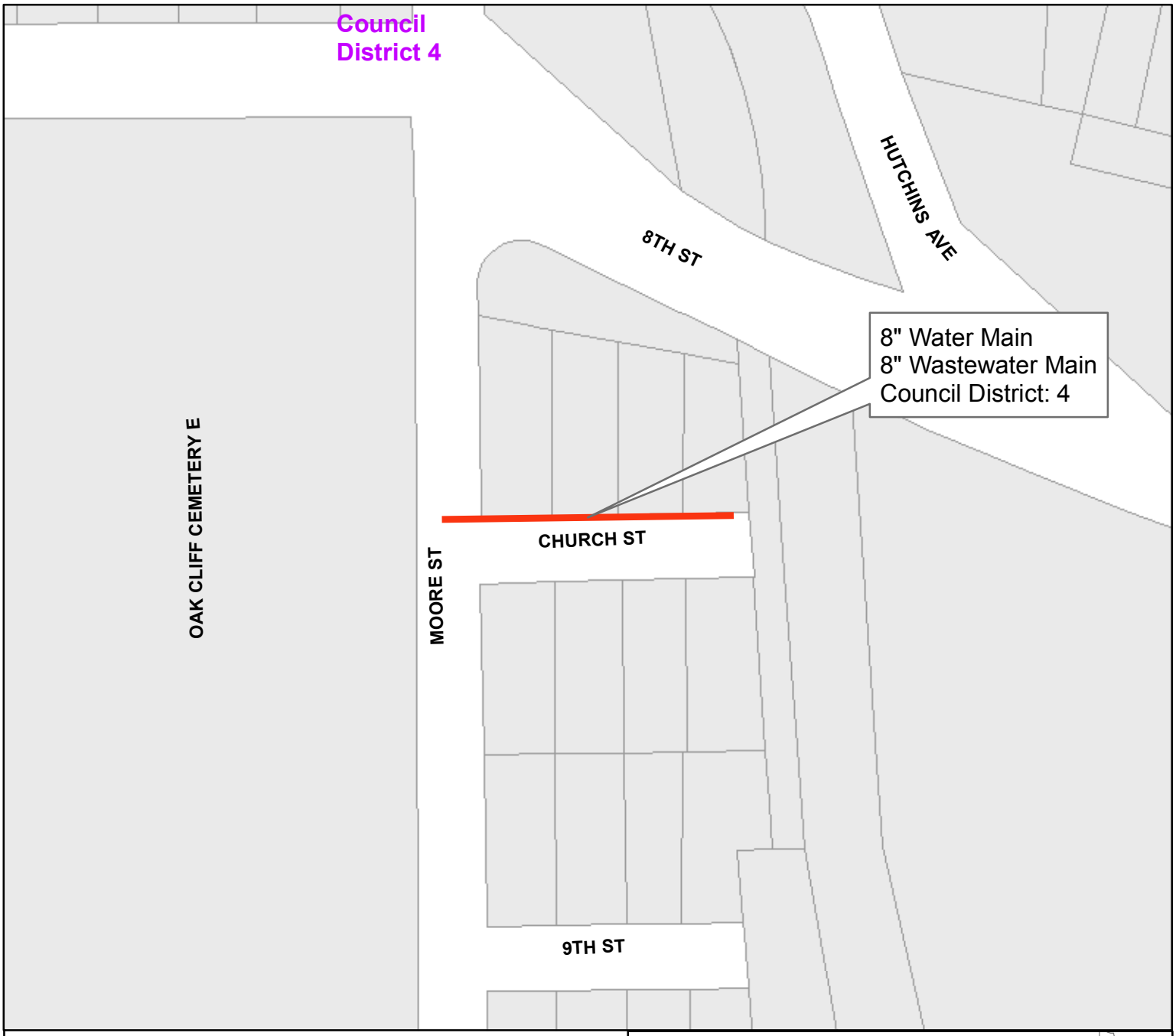
Canyon Street
from east and west of Corinth Steet Road



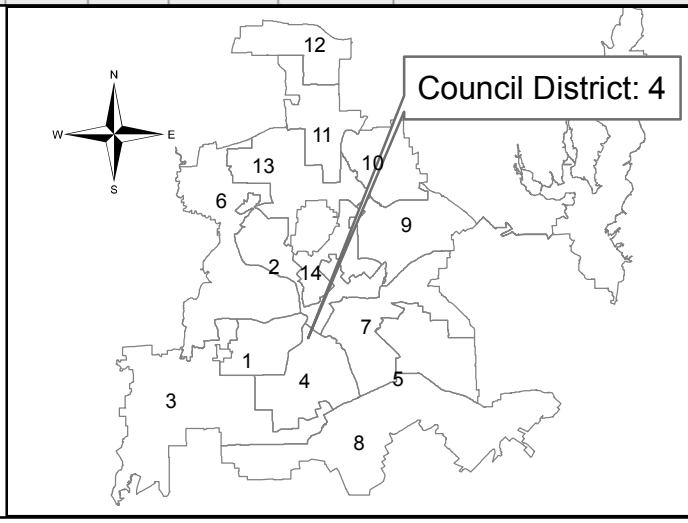
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 5997

Segment 30 of 34



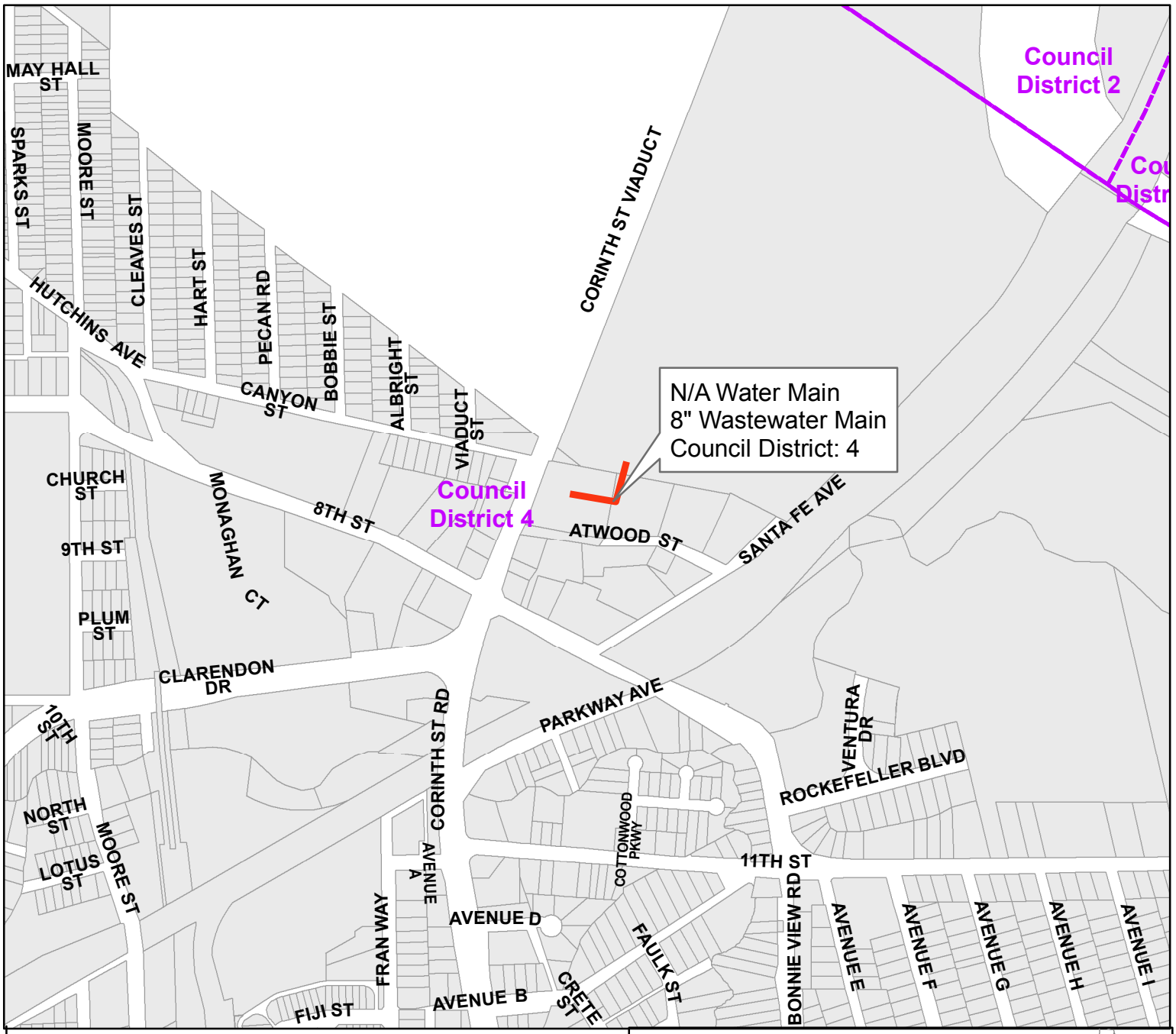
Church Street
from Moore Street east



Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

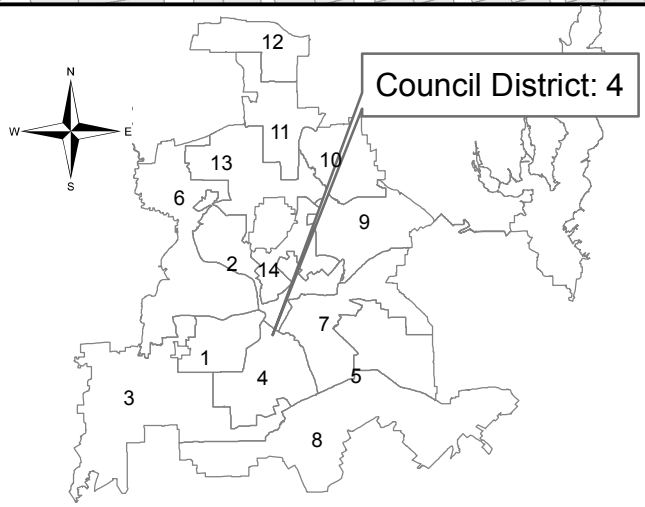
PID: 5551

Segment 31 of 34



In Easement between Corinth Street Road and Santa Fe Avenue

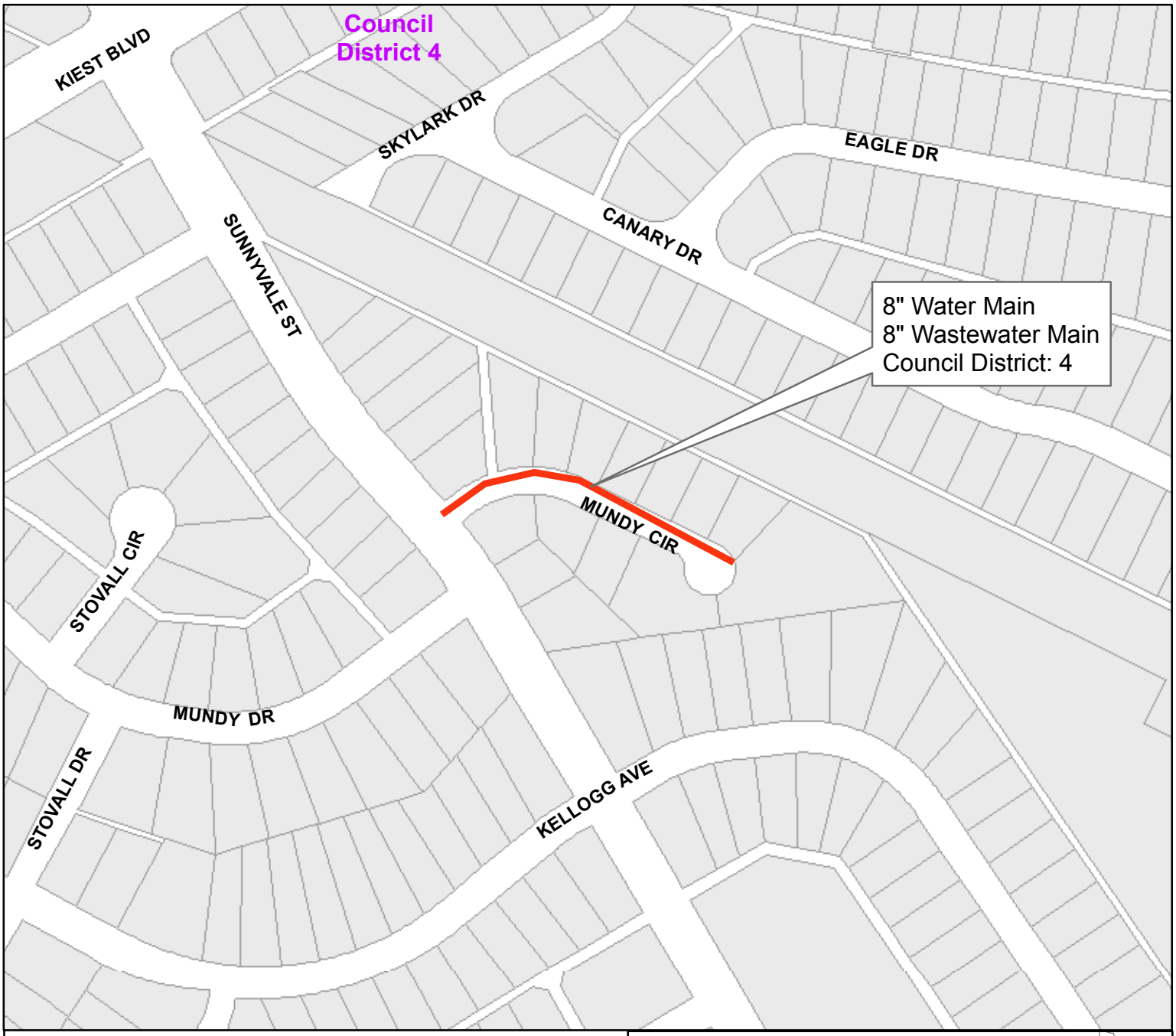
from north of Atwood Street



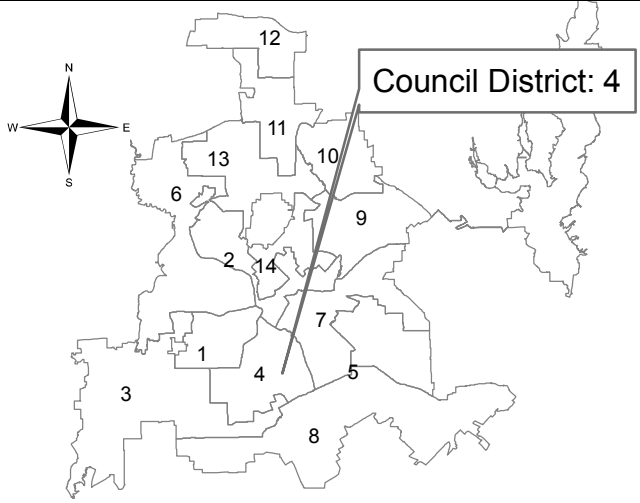
Contract No. 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 5998

Segment 32 of 34

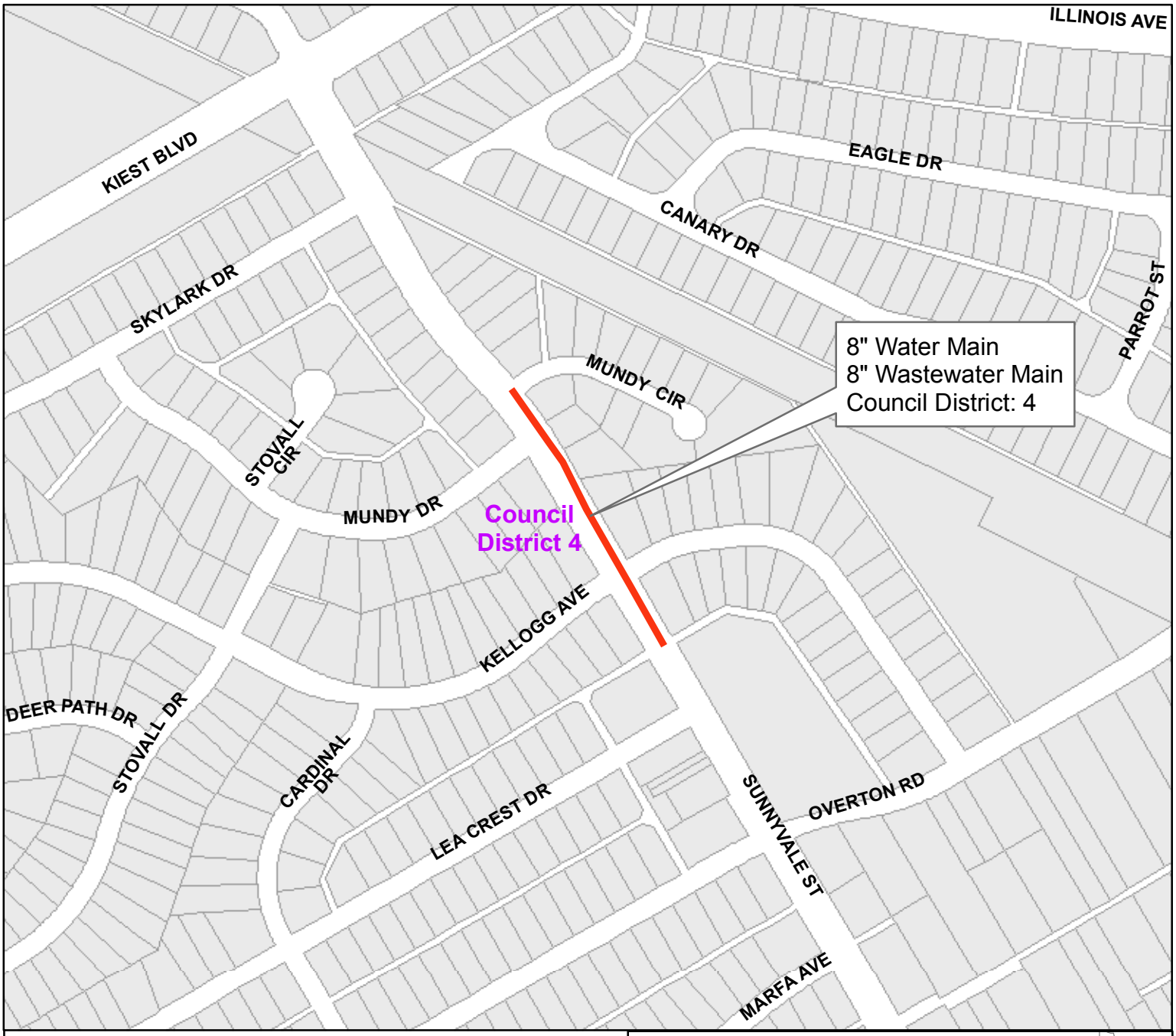


Mundy Circle
from Sunnyvale Street east

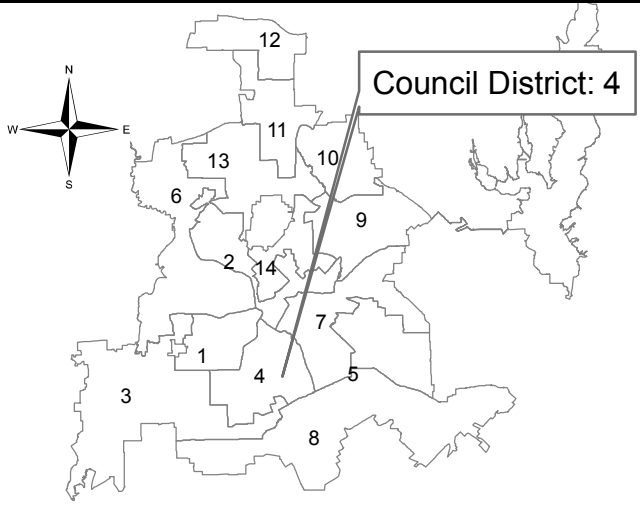


Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3341

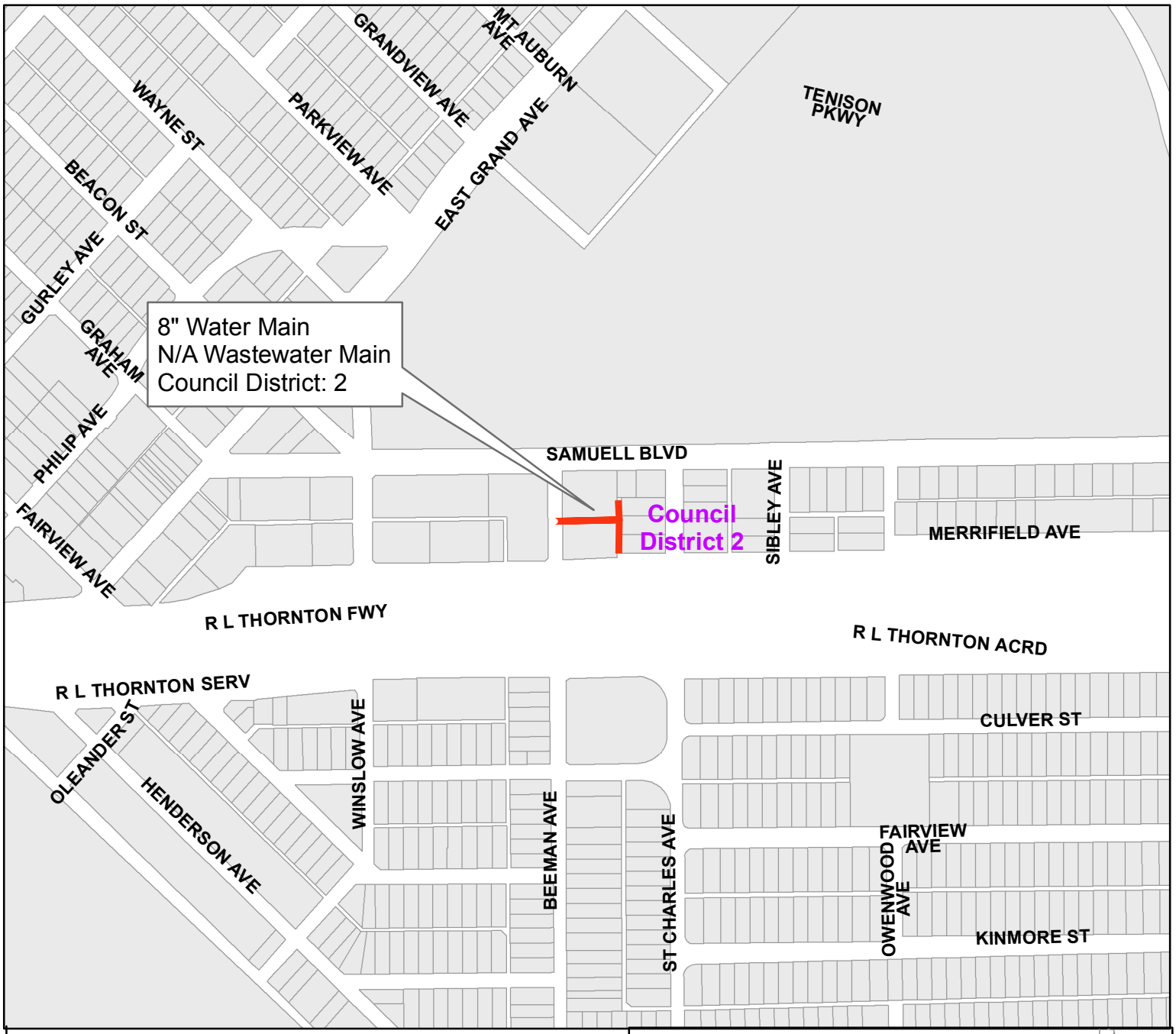


Sunnyvale Street
from Mundy Circle south



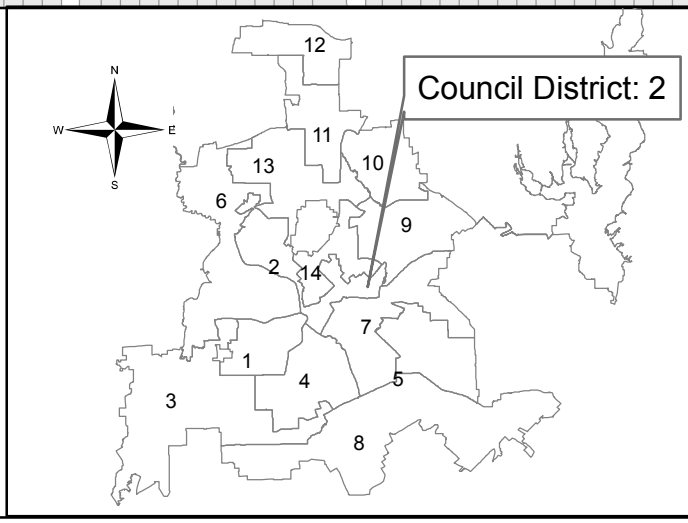
Contract No.: 18-271/272E
Water and Wastewater Main Renewals
at 34 Locations

PID: 3340



Alley between Beeman Avenue and ST Charles Avenue

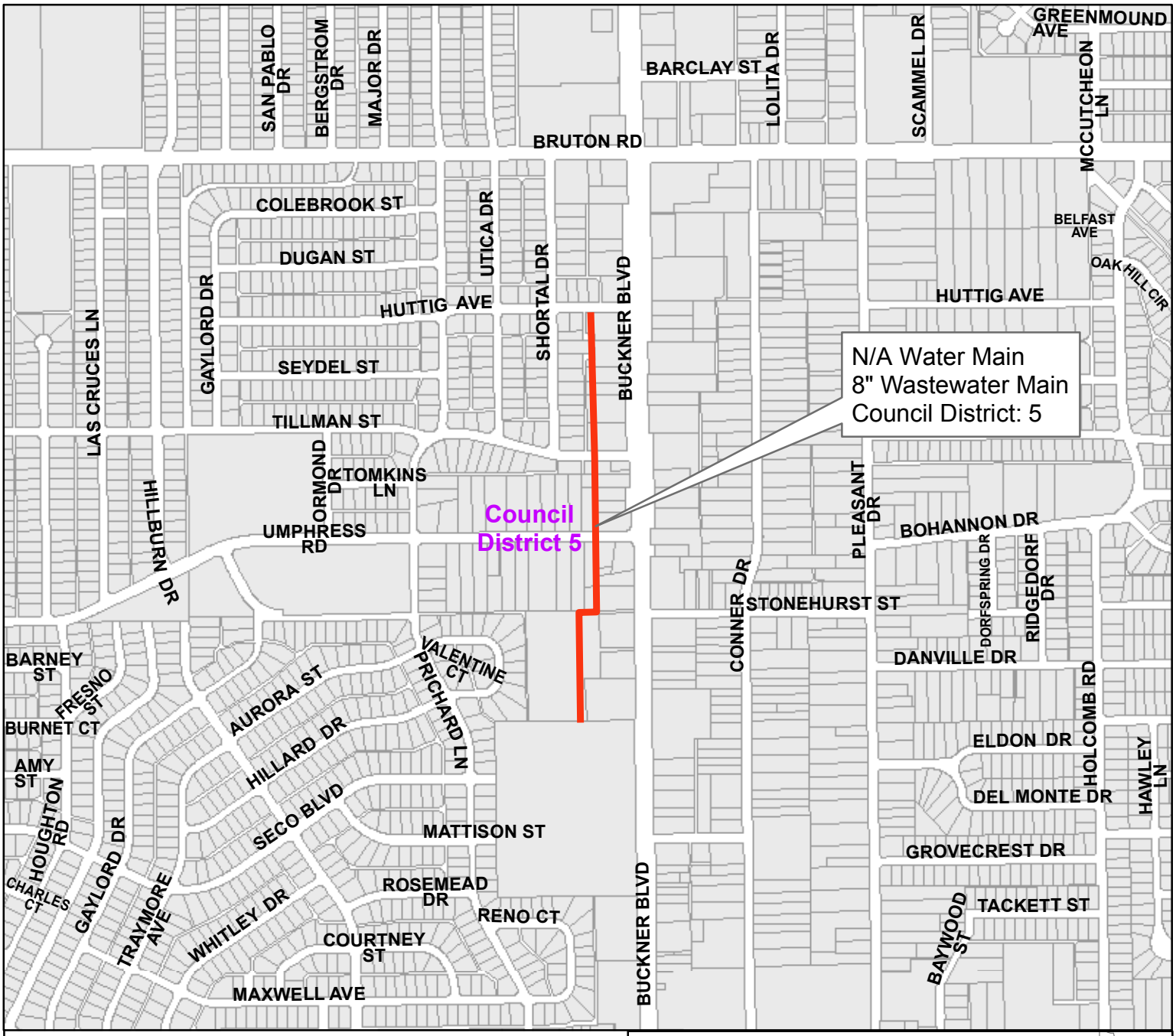
from R. L. Thornton Service Road northwest



Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

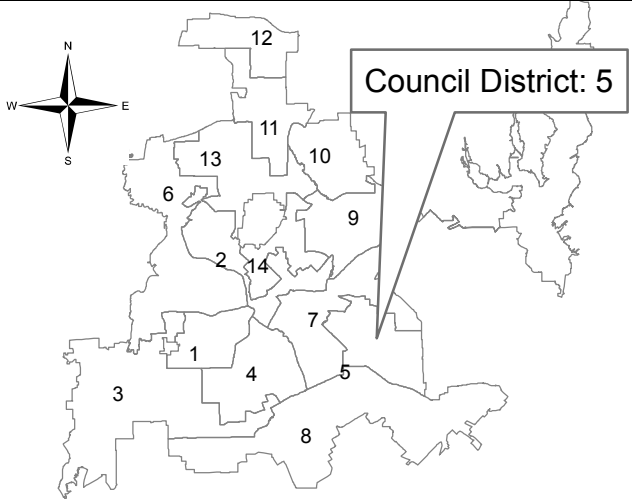
PID: 4270

Segment 1 of 24



Easement between Buckner Boulevard and Shortal Drive

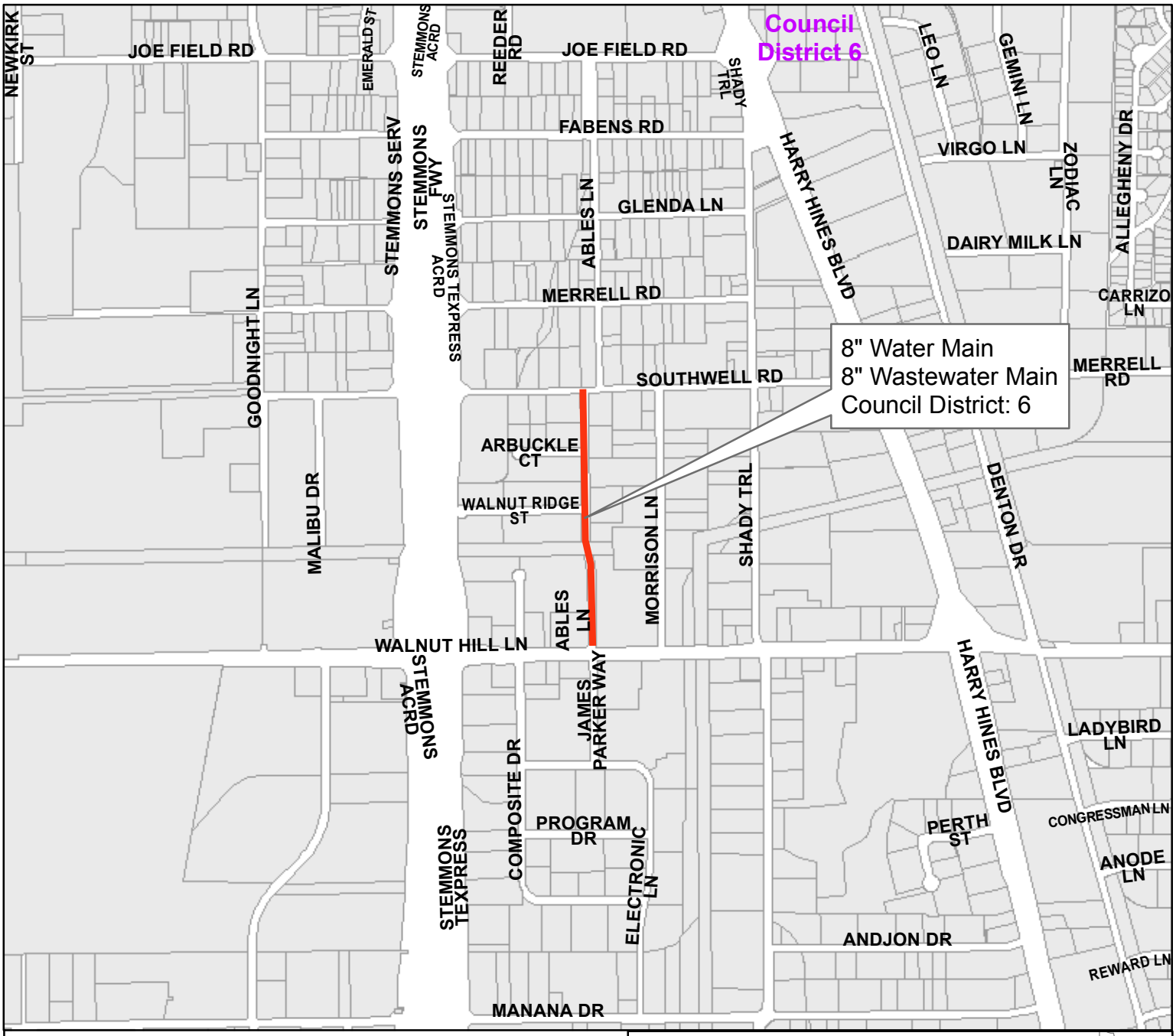
from Huttig Avenue south



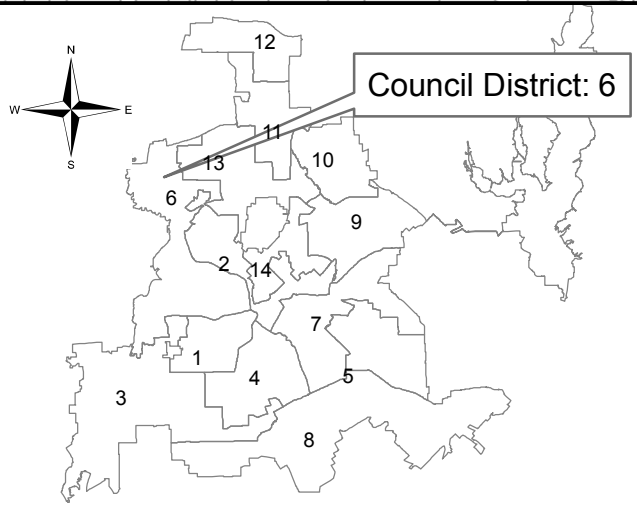
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 6158

Segment 2 of 24



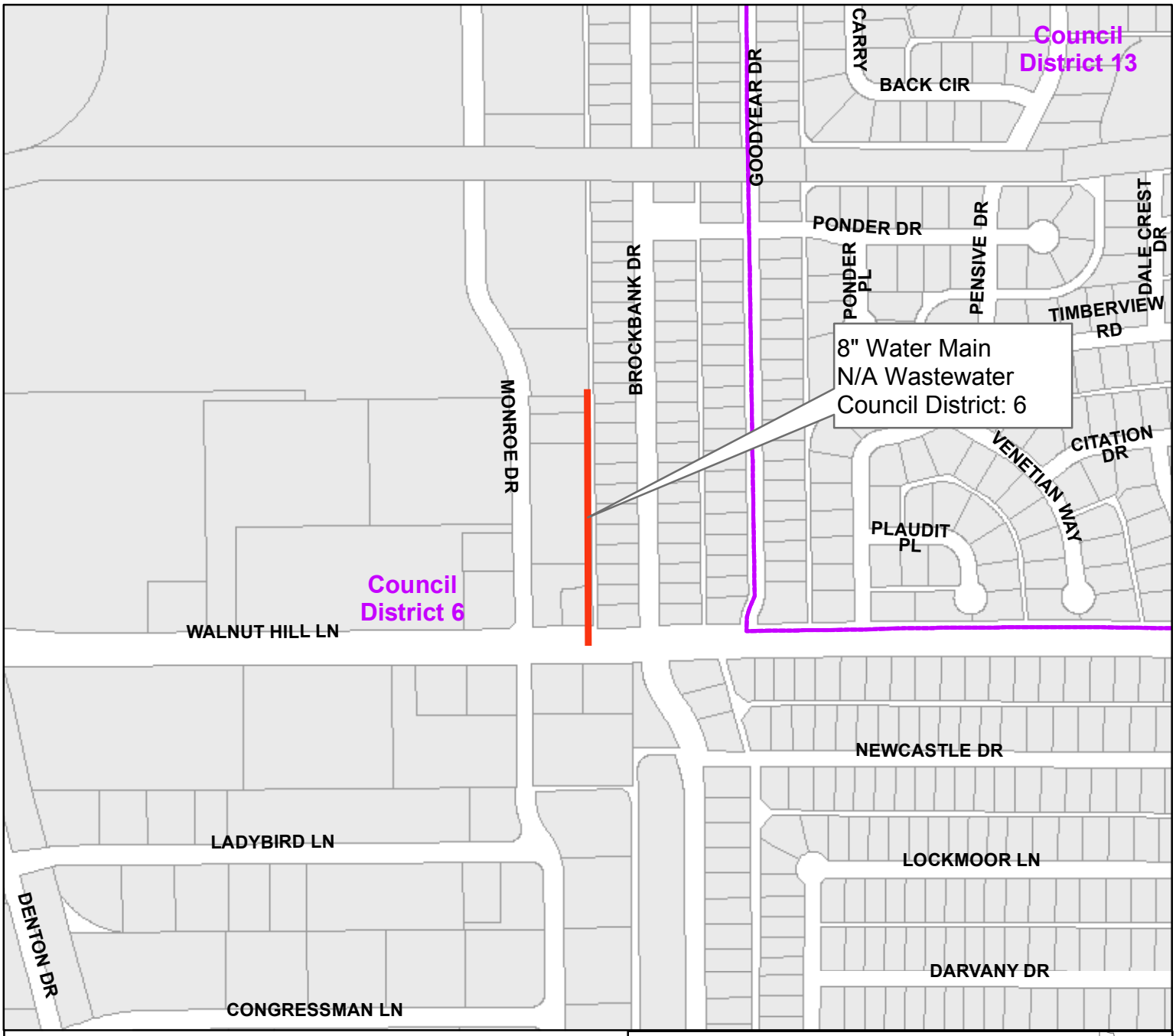
Ables Lane
from Walnut Hill Lane to Southwell Road



Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

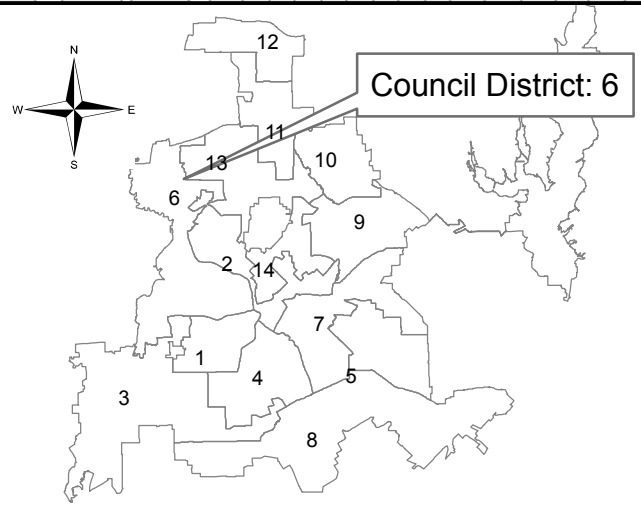
PID: 5209

Segment 3 of 24



Alley between Brockbank Drive and Monroe Drive

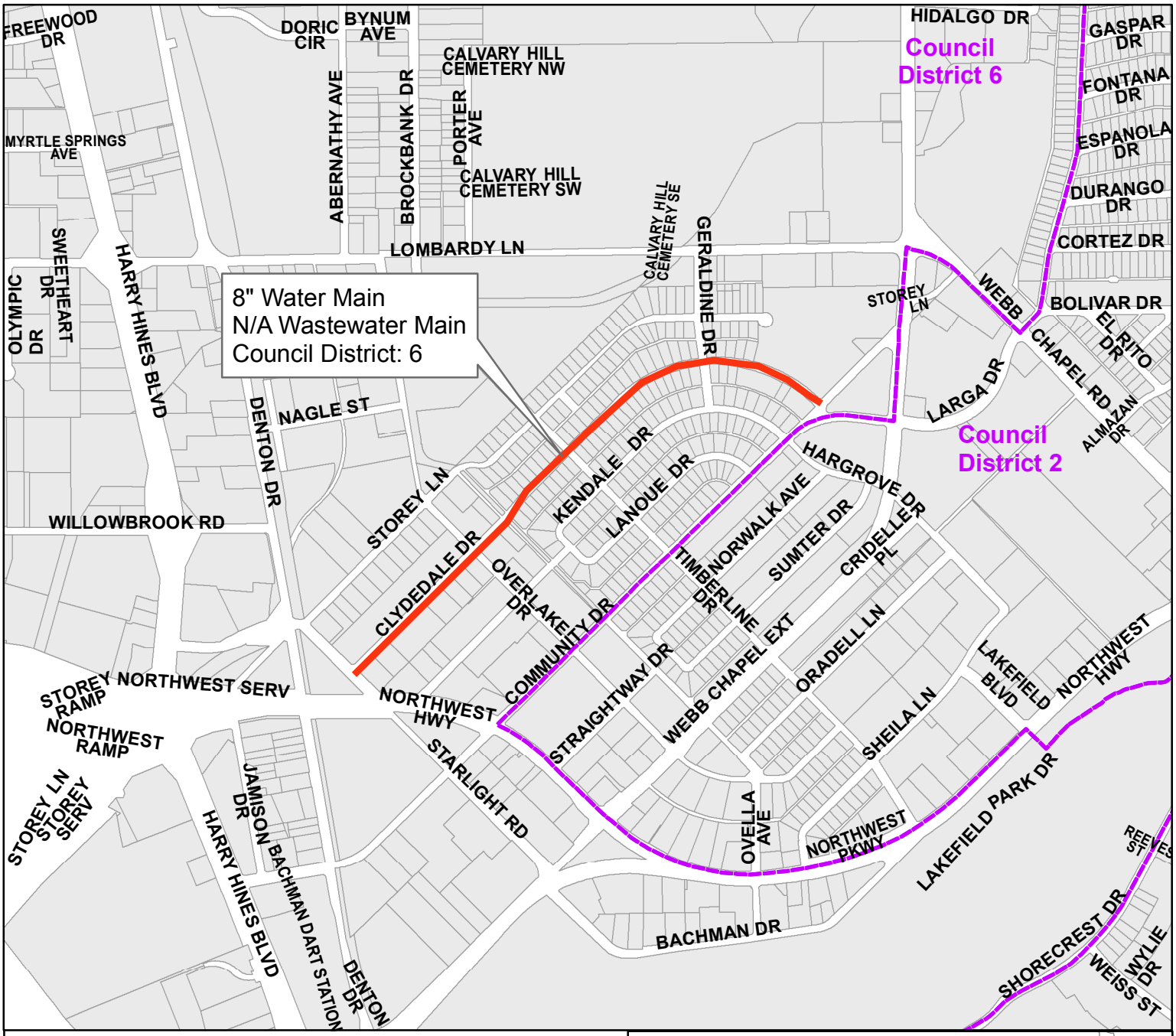
from Walnut Hill Lane north



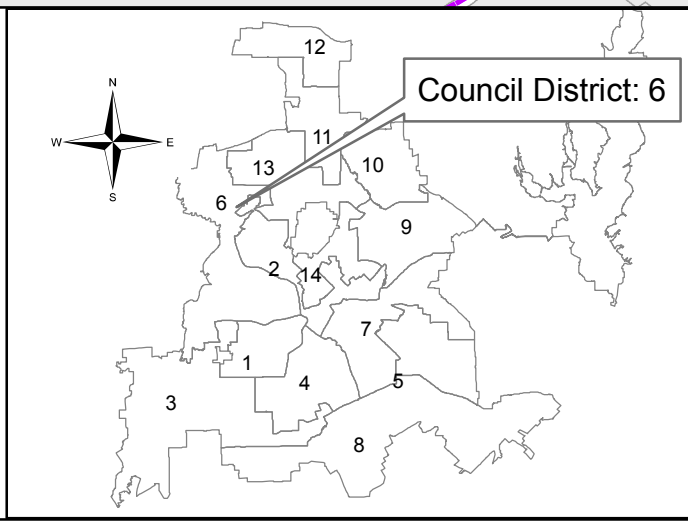
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4299

Segment 4 of 24



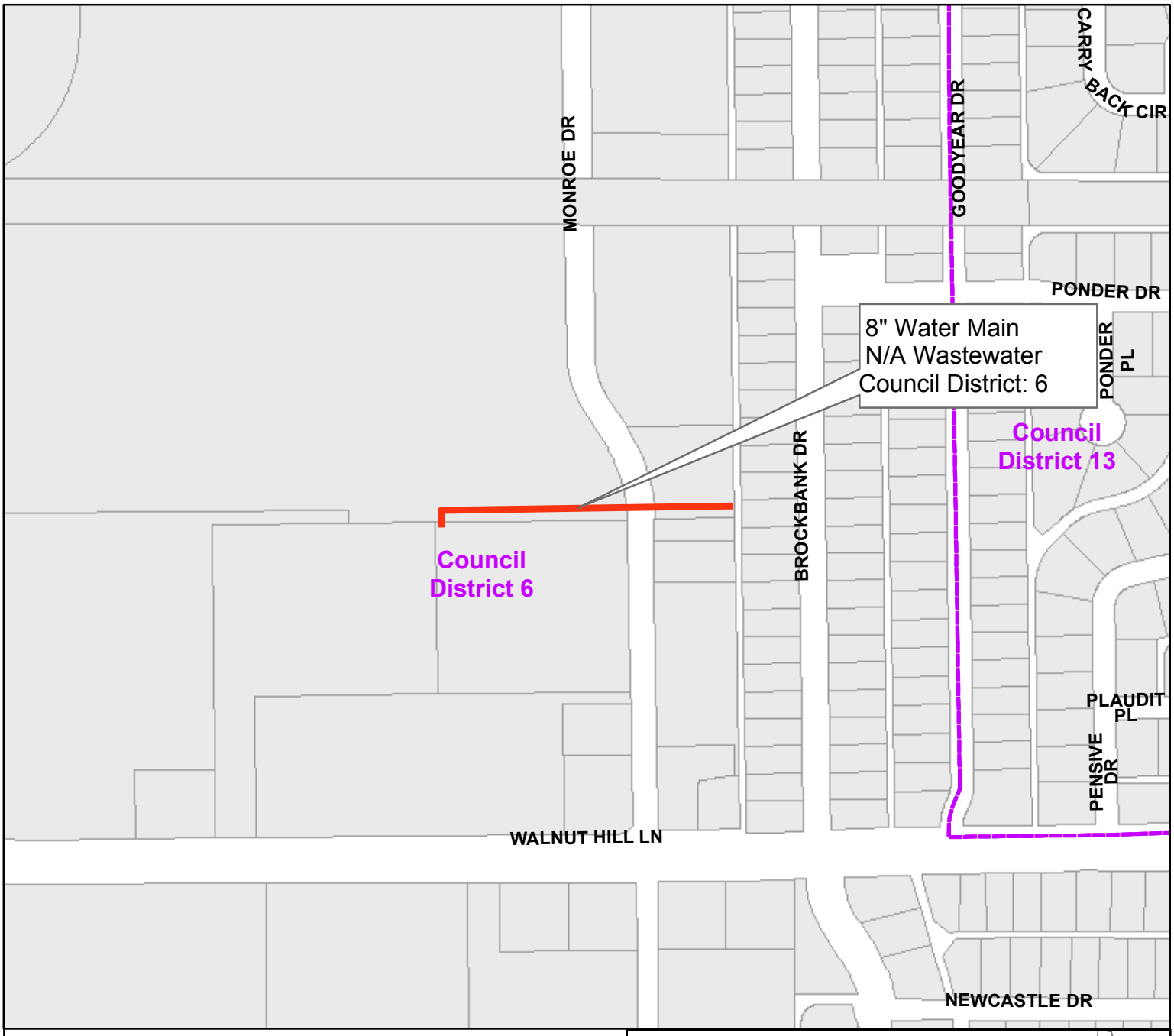
Clydedale Drive
from Starlight Road to Community Drive



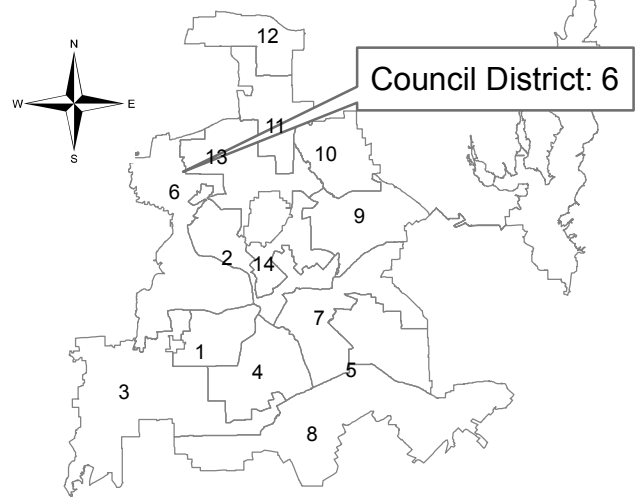
Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2941

Segment 5 of 24



Easement north of Walnut Hill Lane
from Alley Between Brockbank Drive
and Monroe Drive west



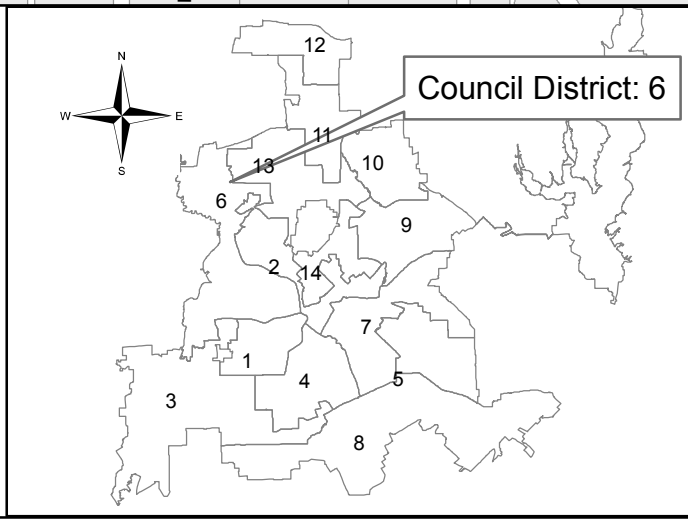
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4297

Segment 6 of 24



Easement north of Walnut Hill Lane
from Monroe Drive west



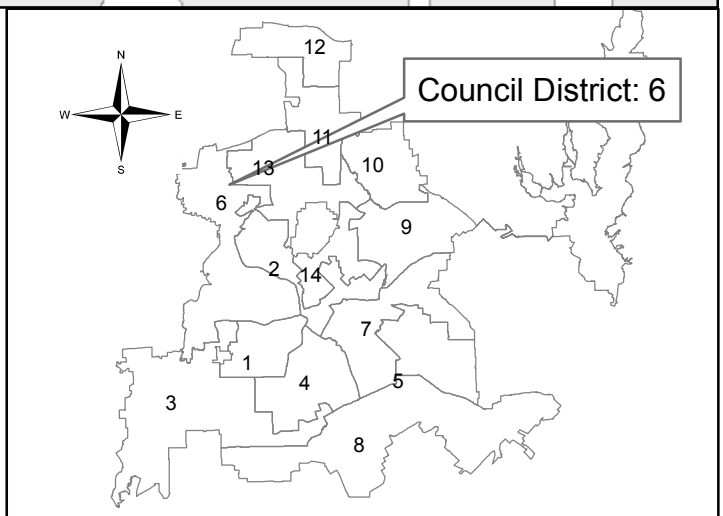
Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4298

Segment 7 of 24

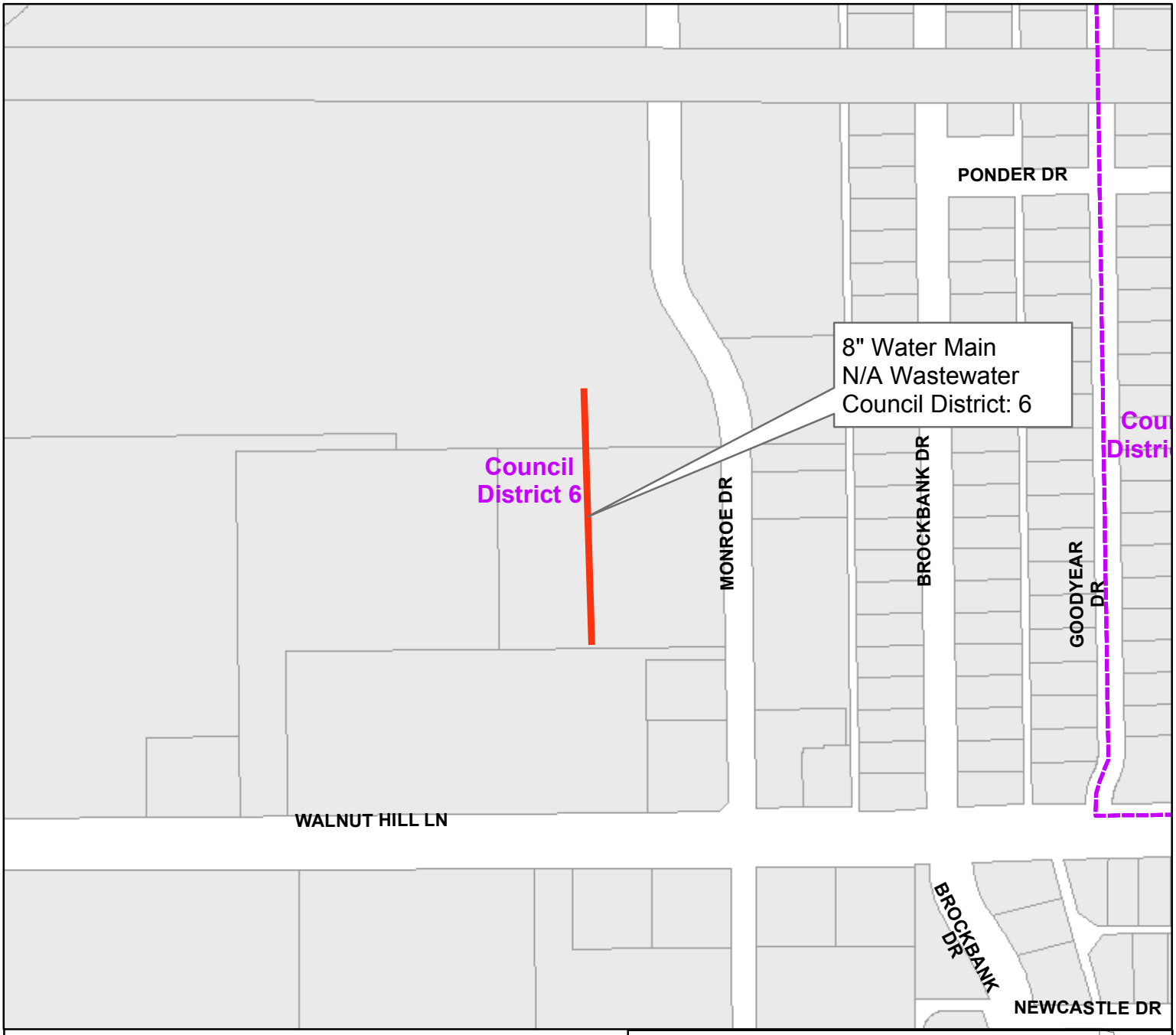


Easement west of Monroe Drive
from Walnut Hill Lane north

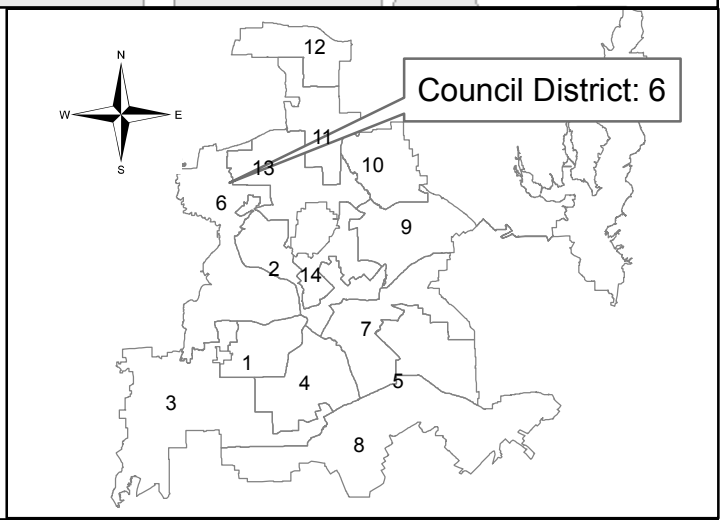


Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4300

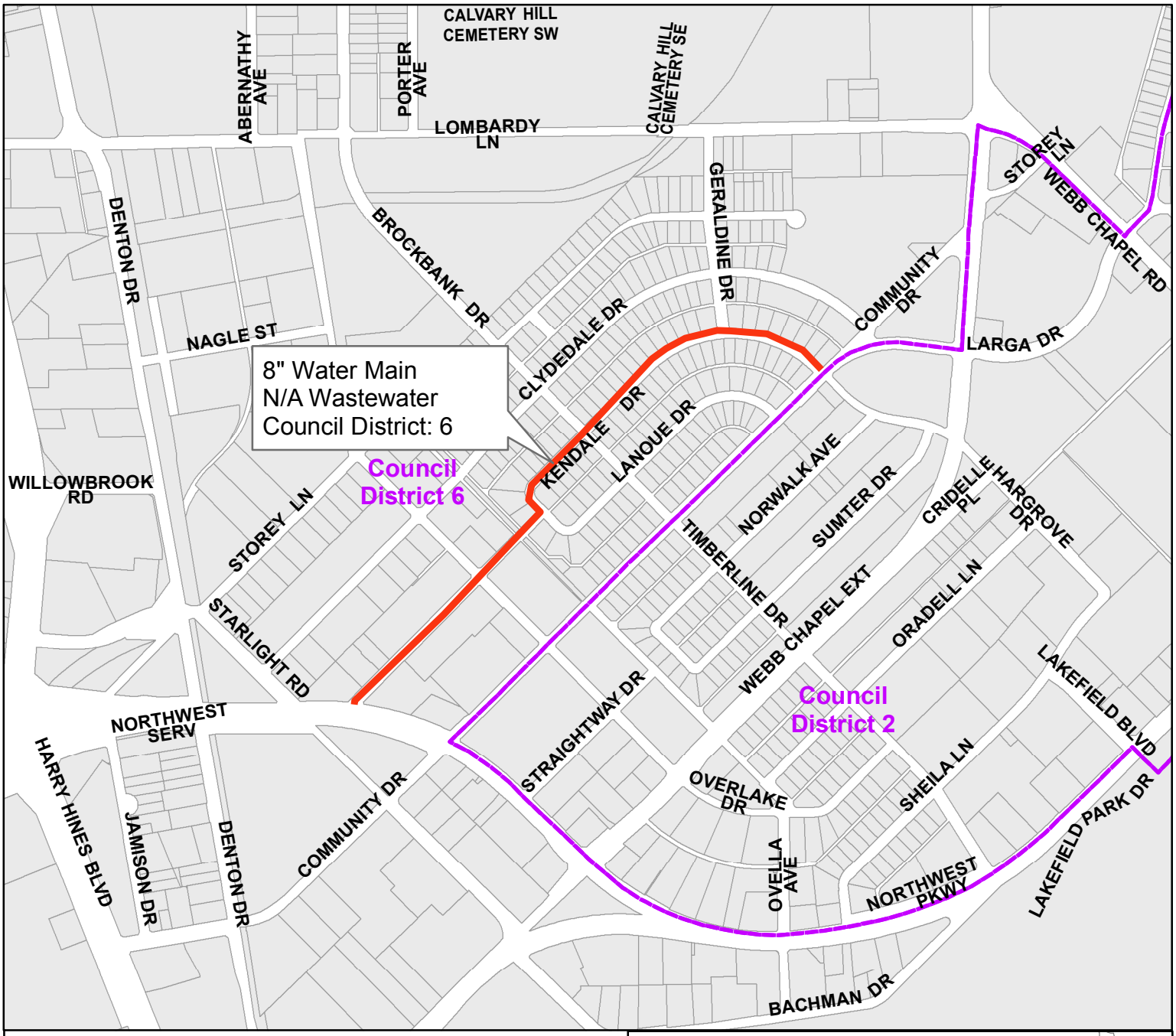


Easement west of Monroe Drive
from north of Walnut Hill Lane north

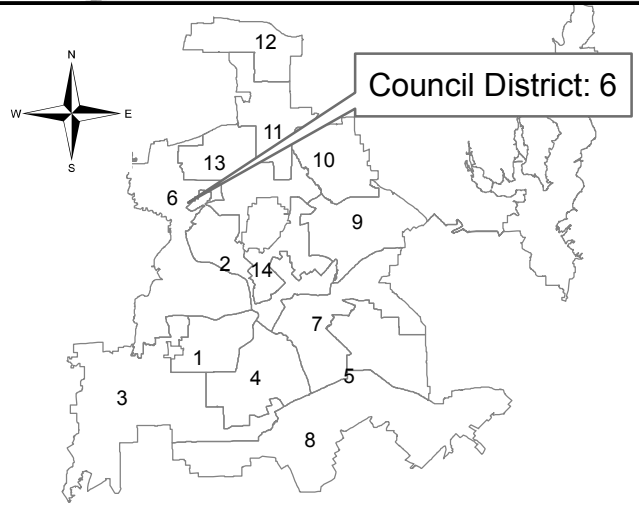


Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4301



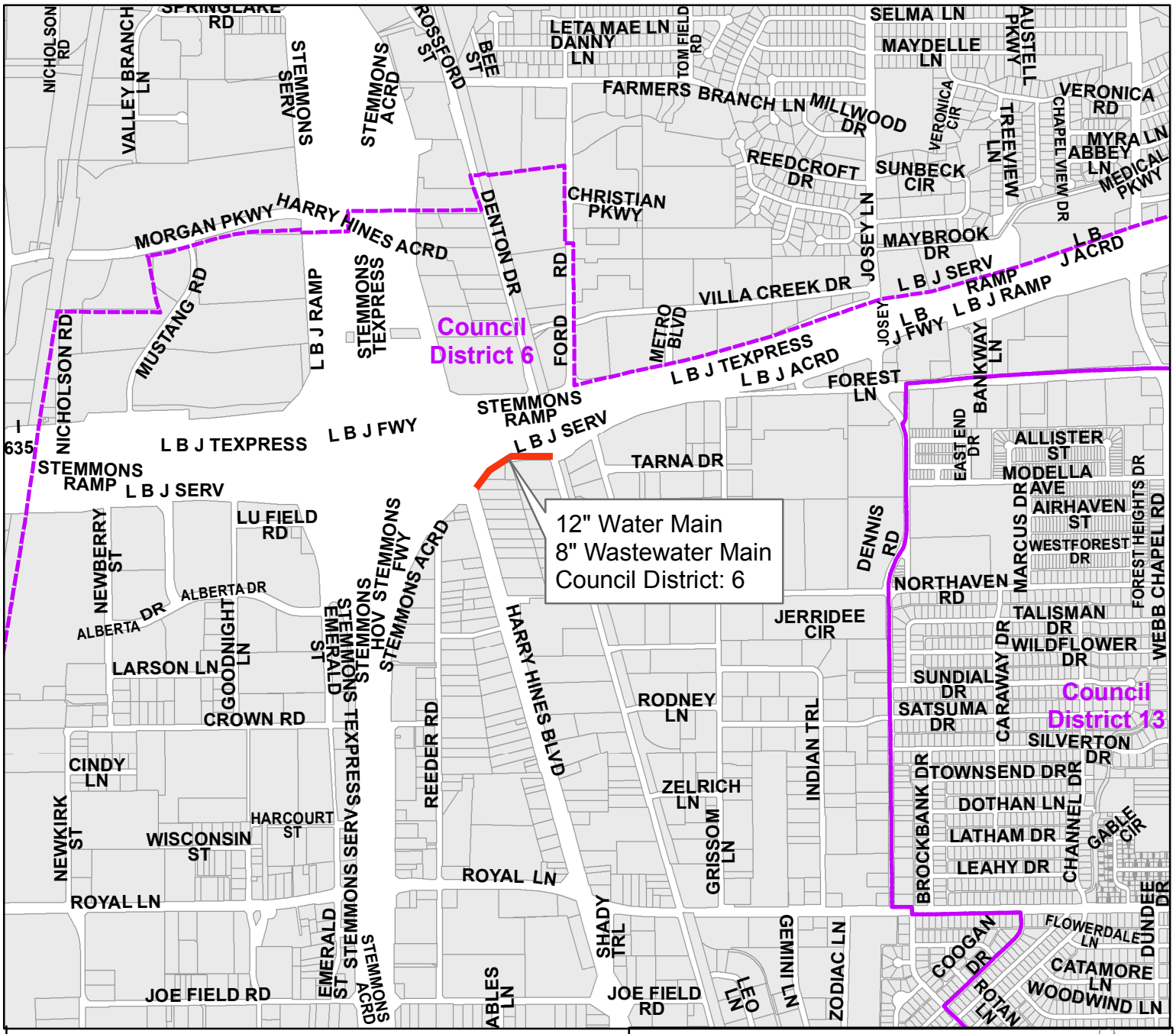
Kendale Drive
from Starlight Road to Community Drive

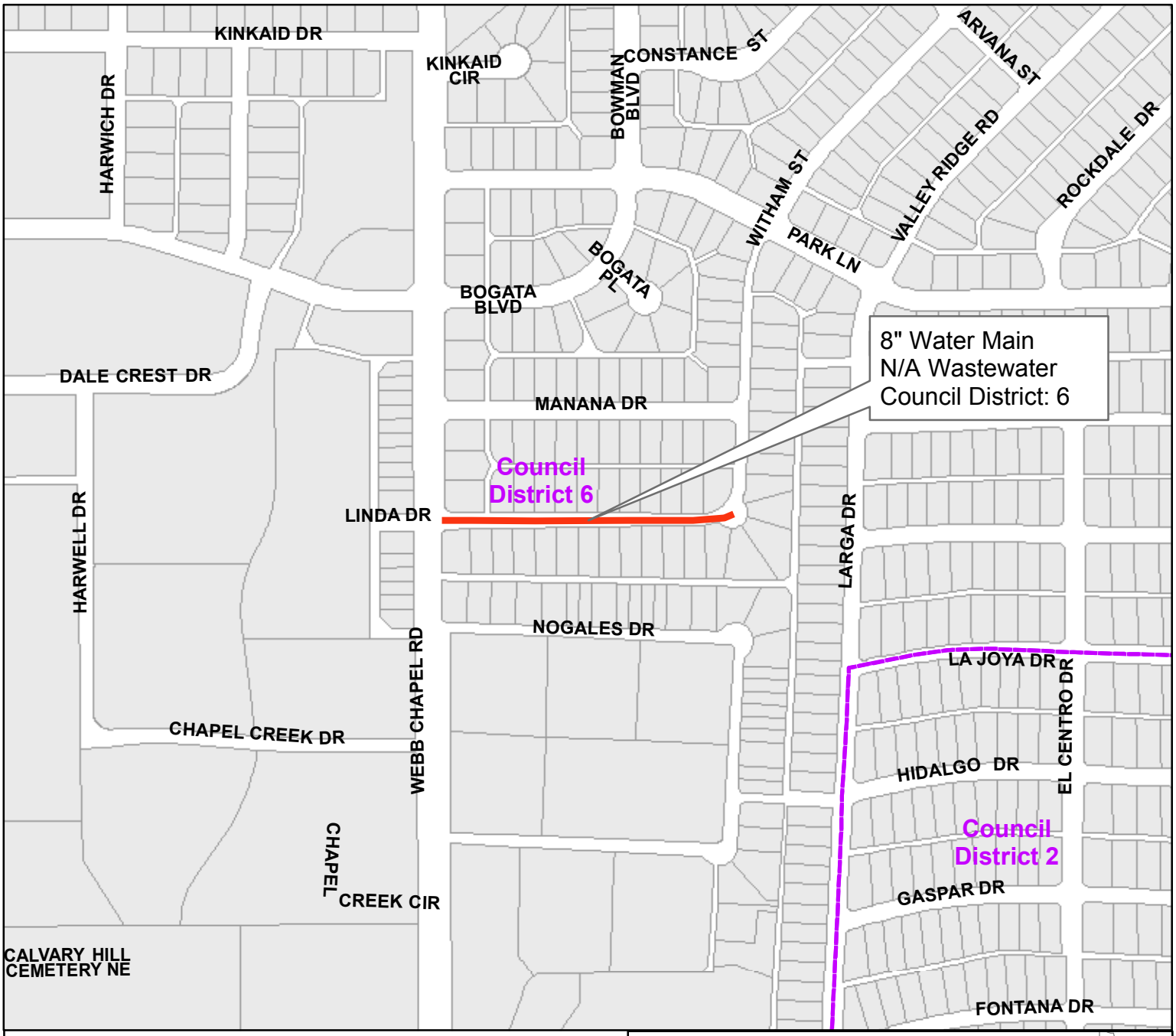


Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

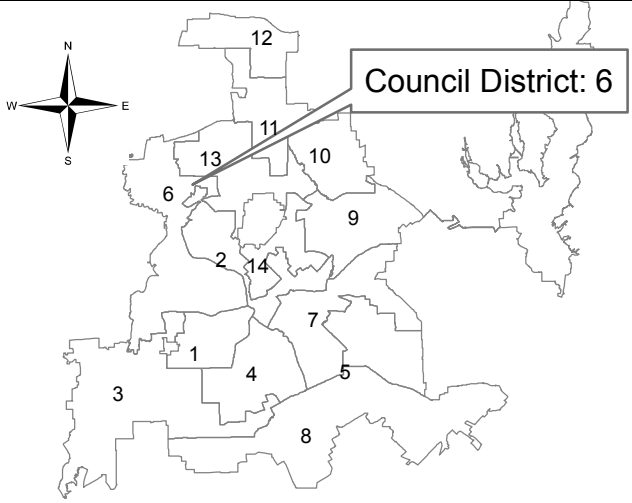
PID: 2942

Segment 10 of 24


12" Water Main
8" Wastewater Main
Council District: 6
Council District 6
Council District 13
LBJ Service Road
from Harry Hines Boulevard to Denton Drive
Council District: 6
Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations
PID: 5500
Segment 11 of 24



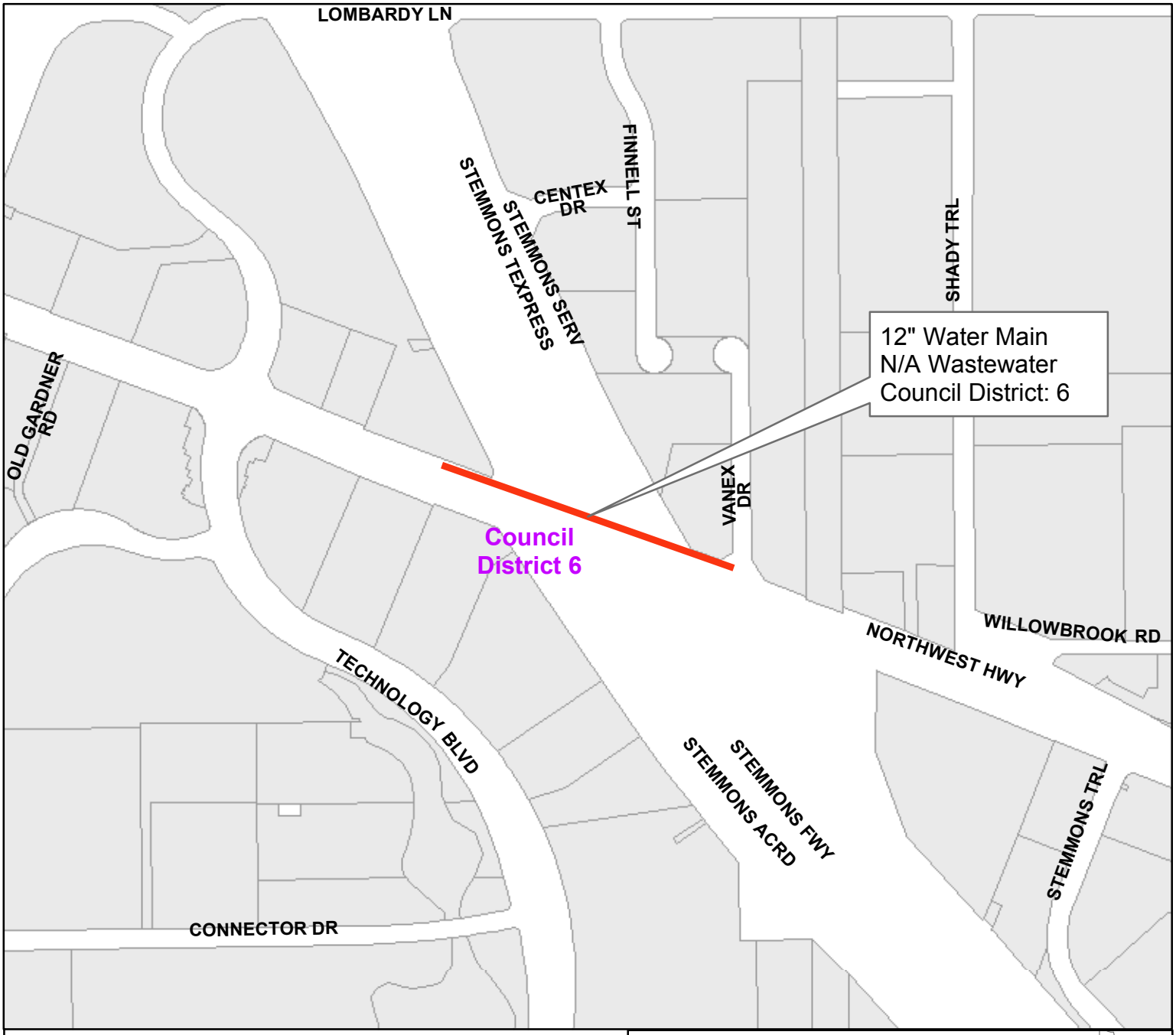
Linda Drive
from Webb Chapel Road to Witham Street



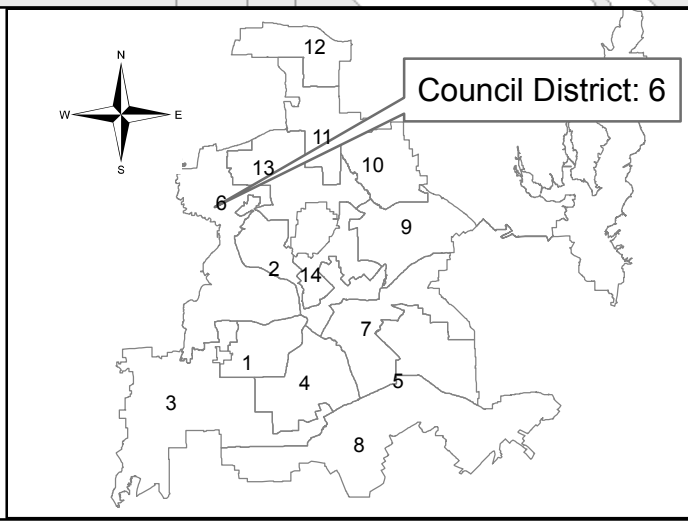
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2924

Segment 12 of 24



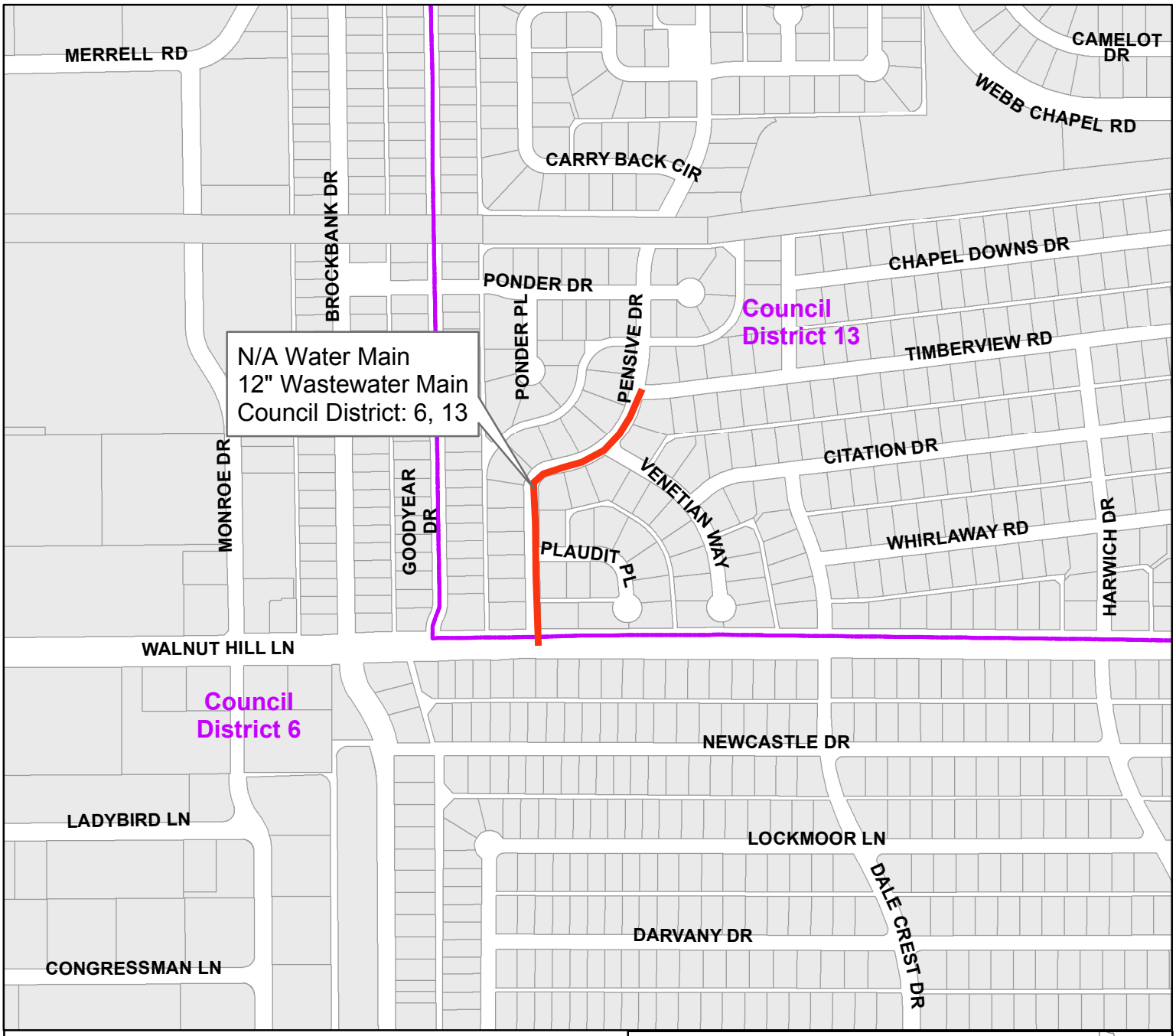
Loop 12 (Northwest Highway)
from Vanex Drive west



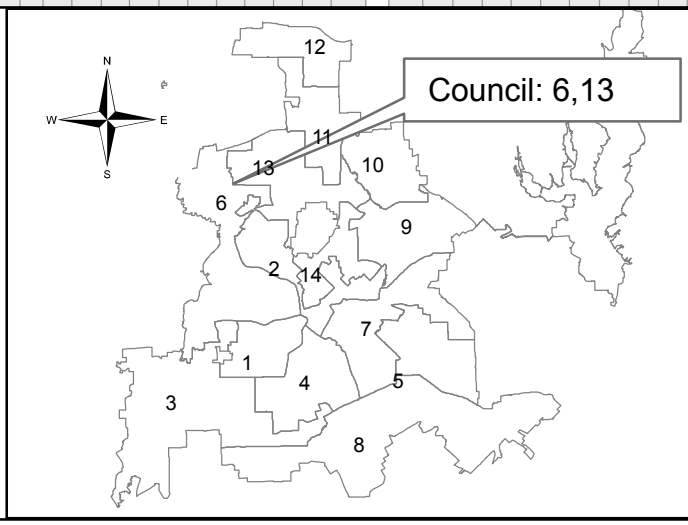
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 5484

Segment 13 of 24

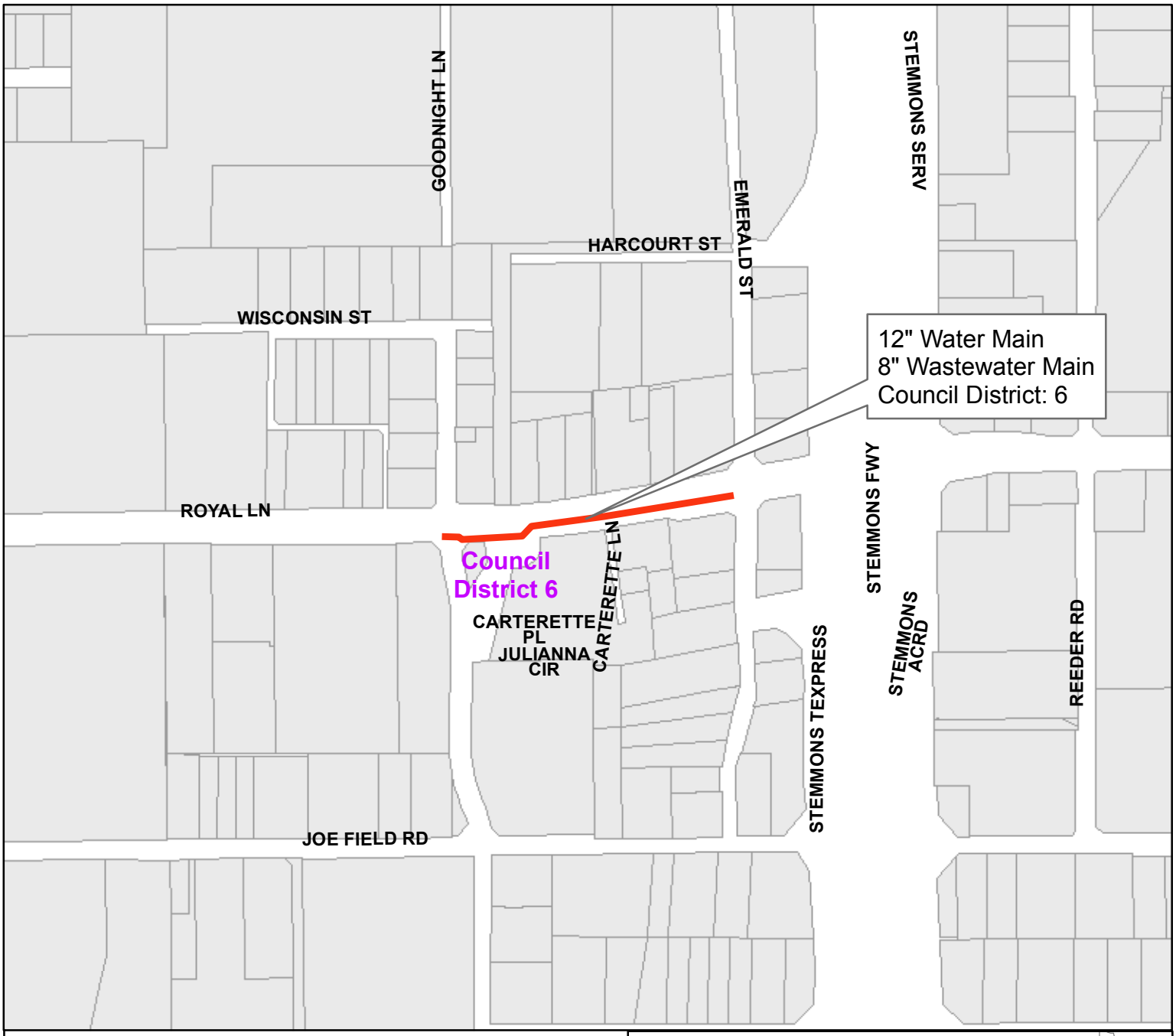


Pensive Drive
from Timberview Road to Walnut Hill Lane

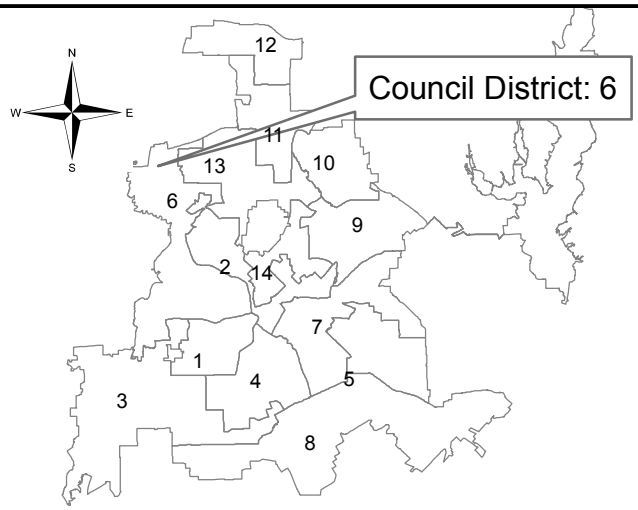


Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2905



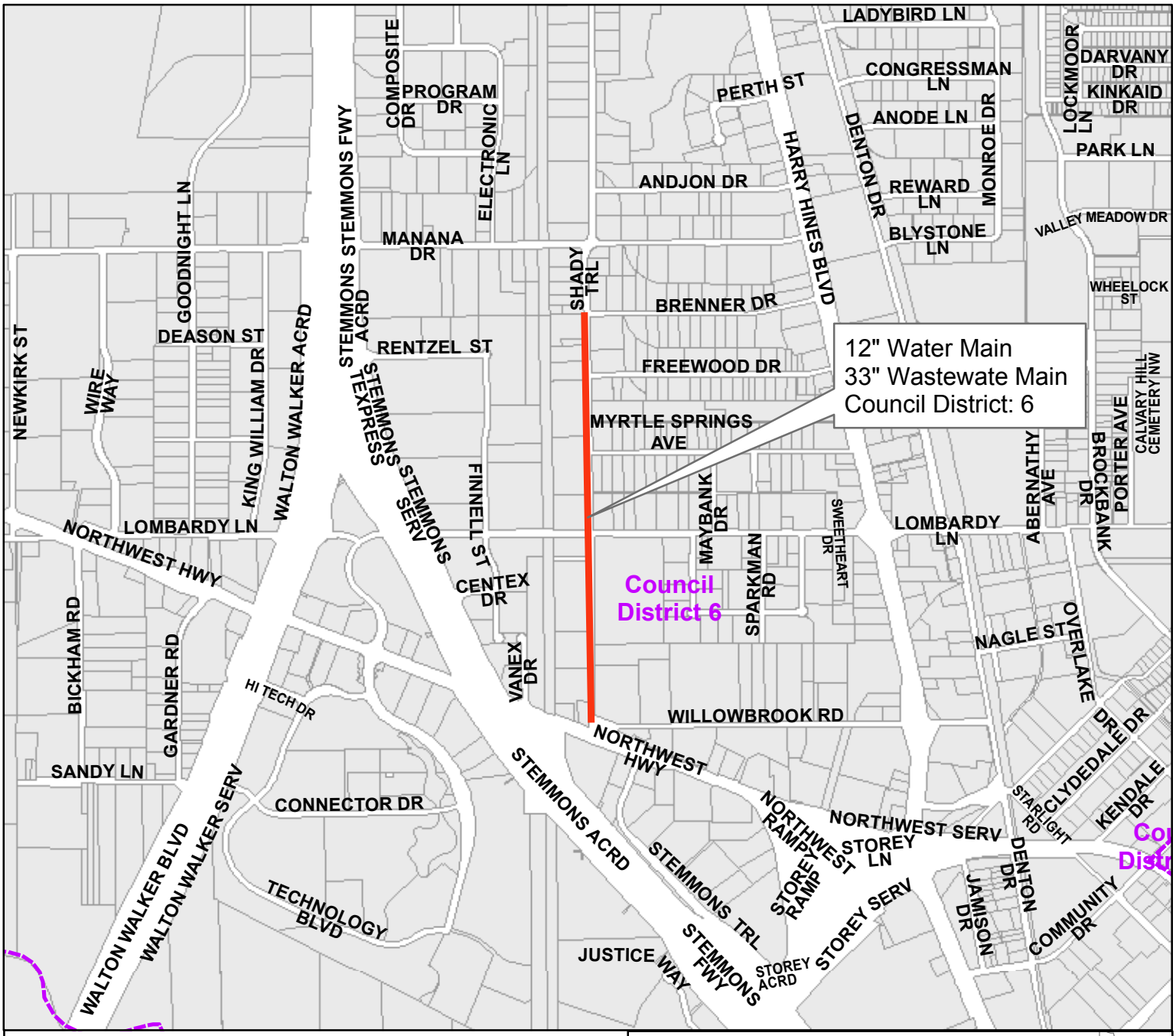
Royal Lane
from Goodnight Lane to Emerald Street



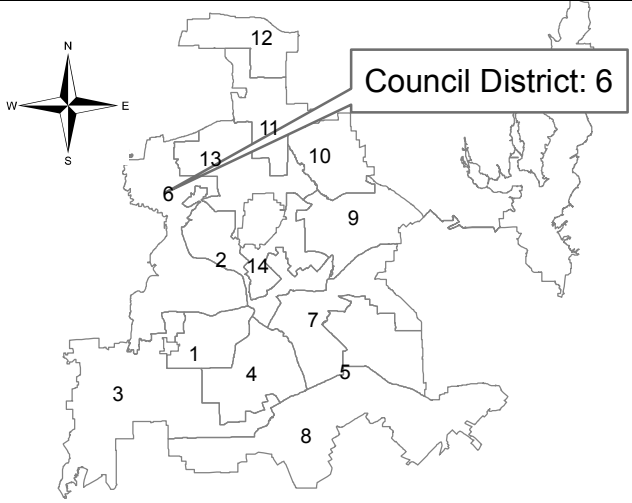
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 6040

Segment 15 of 24



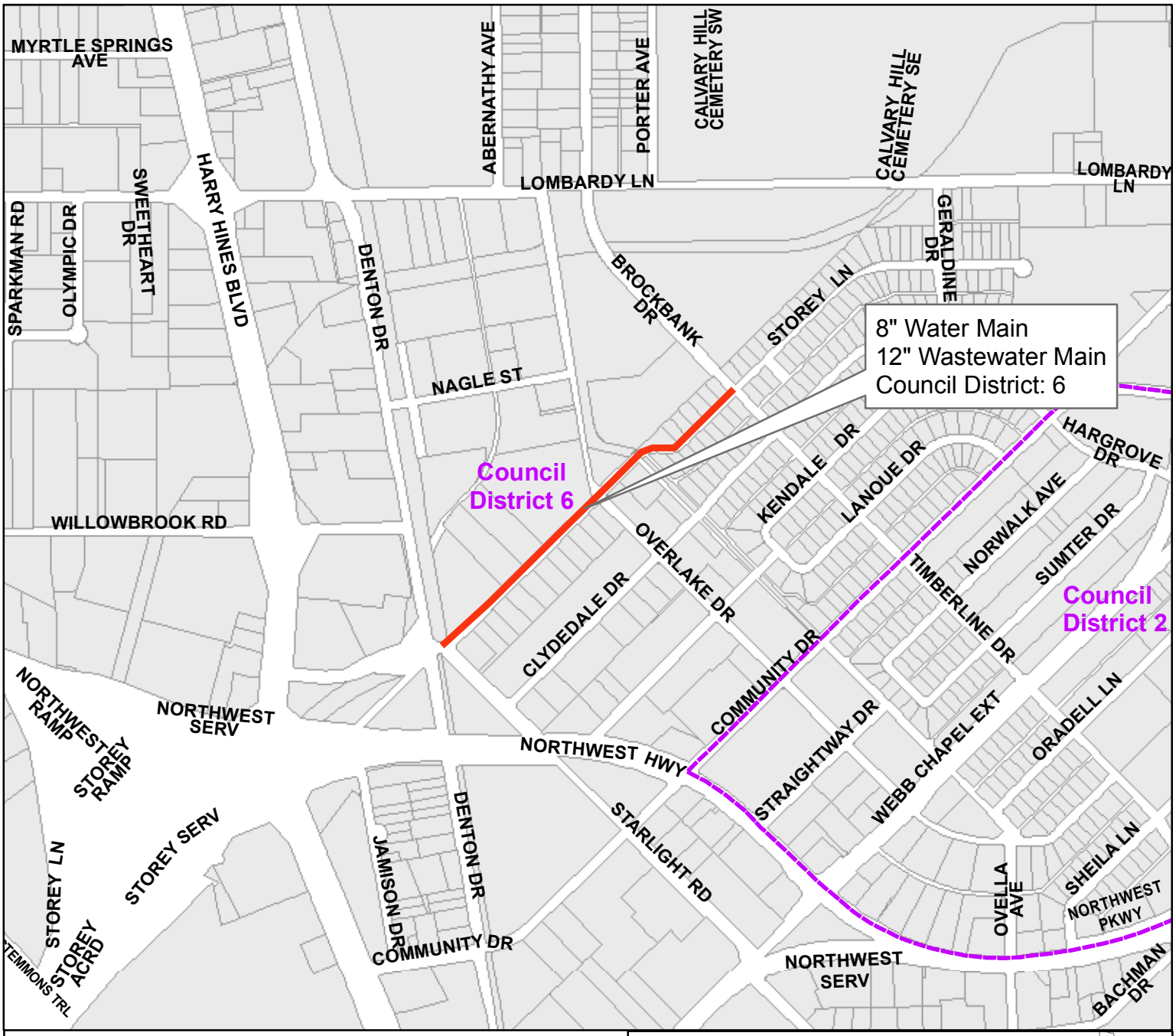
Shady Trail
from Willowbrook Road to Brenner Drive



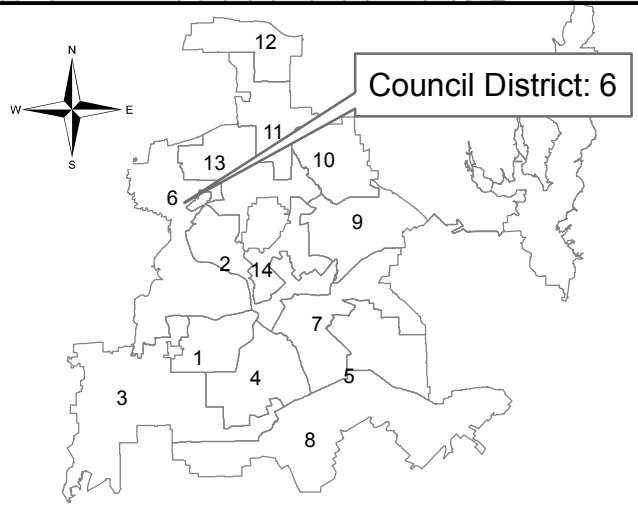
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 5307

Segment 16 of 24



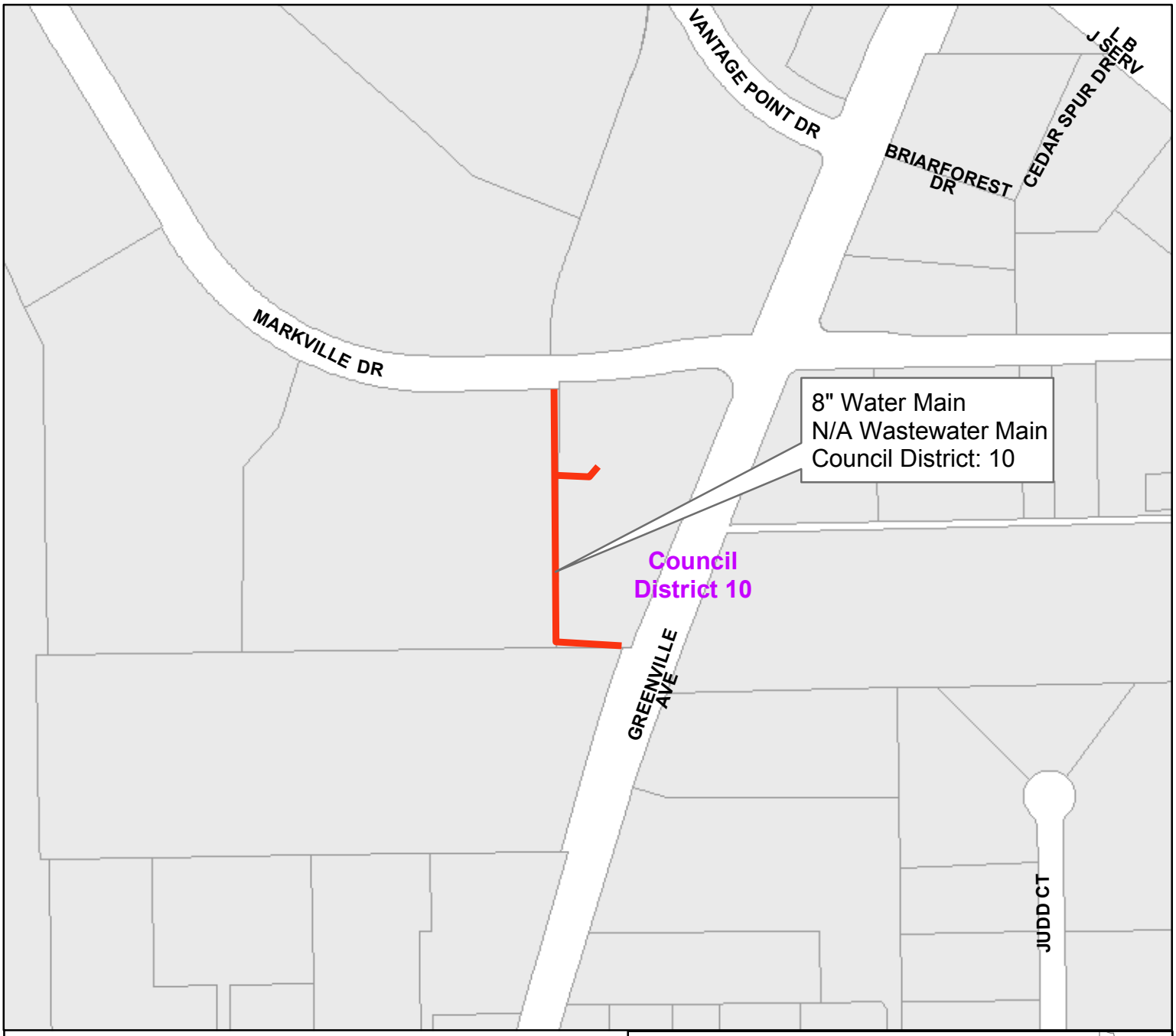
Storey Lane
from Starlight Road to Brockbank Drive



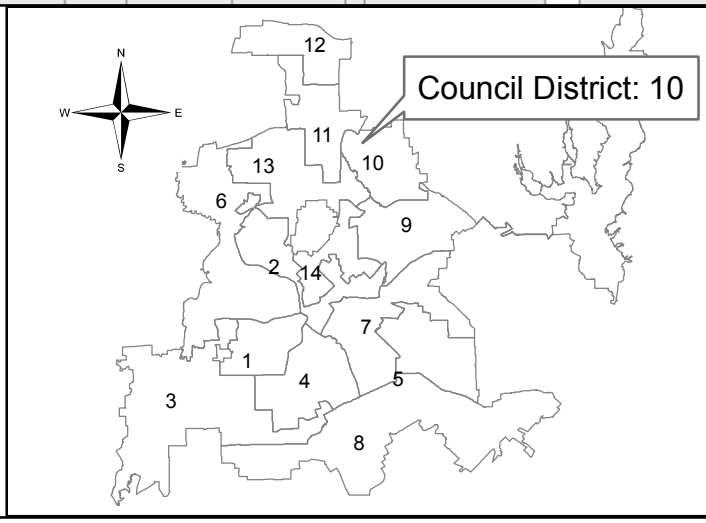
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2940

Segment 17 of 24

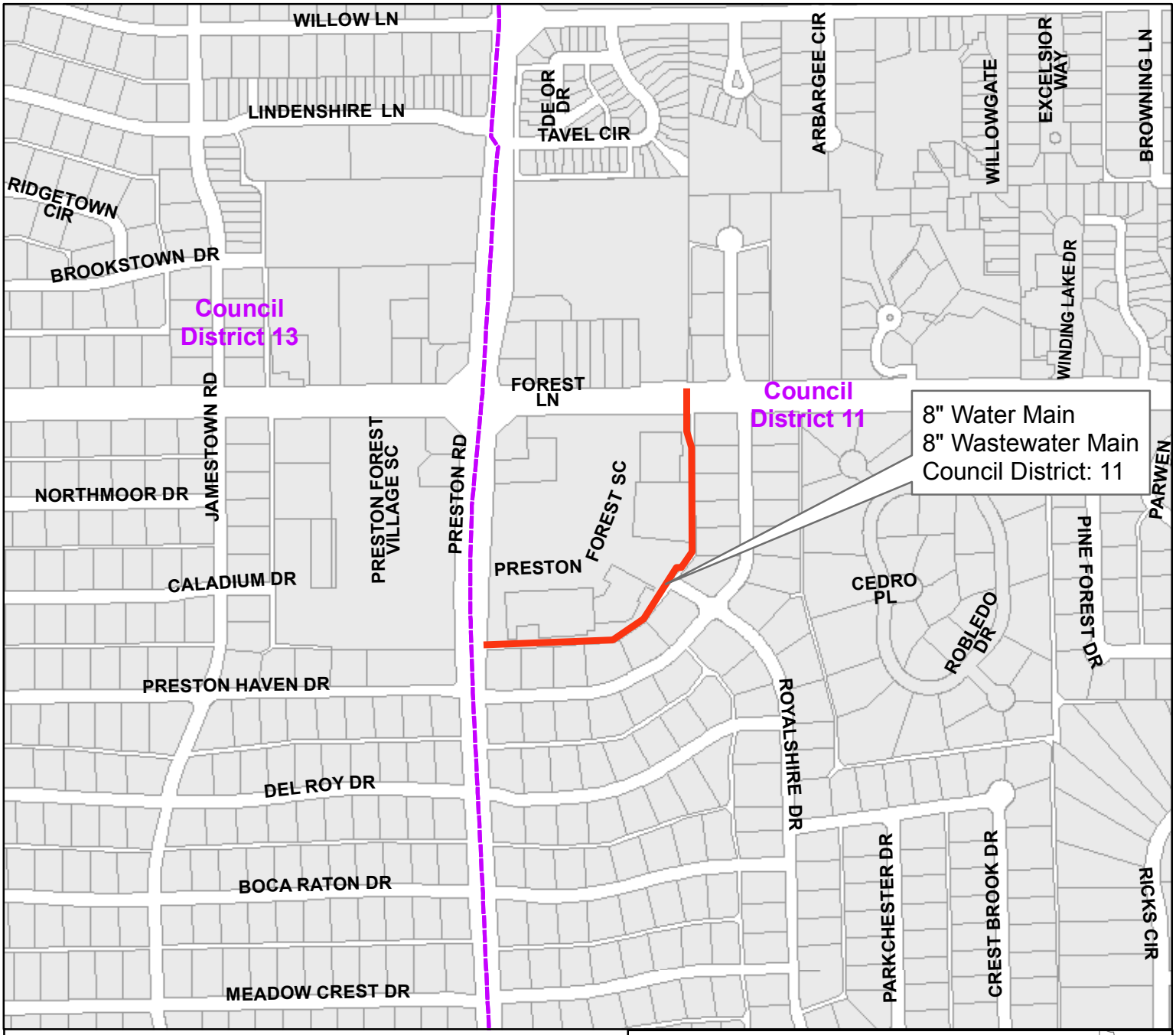


Easement west of Greenville Avenue
from Markville Drive to Greenville Avenue

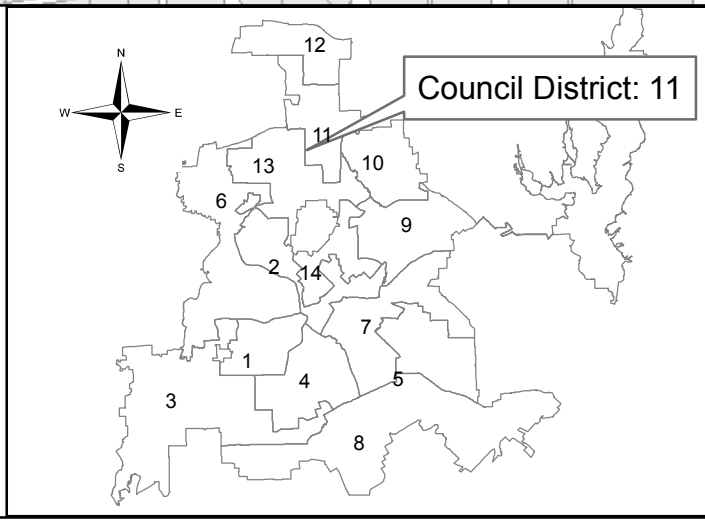


Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 5740



Easement between Forest Lane and State Highway 289 (Preston Road) from northwest

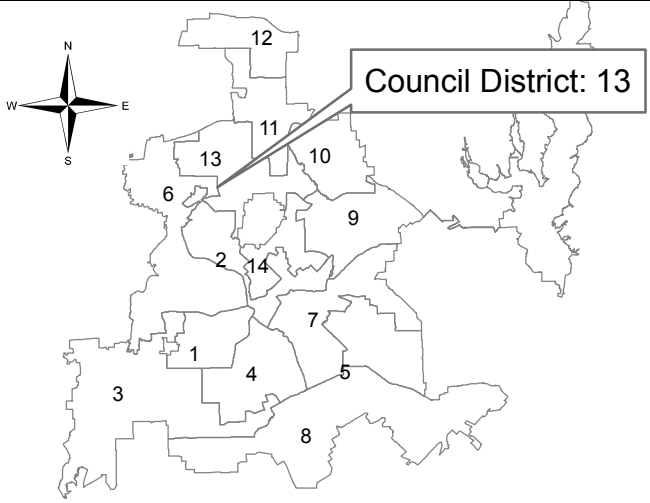


Contract No.: 18-273/274E
Water and Wastewater Main Renewals at 24 Locations

PID: 2861

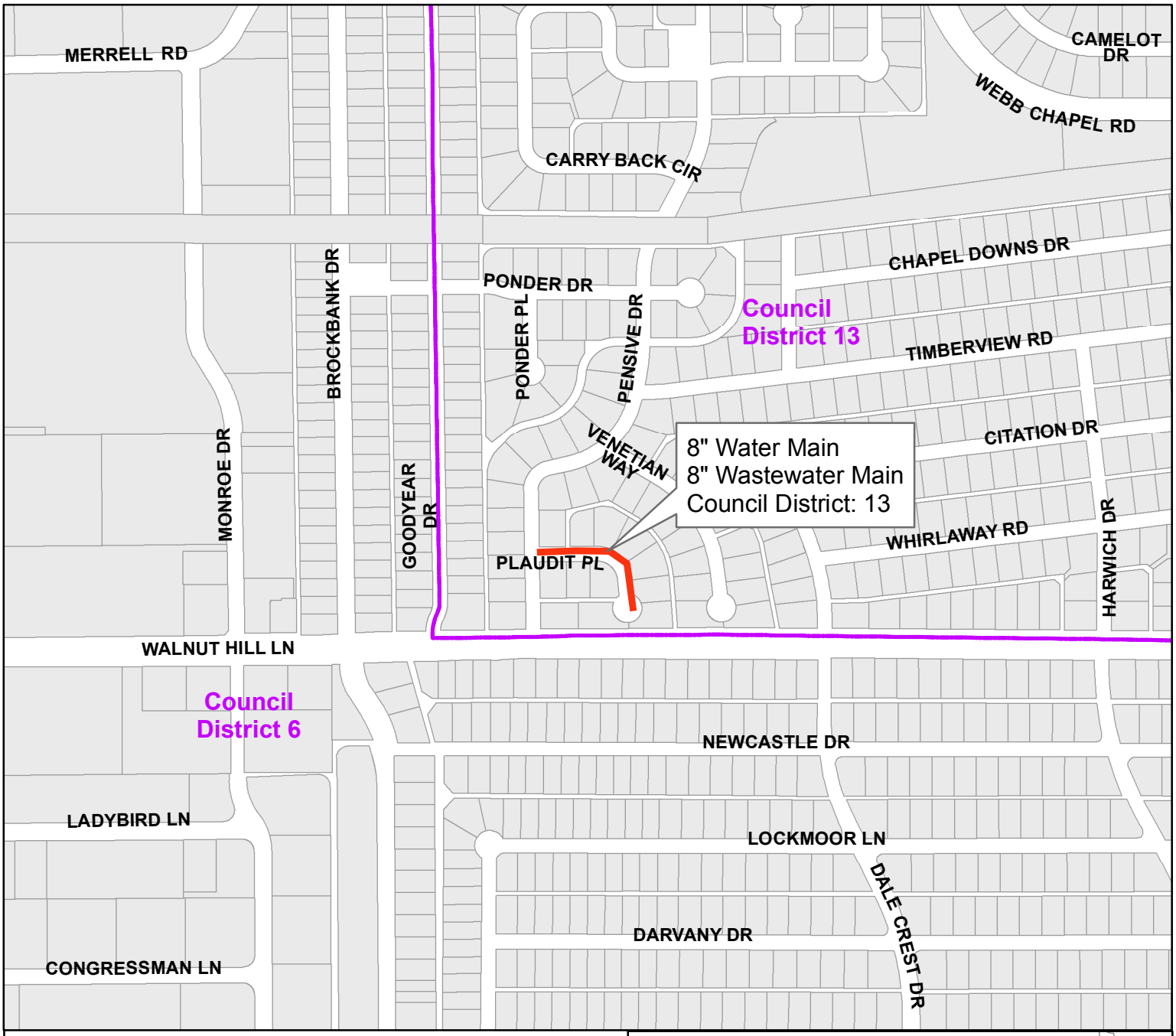


Midway Road
from Dunhaven Road to Edith Lane

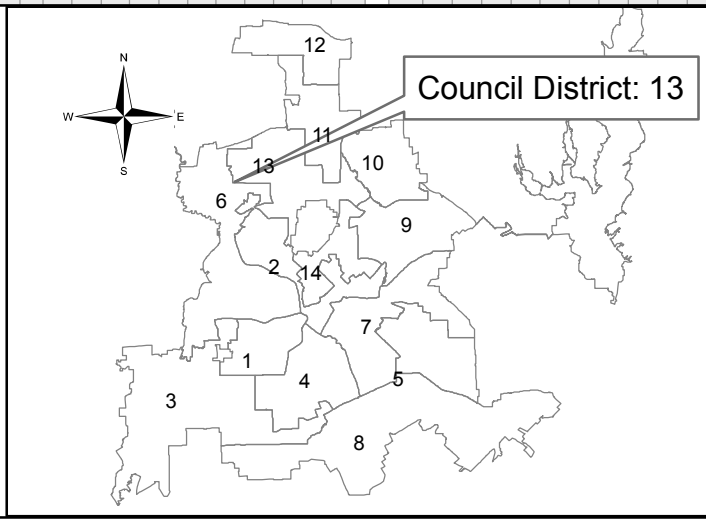


Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 1668



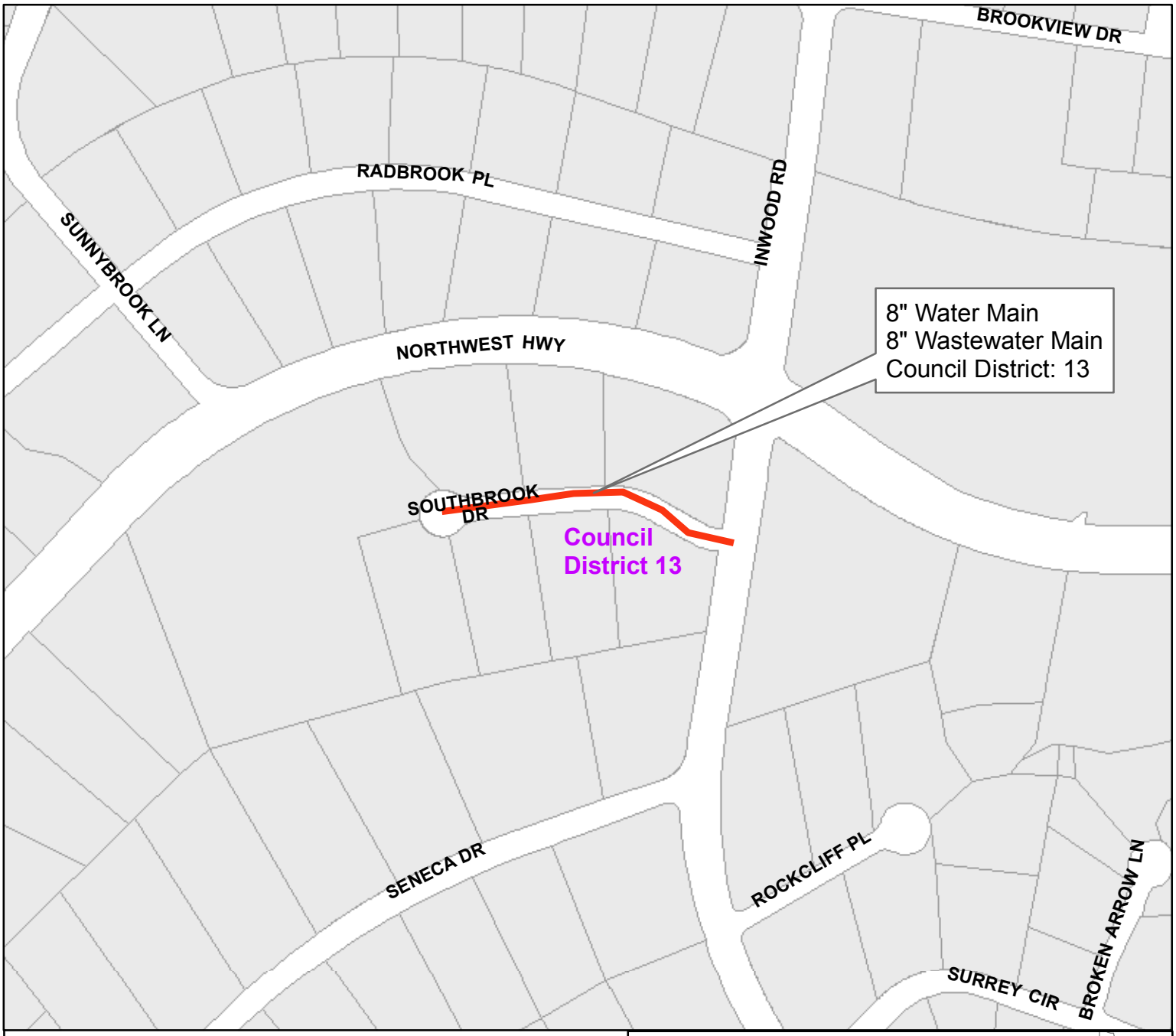
Plaudit Place
from Pensive Drive southeast



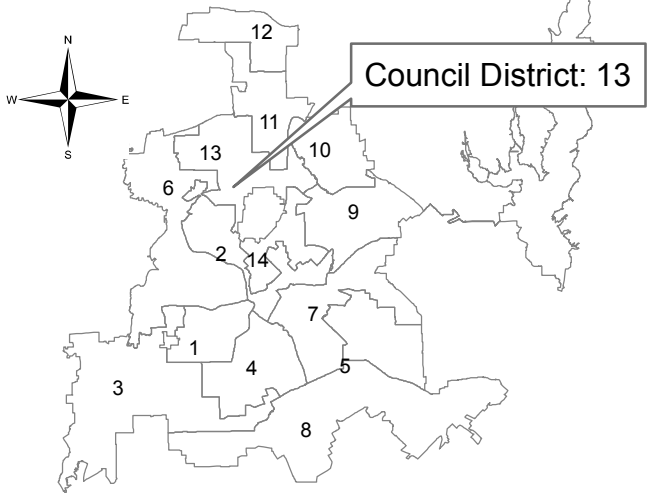
Contract No. 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2908

Segment 22 of 24

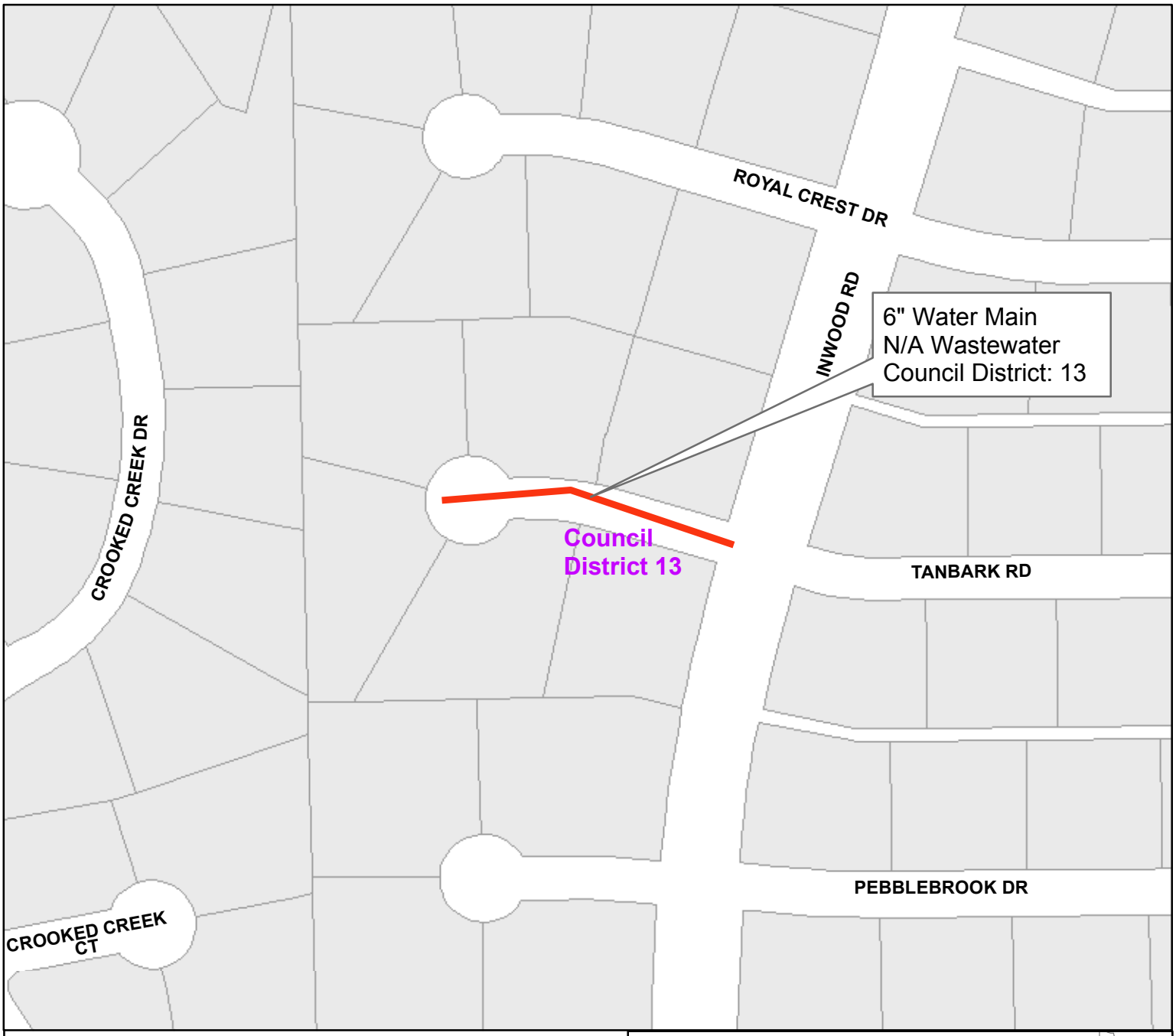


Southbrook Drive
from Inwood Road east

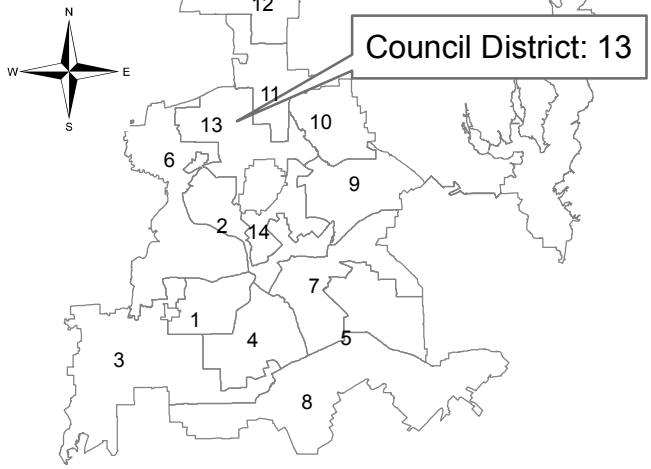


Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 3904



Tanbark Road
from Inwood Road west



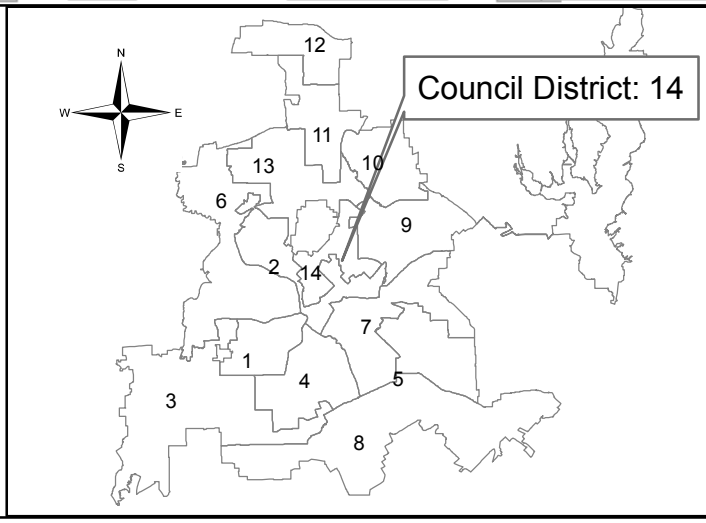
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2877

Segment 23 of 24



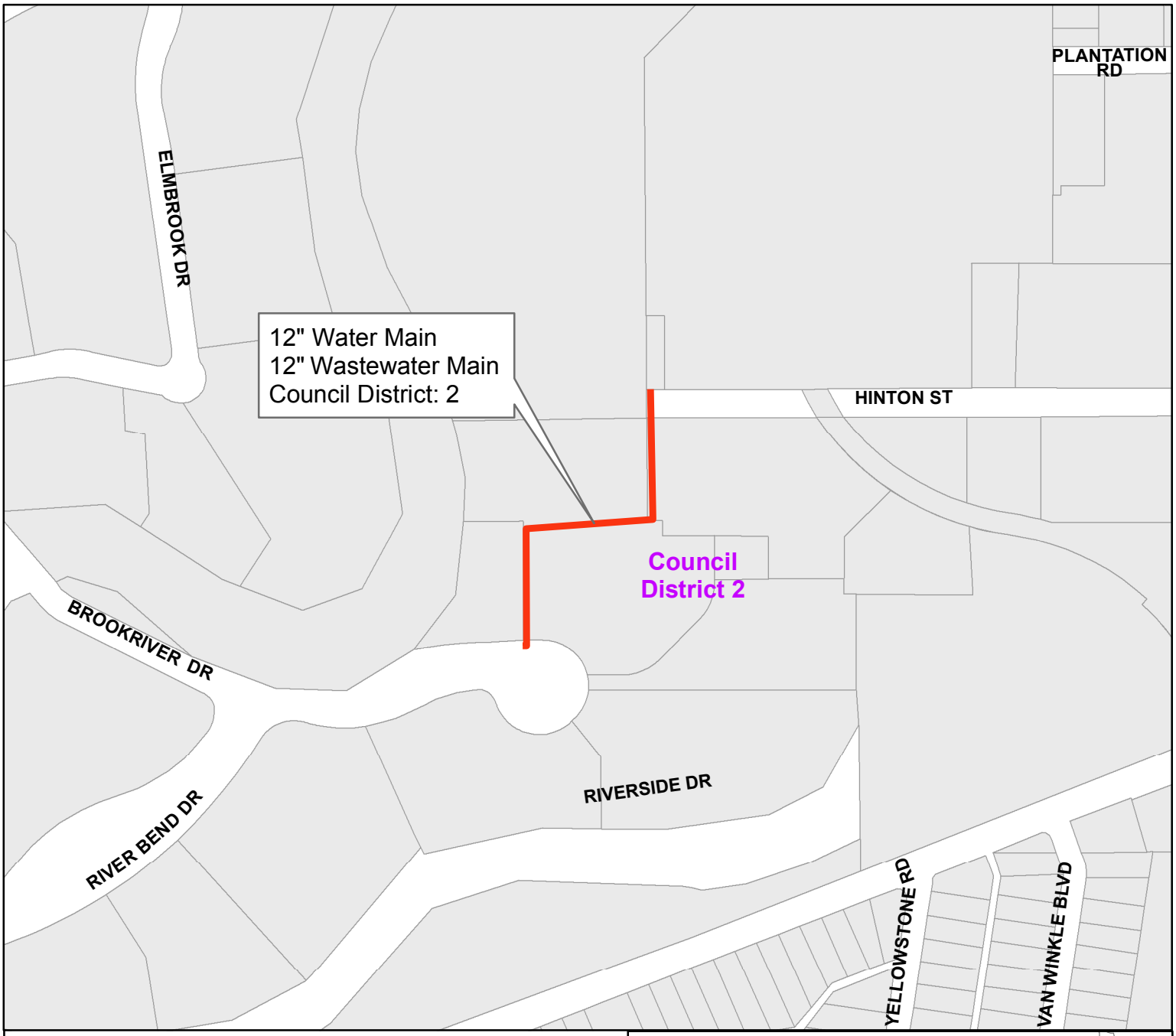
Alley between Oram Street and Prospect Avenue from Matilda Street west



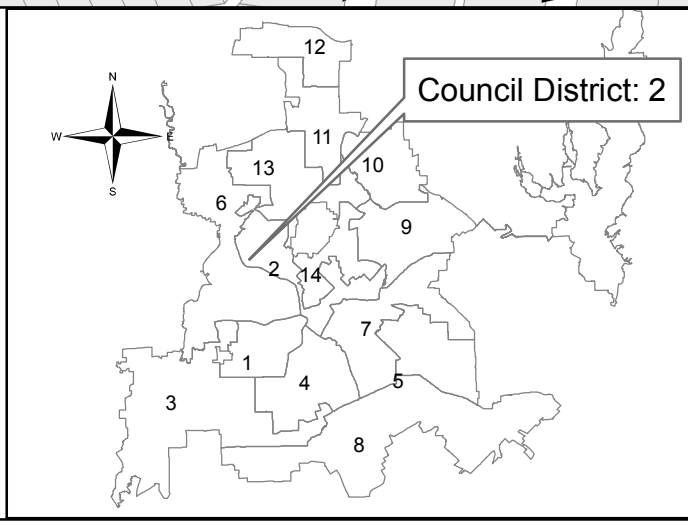
Contract No.: 18-273/274E
Water and Wastewater Main Renewals
at 24 Locations

PID: 5835

Segment 24 of 24



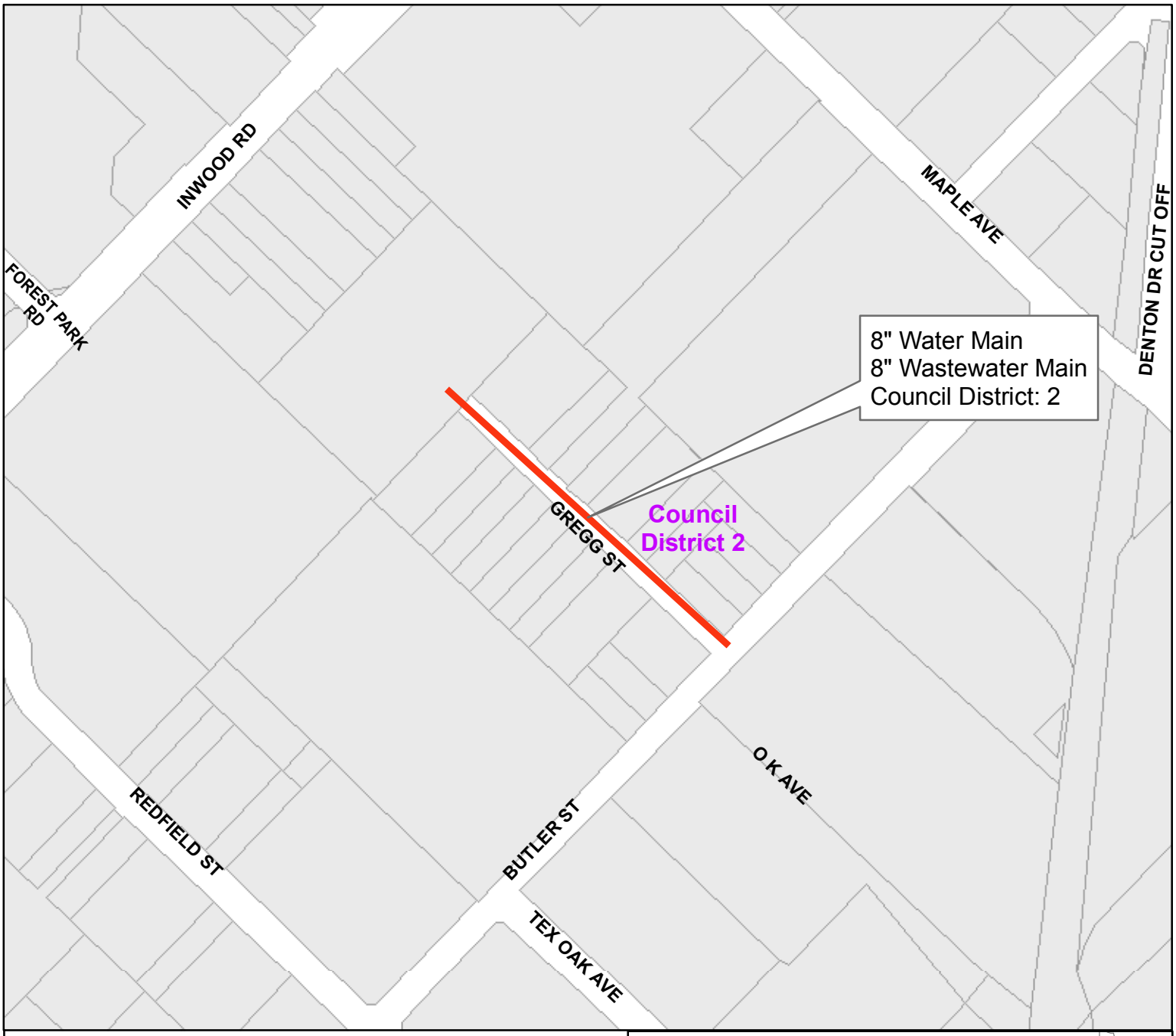
Easement west of Riverside Drive
from River Bend Drive to Hinton Street



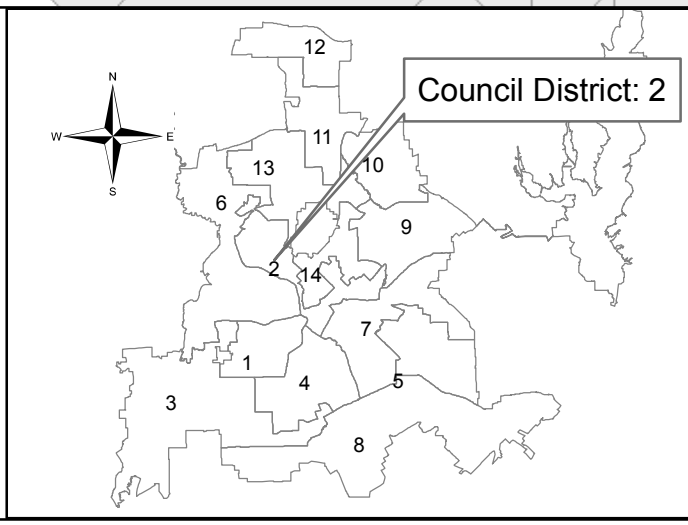
Contract No. 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 5620

Segment 1 of 19

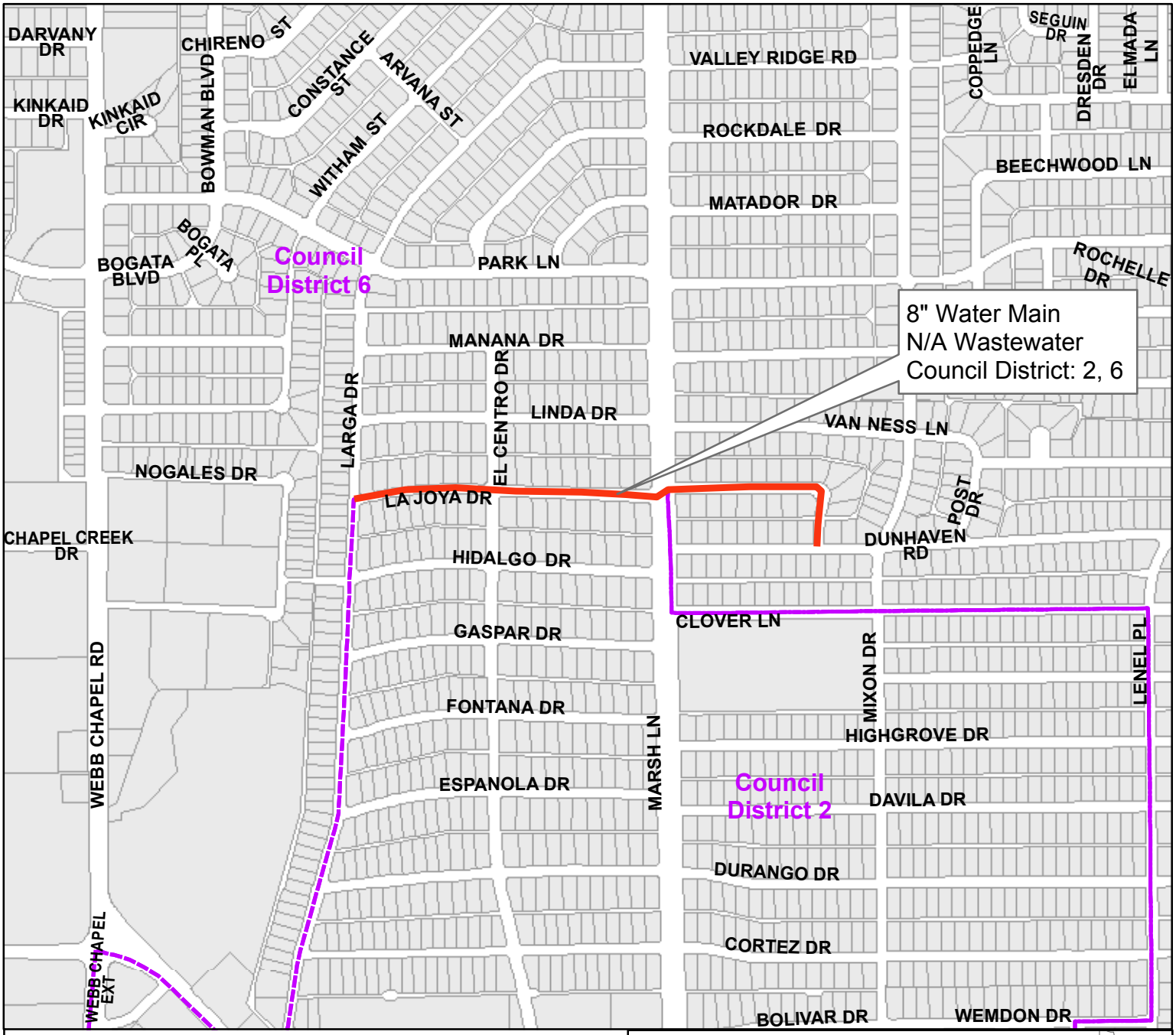


Gregg Street
from Butler Street northwest

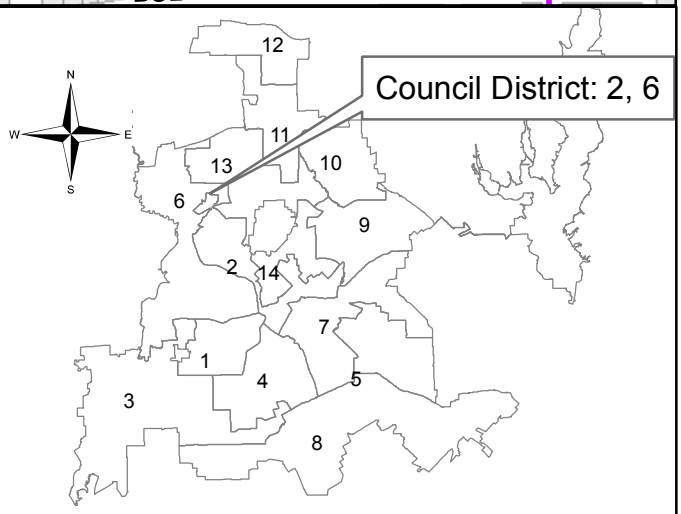


Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3859



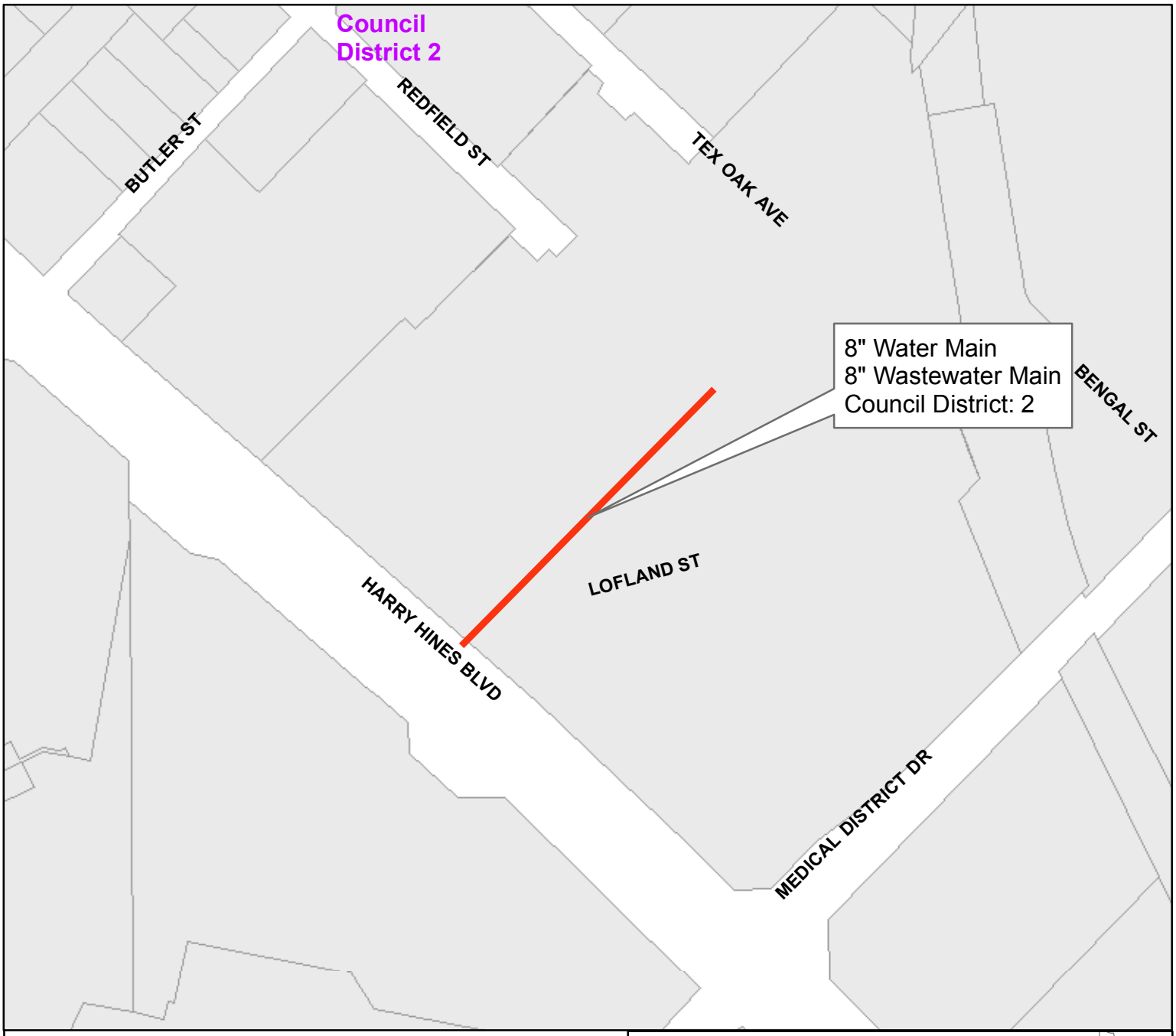
La Joya Drive
from Larga Drive to Dunhaven Road



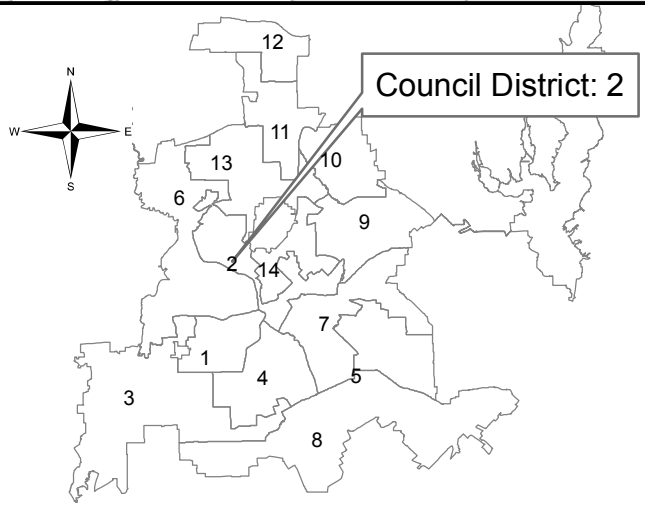
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 2928

Segment 3 of 19

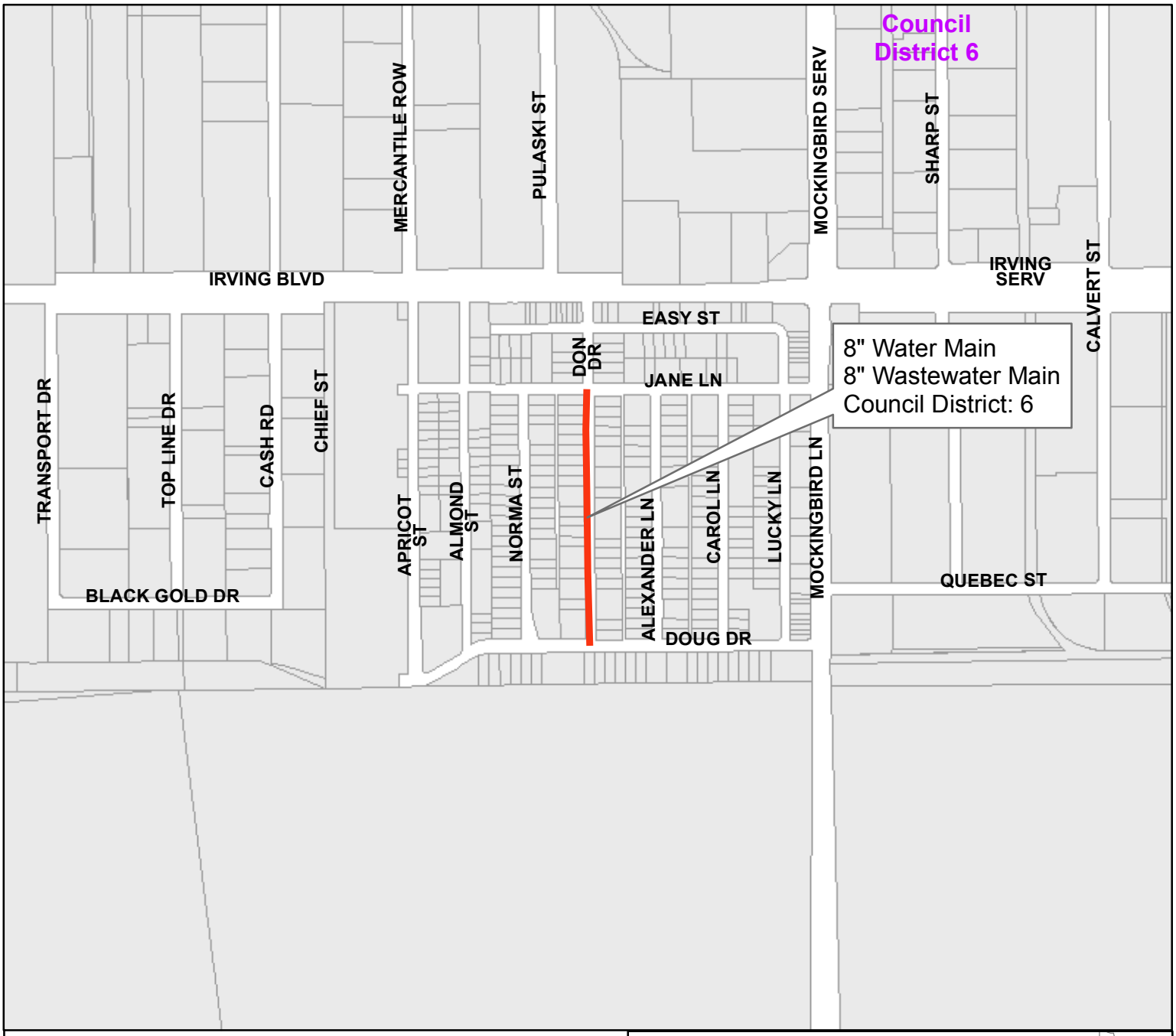


Lofland Street
from Harry Hines Boulevard to Redfield Street

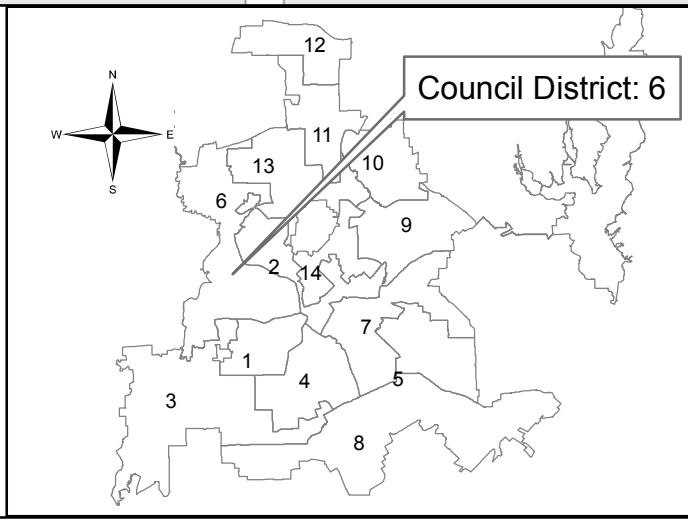


Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3858



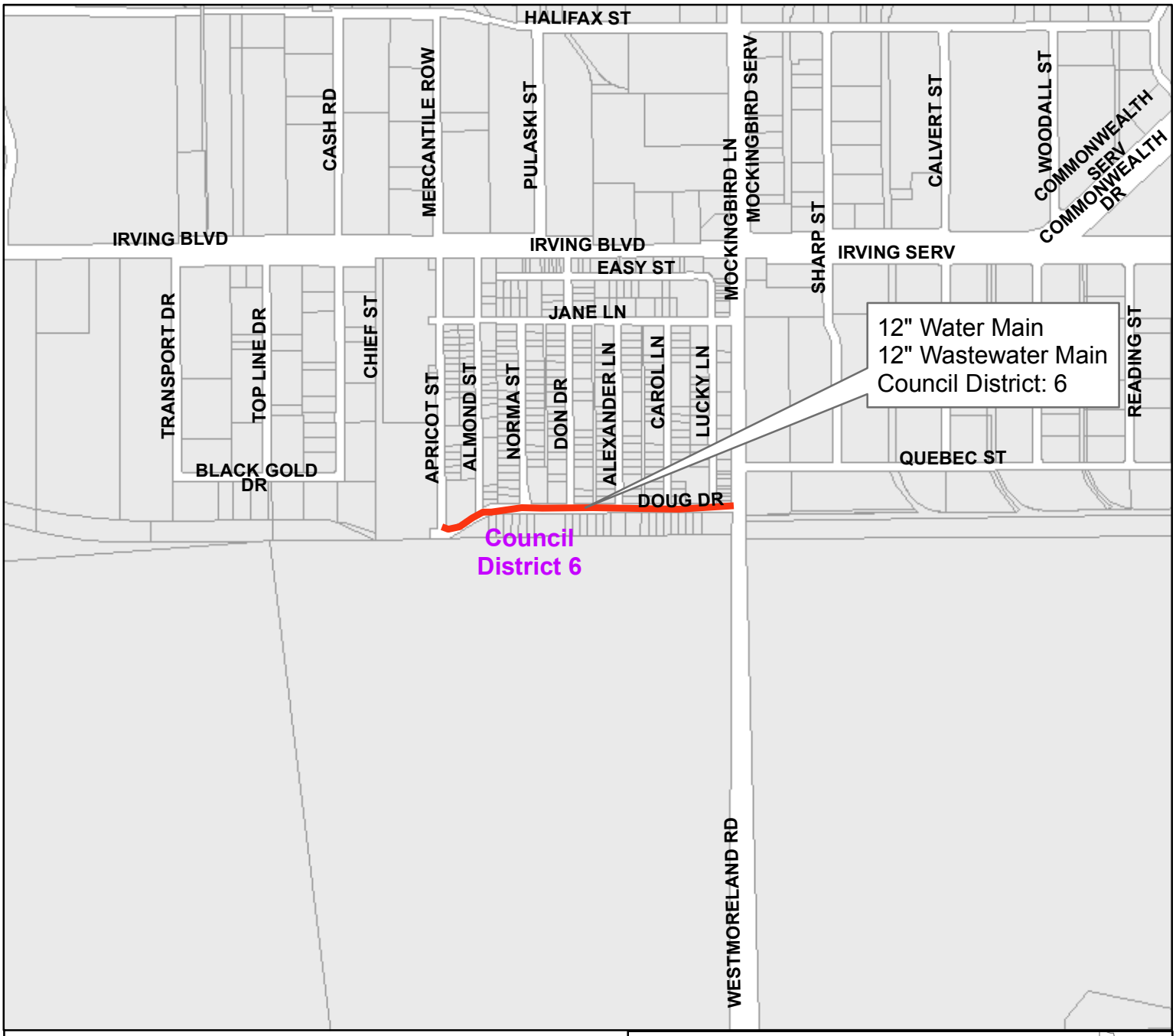
Don Drive
from Doug Drive to Jane Lane



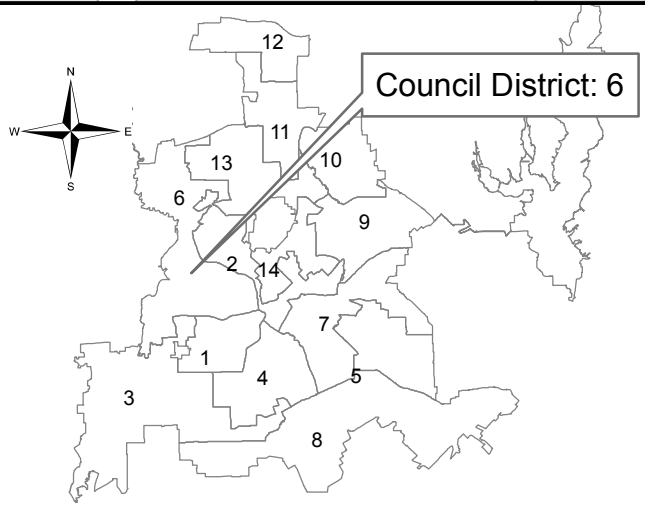
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3075

Segment 5 of 19

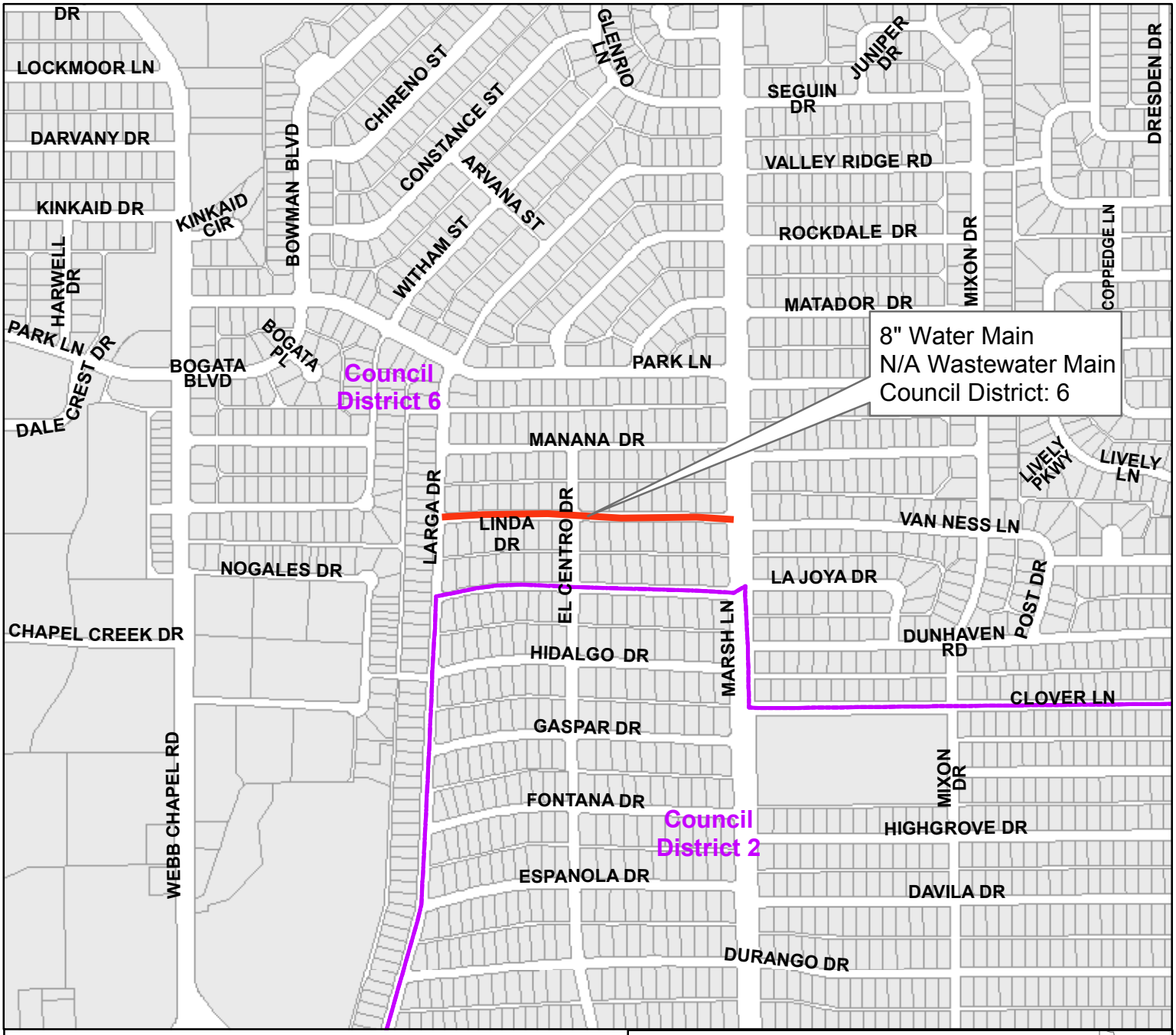


Doug Drive
from Apricot Street to Mockingbird Lane

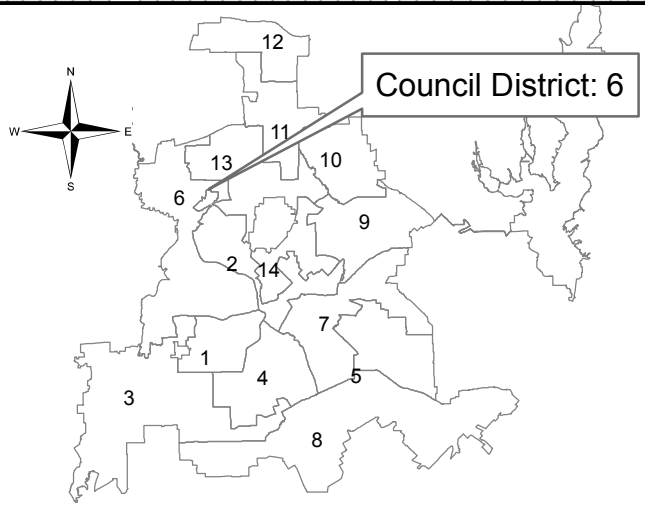


Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3077



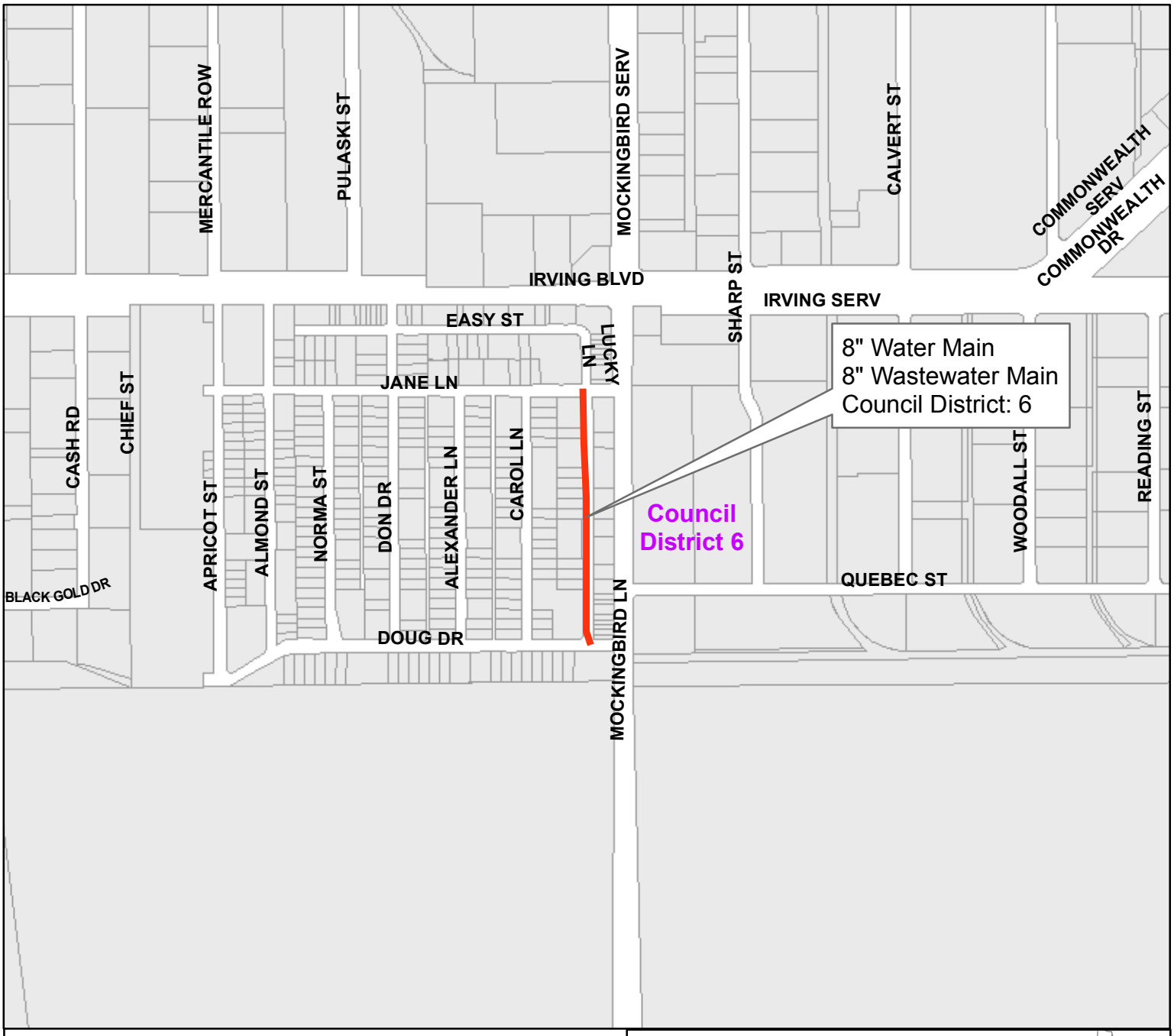
Linda Drive
from Larga Drive to Marsh Lane



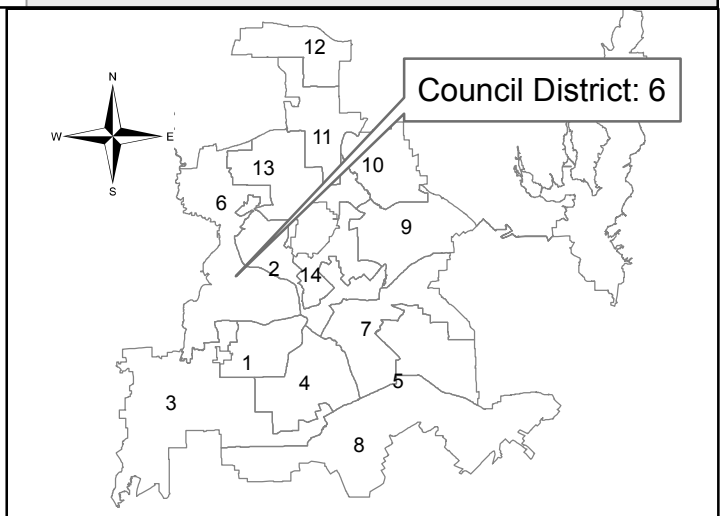
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 2927

Segment 7 of 19



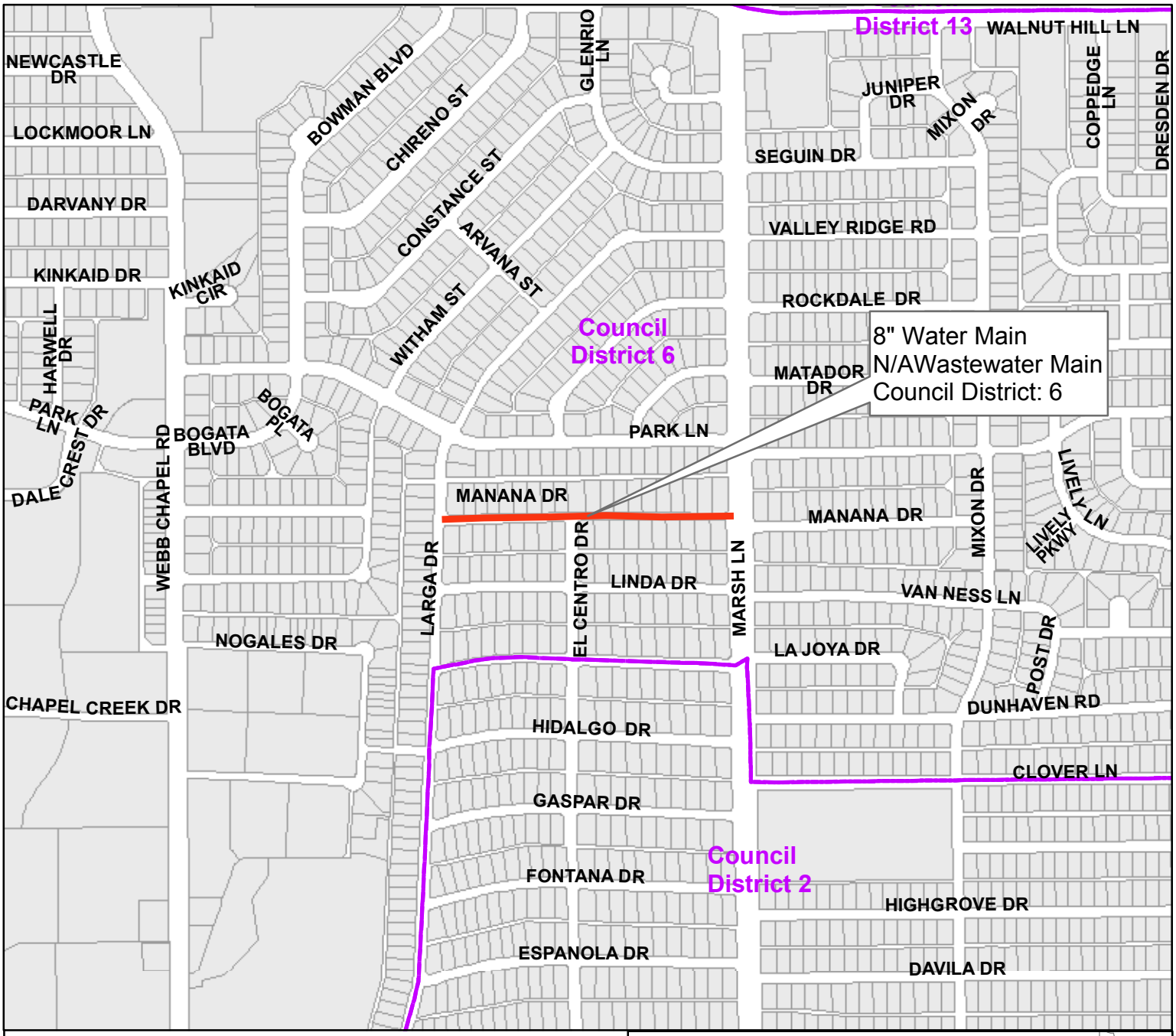
Lucky Lane
from Doug Drive to Jane Lane



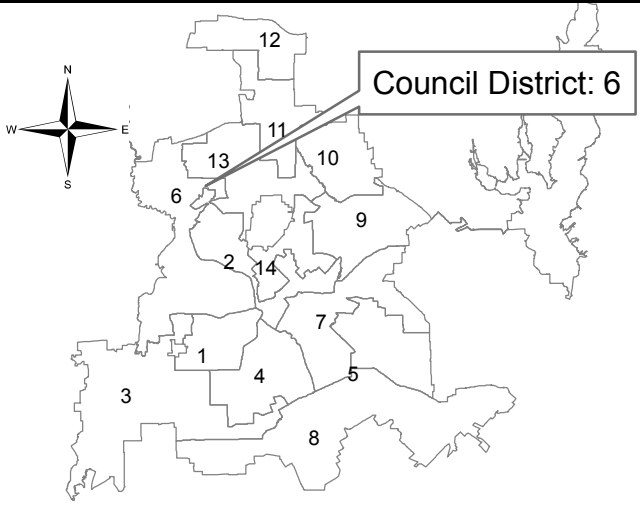
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3076

Segment 8 of 19



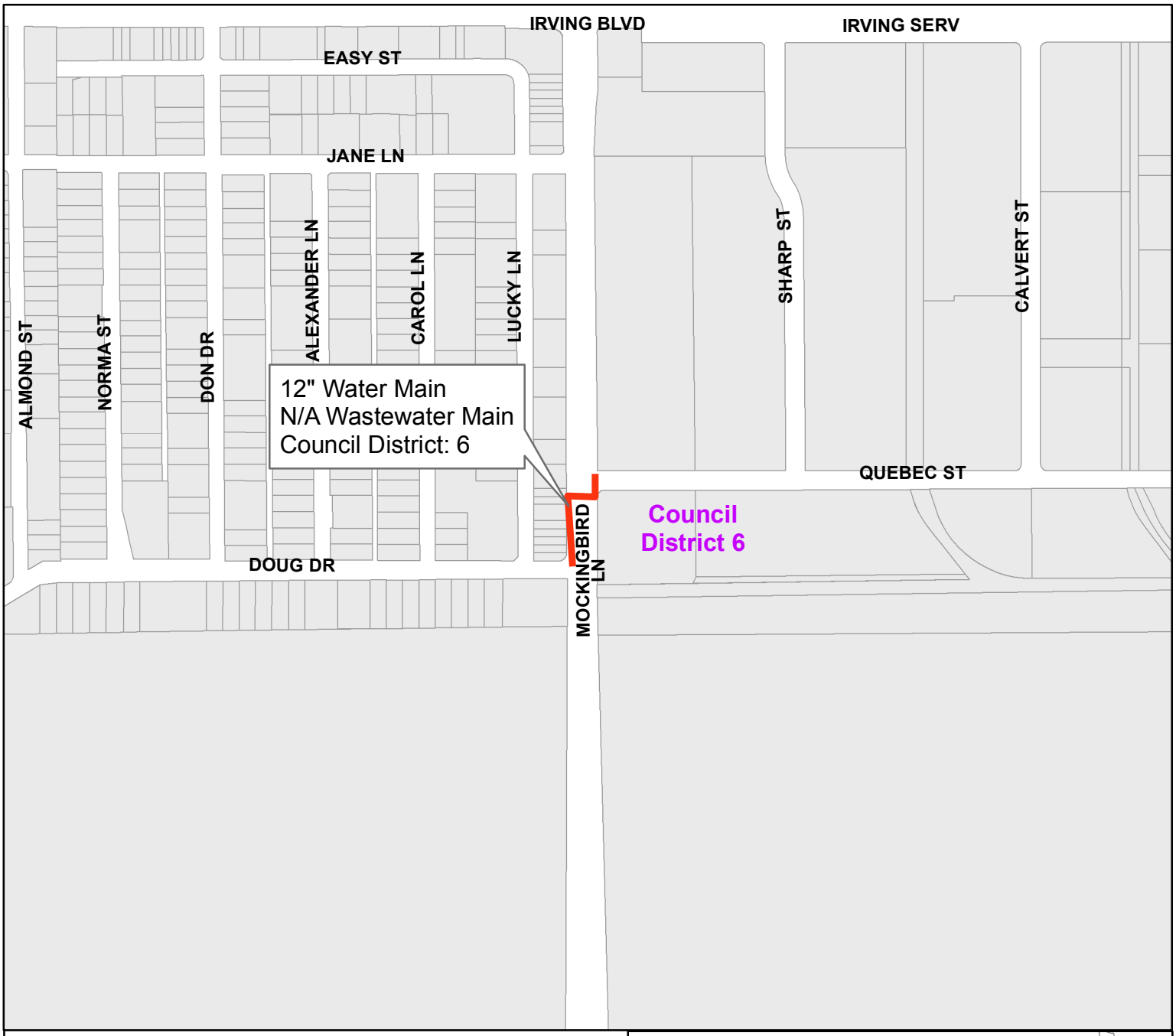
Manana Drive
from Larga Drive to Marsh Lane



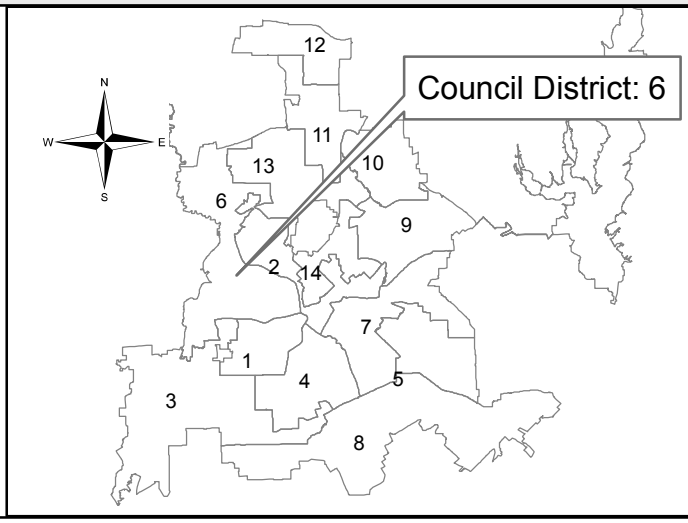
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 2926

Segment 9 of 19

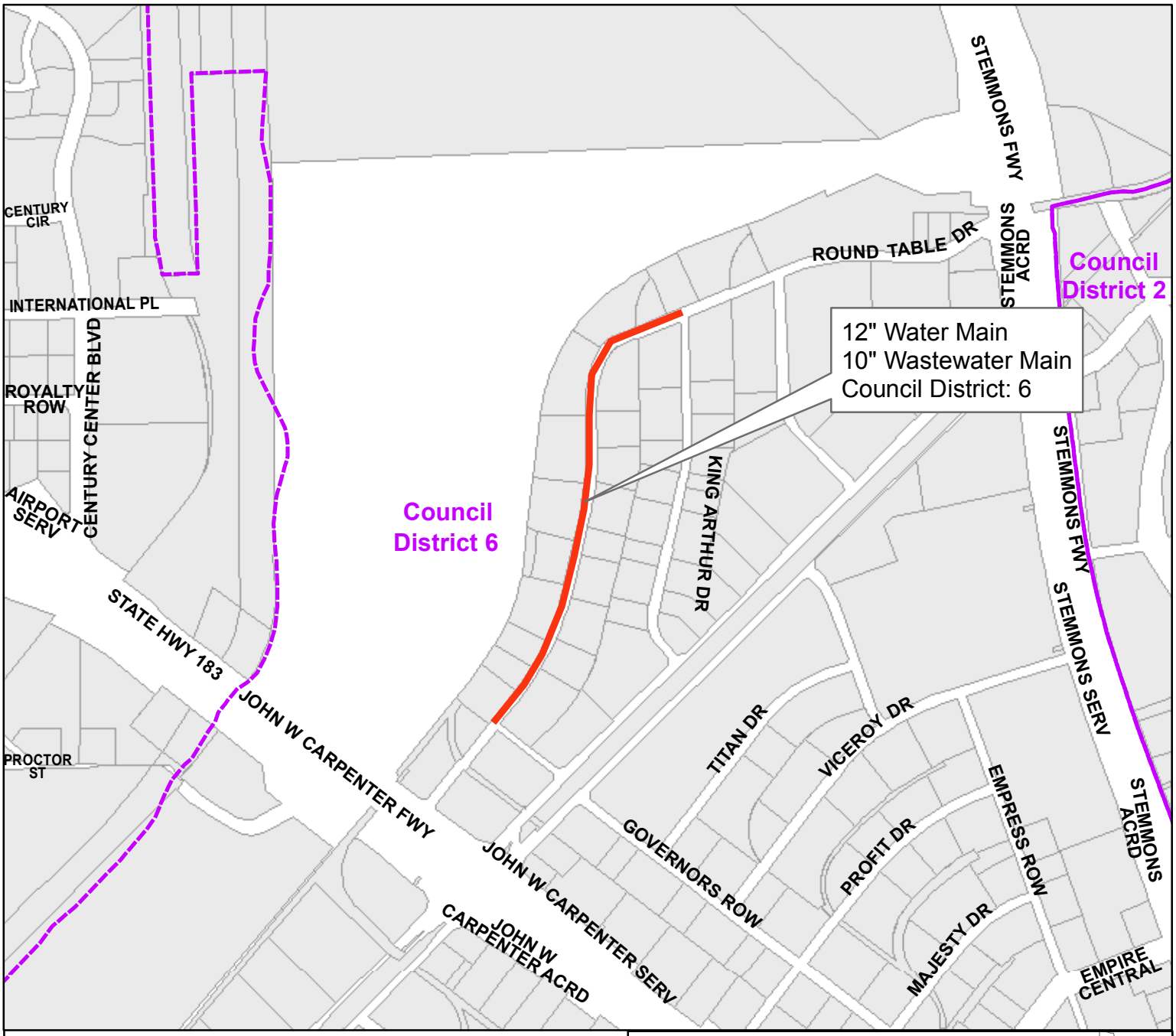


Mockingbird Lane
from Doug Drive to Quebec Street

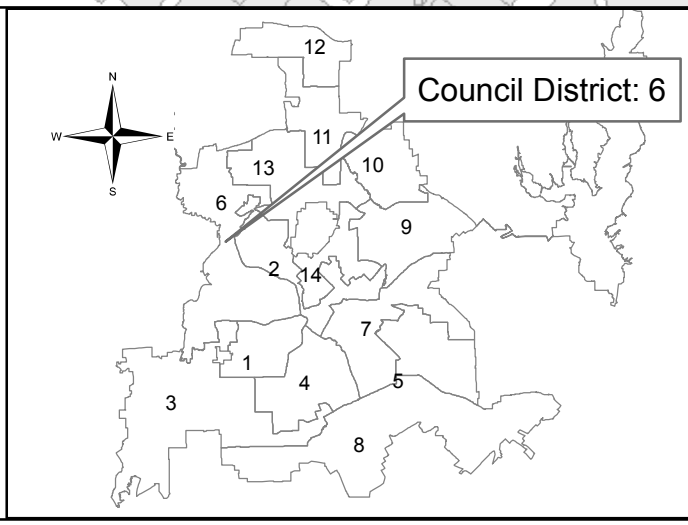


Contract No. 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 4242



Round Table Drive
from King Arthur Drive to Governors Row



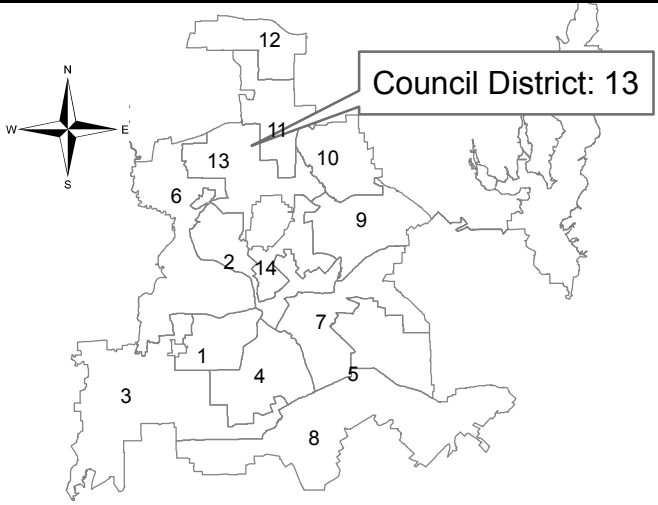
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 5576

Segment 11 of 19



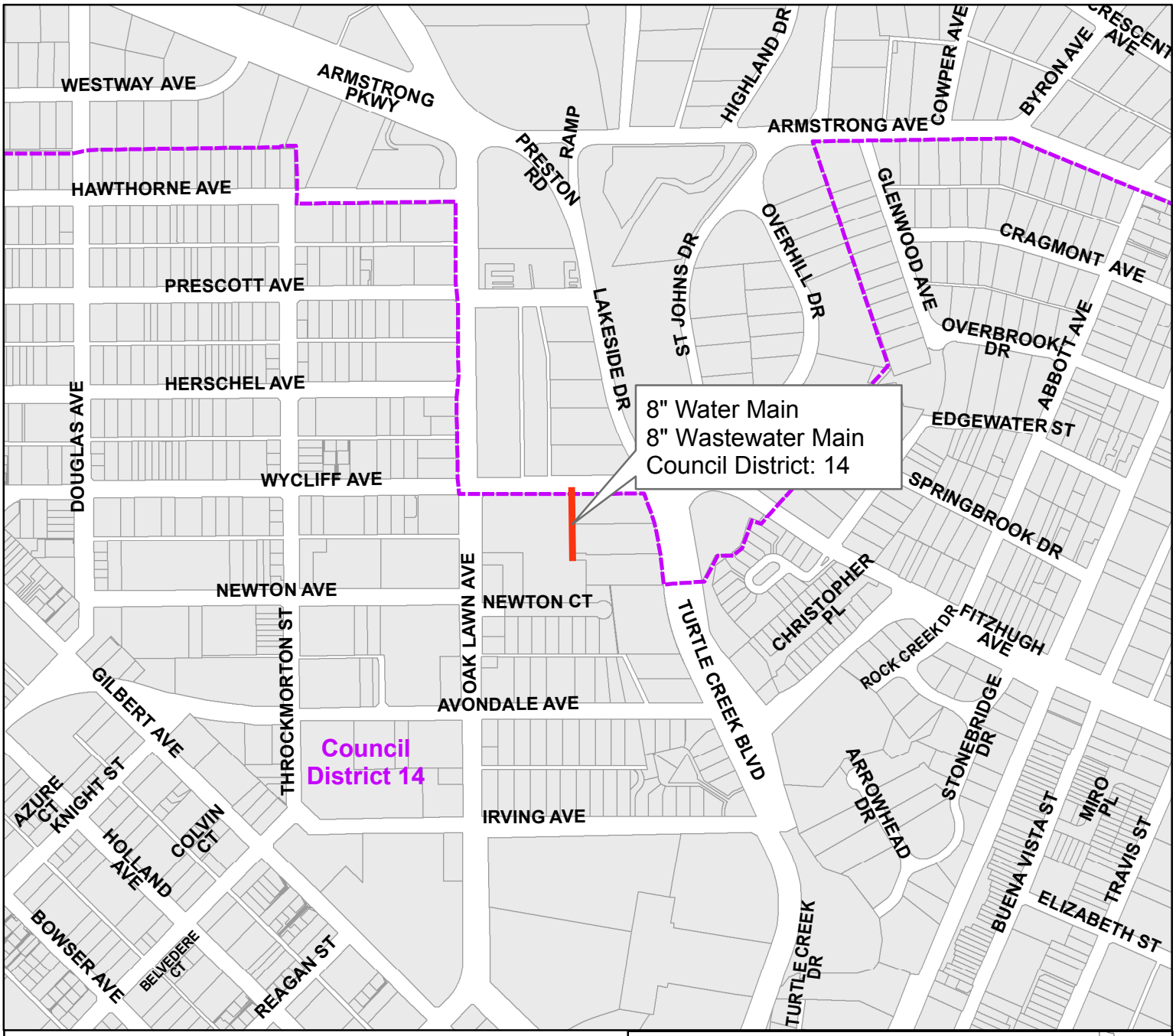
Alley between Caladium Drive and Preston Haven Drive from Quincy Lane to Nuestra Drive



Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

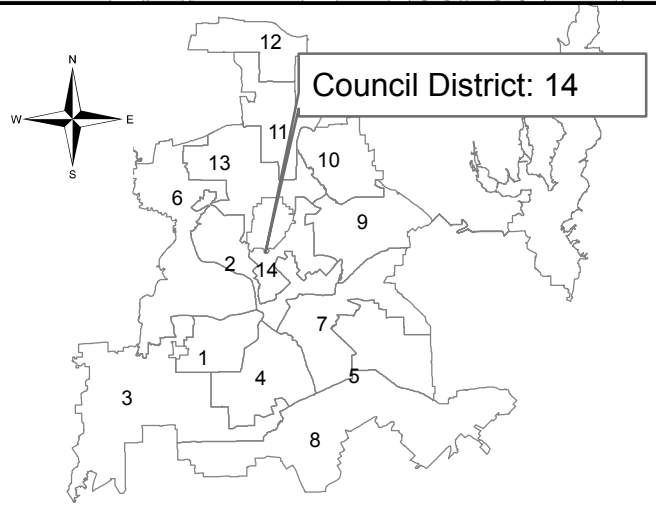
PID: 6162

Segment 12 of 19



Easement between Oak Lawn Avenue and Lakeside Drive

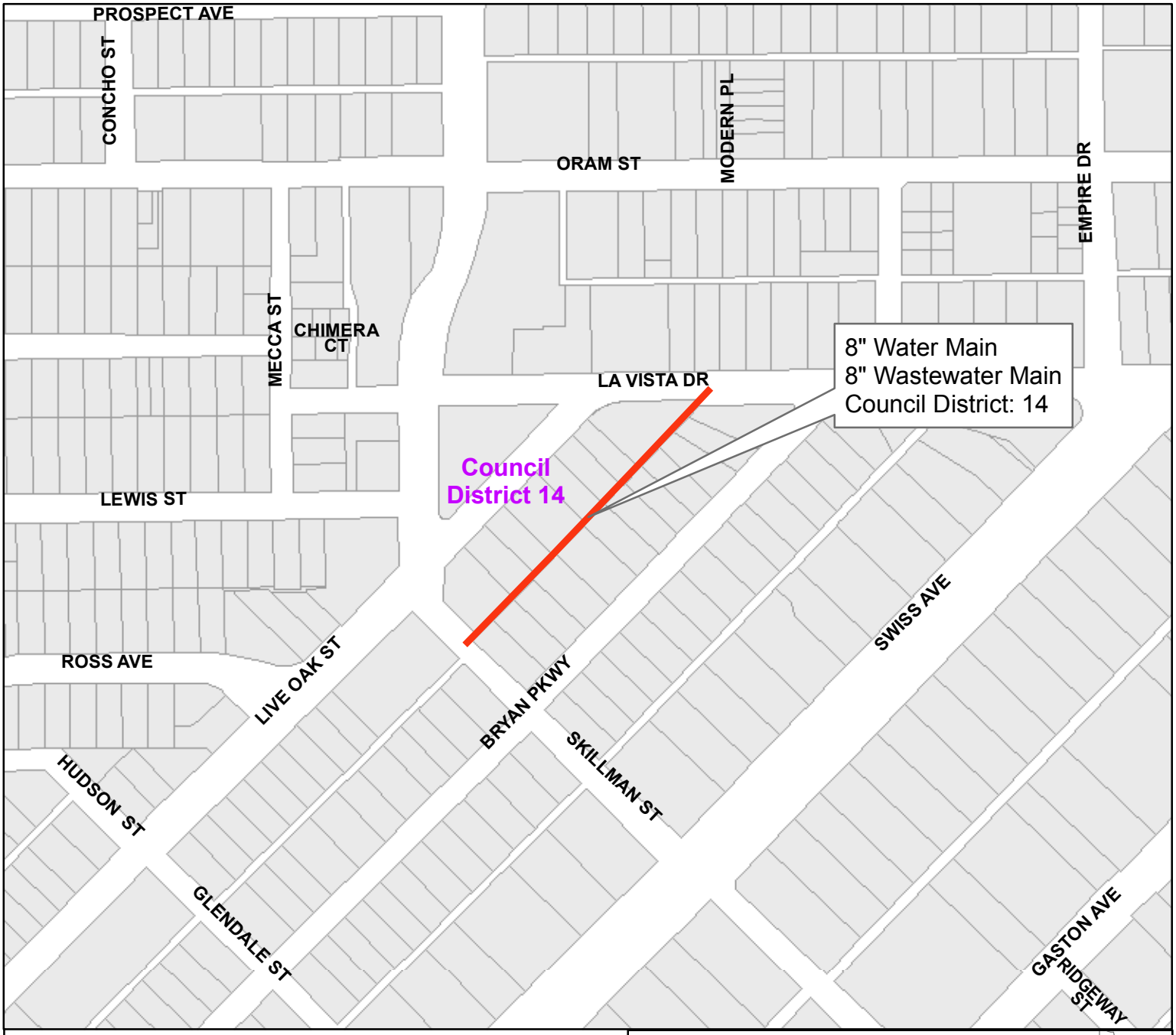
from Wycliff Avenue south



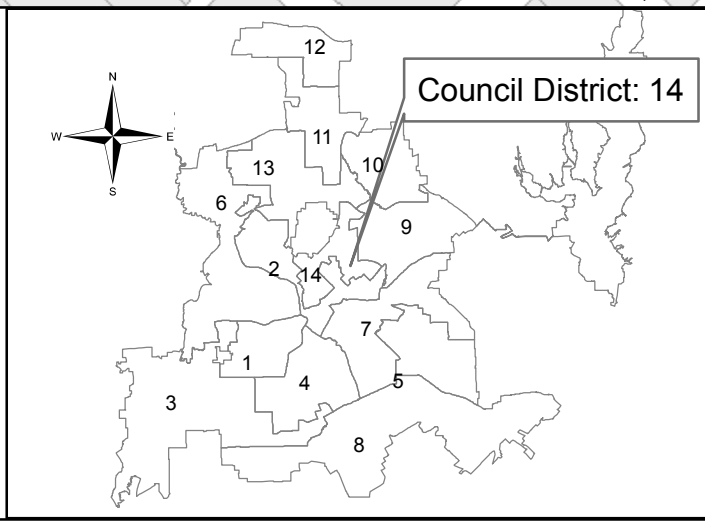
Contract No. 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3026

Segment 13 of 19



Alley between Bryan Parkway and Live Oak Street from Skillman Street to La Vista Drive



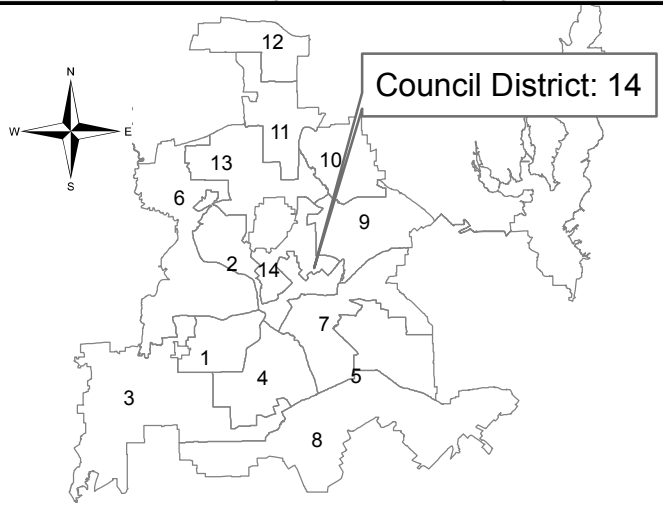
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3064

Segment 14 of 19



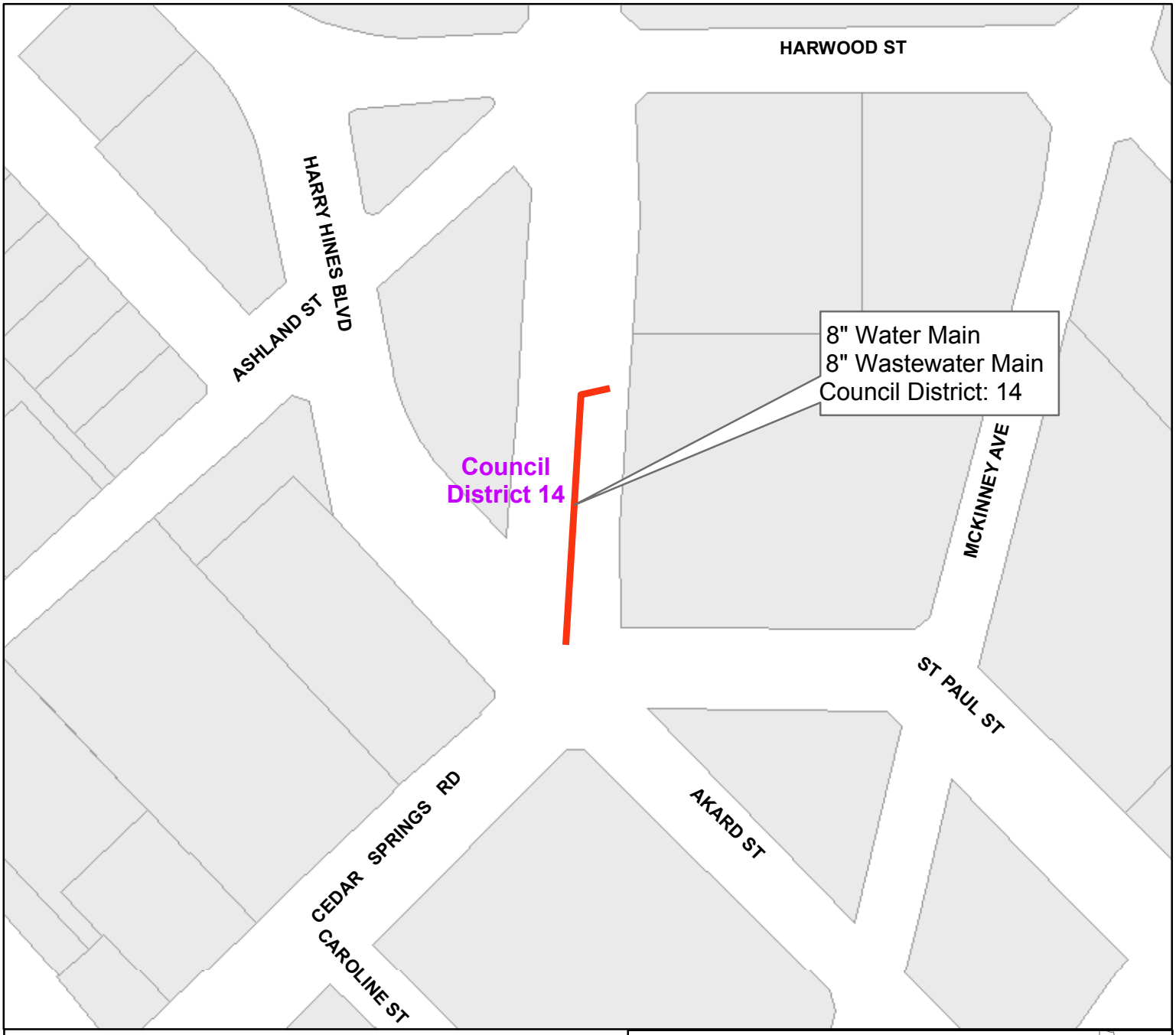
Alley between Tremont Street and Victor Street from Lowell Street east



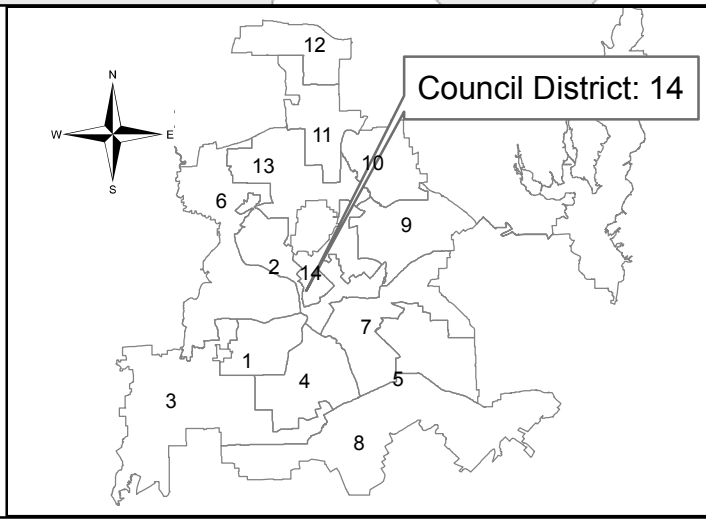
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 3090

Segment 15 of 19

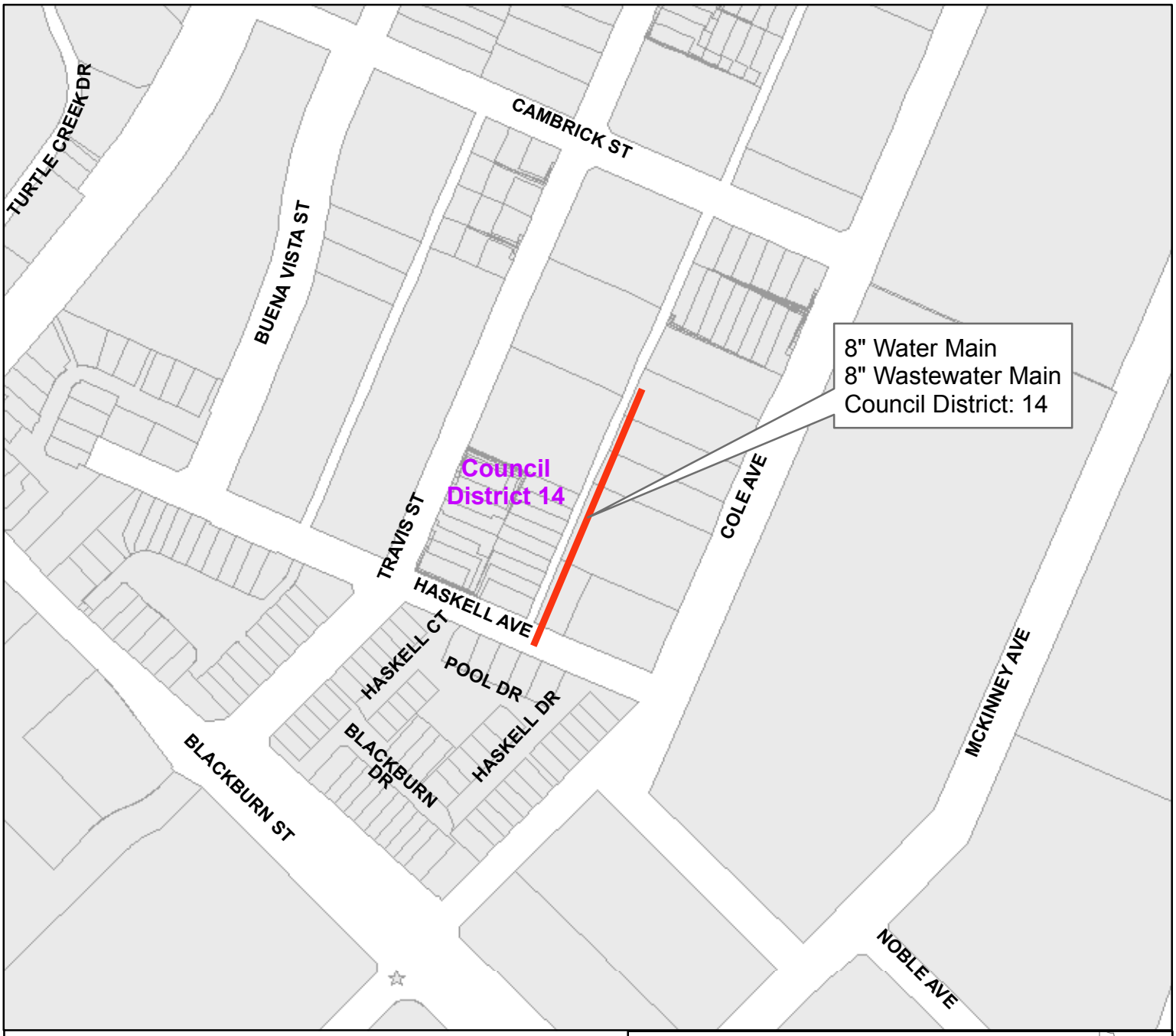


Cedar Springs Road
from St. Paul Street north

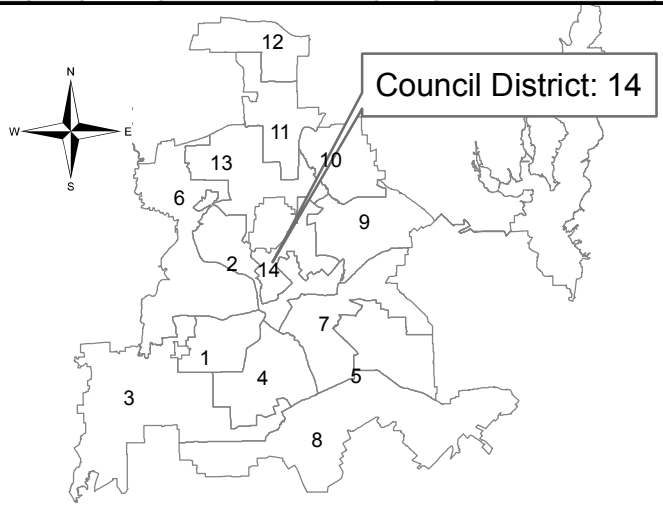


Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 6163



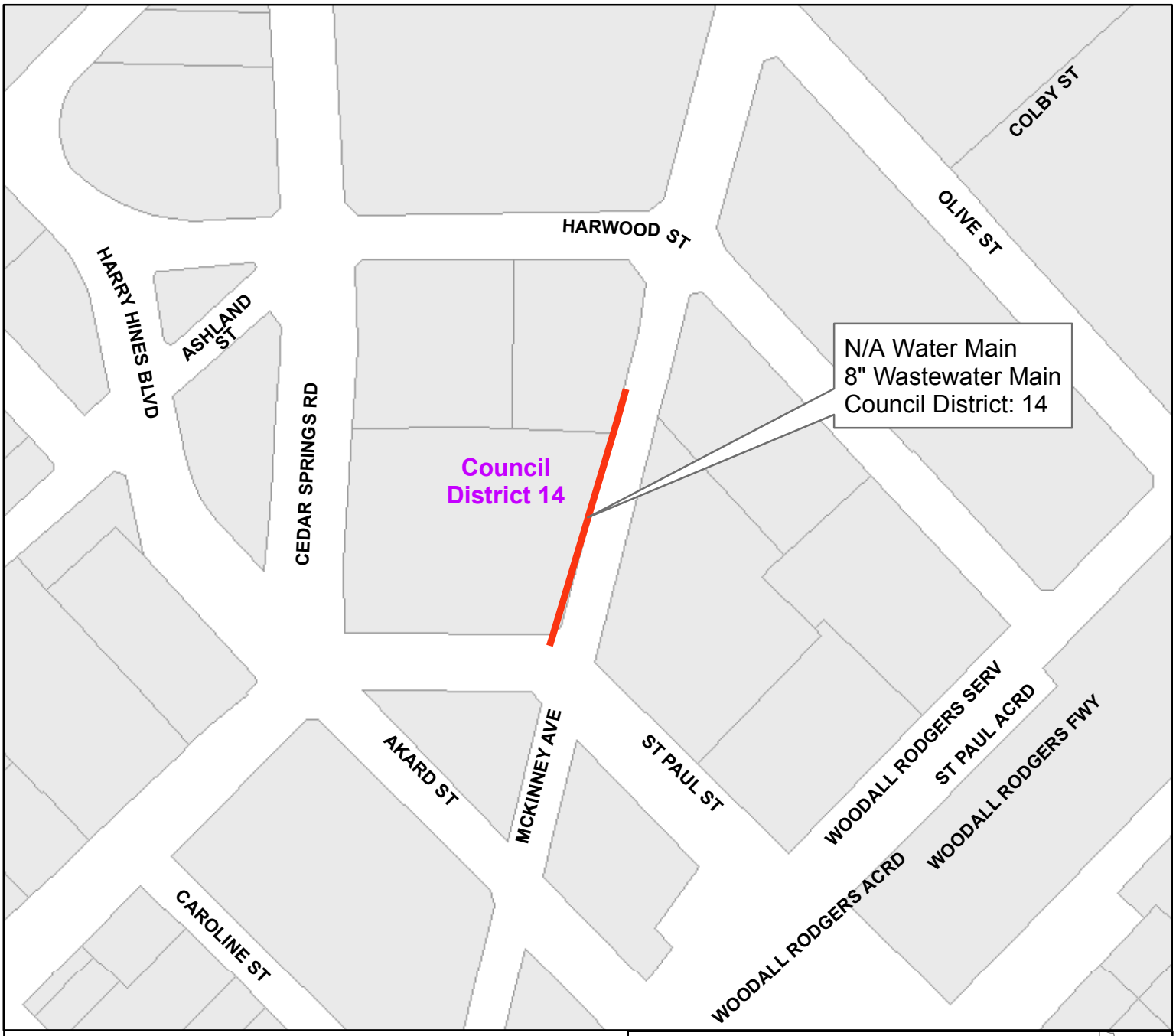
Easement between Travis Street and Cole Avenue from Haskell Avenue northeast



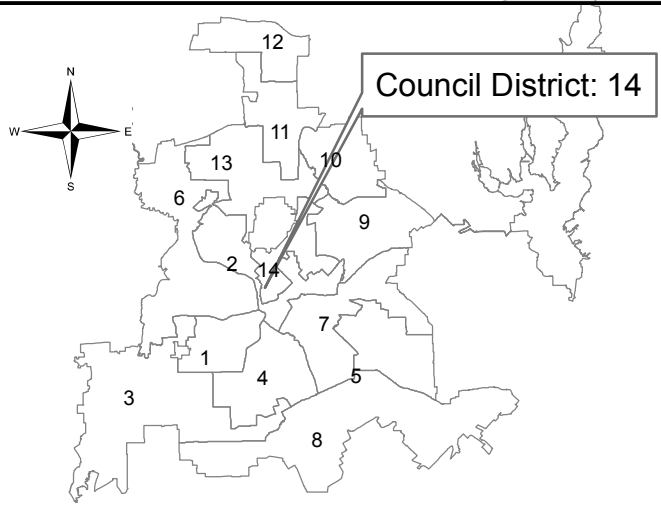
Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 5566

Segment 17 of 19

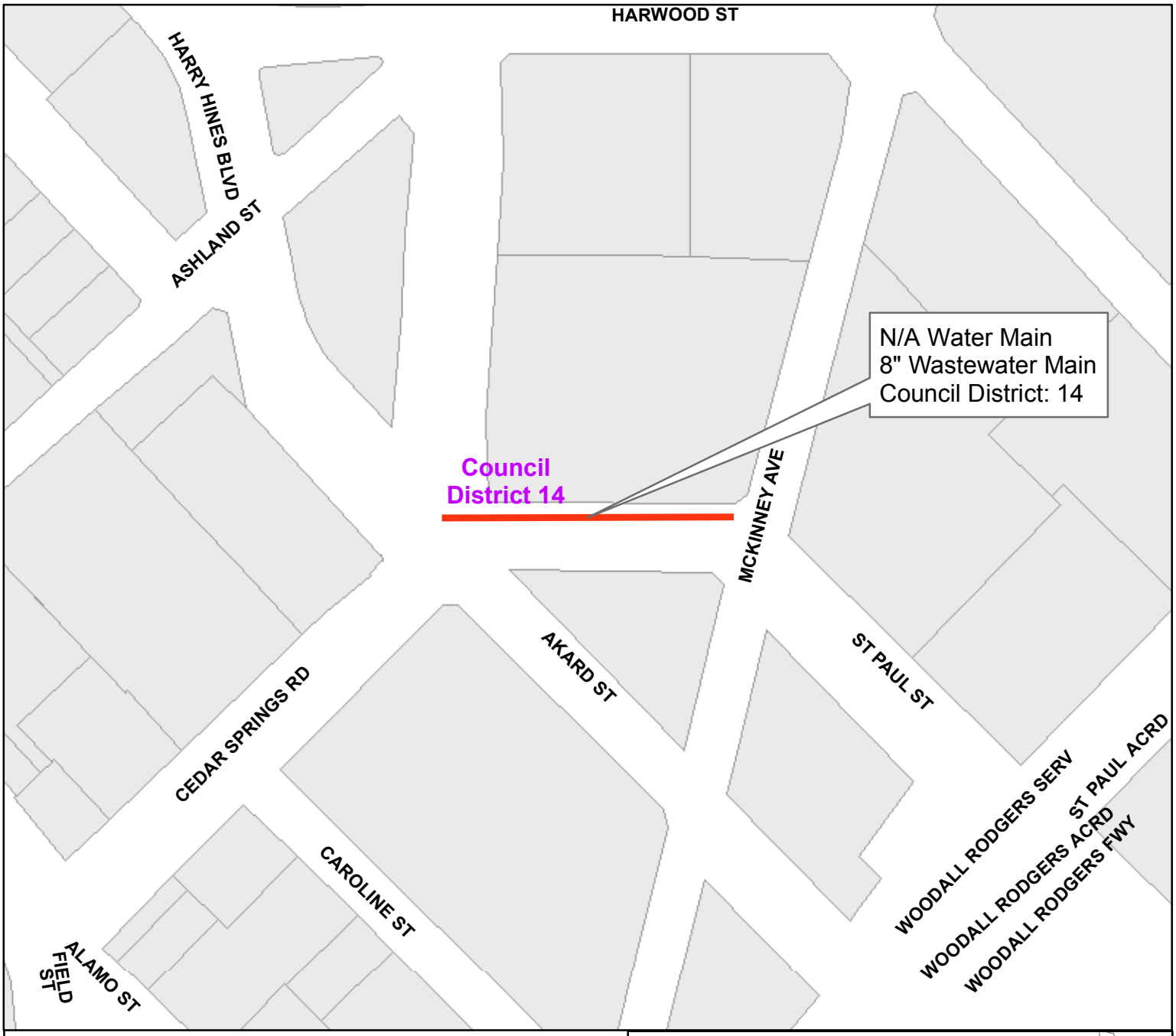


Mckinney Avenue
from St. Paul Street north

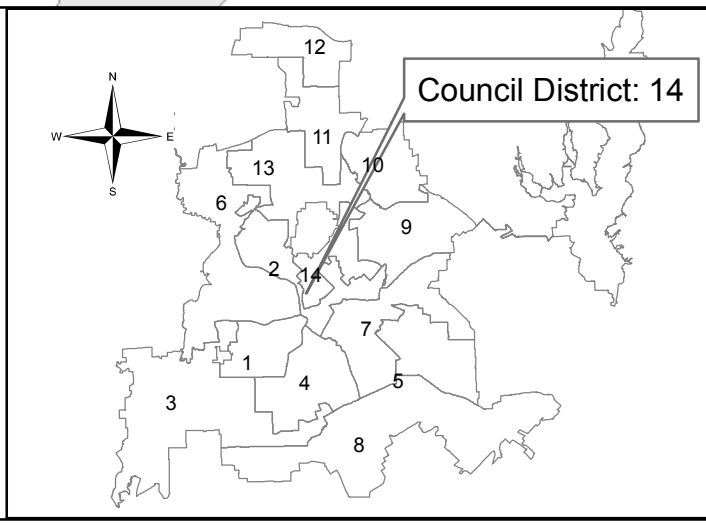


Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

PID: 6165



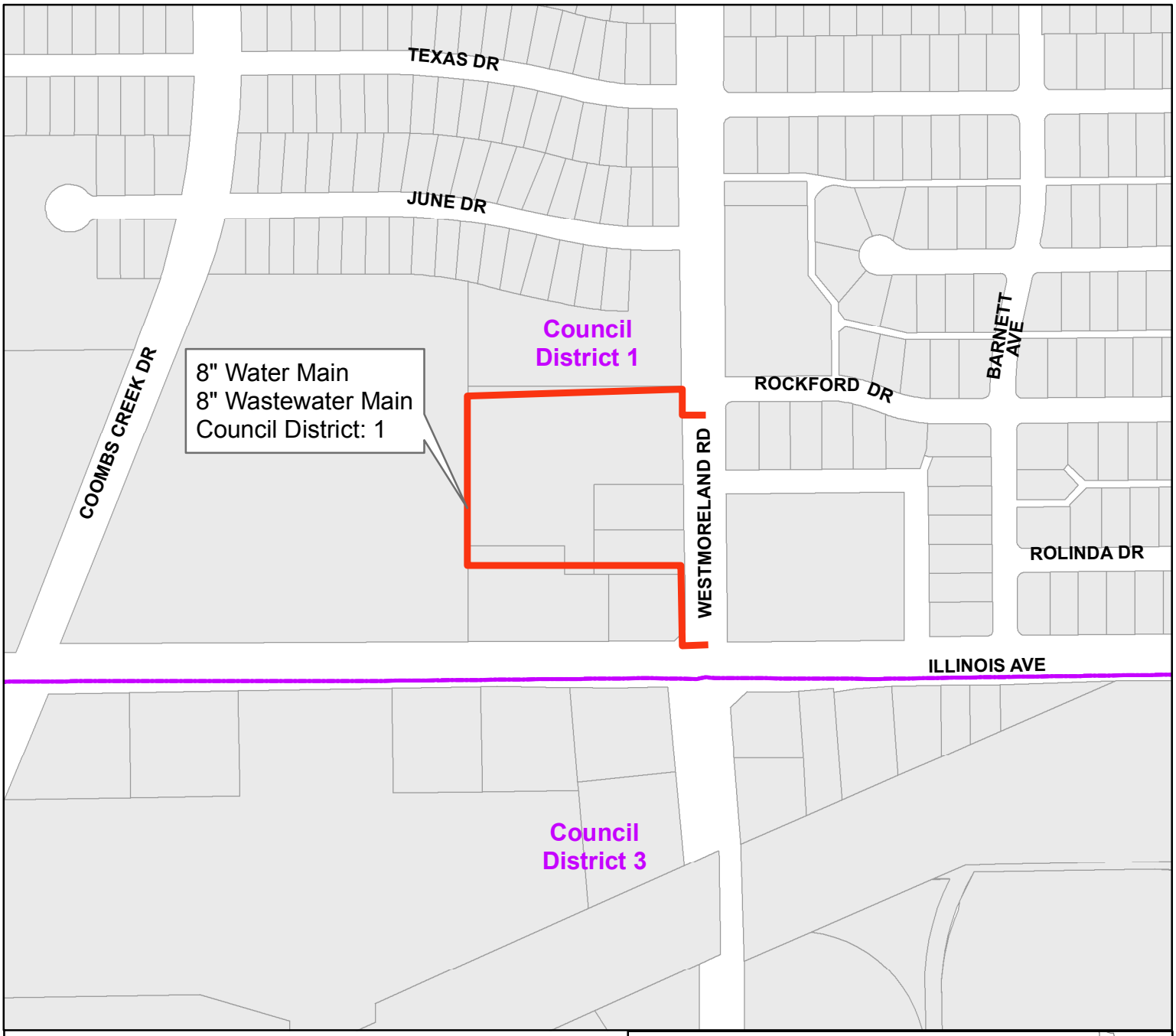
St. Paul Street
from Cedar Springs Road to Mckinney Avenue



Contract No.: 18-275/276E
Water and Wastewater Main Renewals
at 19 Locations

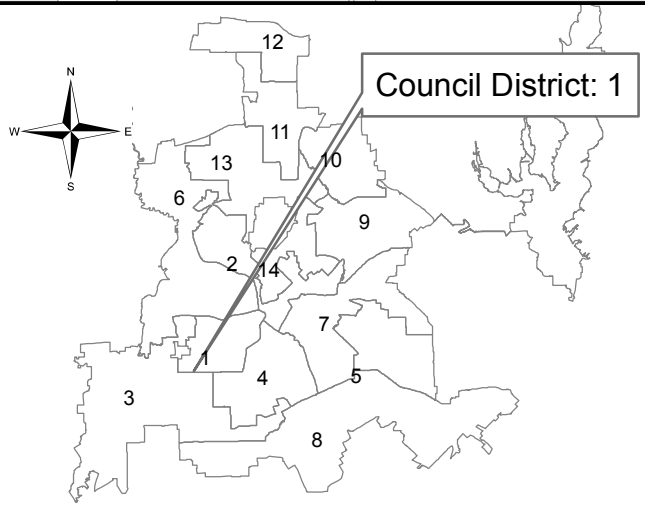
PID: 6164

Segment 19 of 19



Easement along Rockford Drive

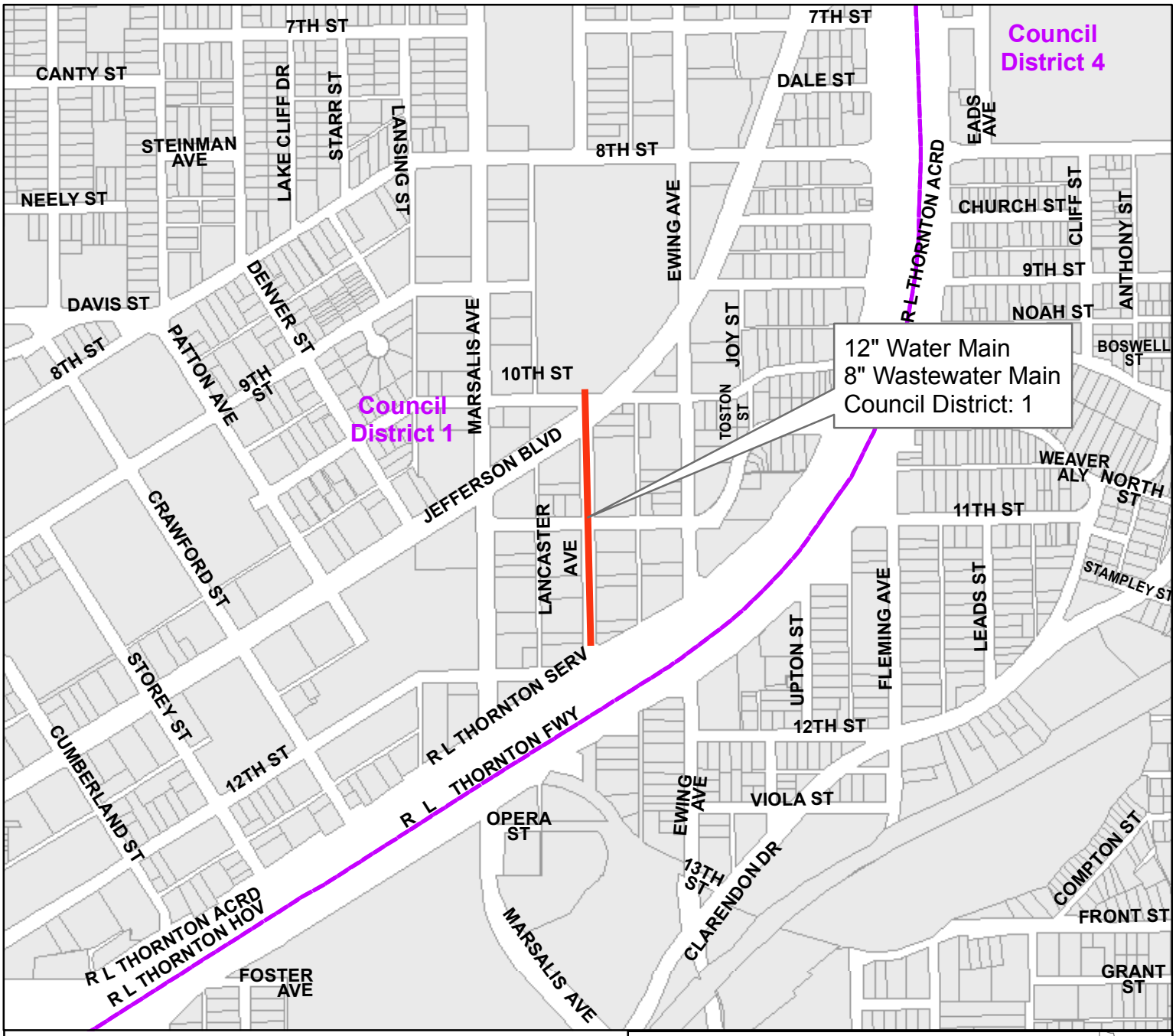
from north of Illinois Avenue and west of Westmoreland Road



Contract No. 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

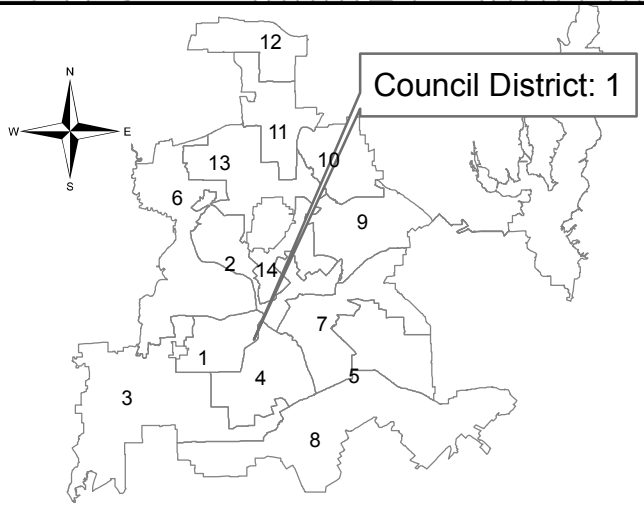
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Segment 1 of 25



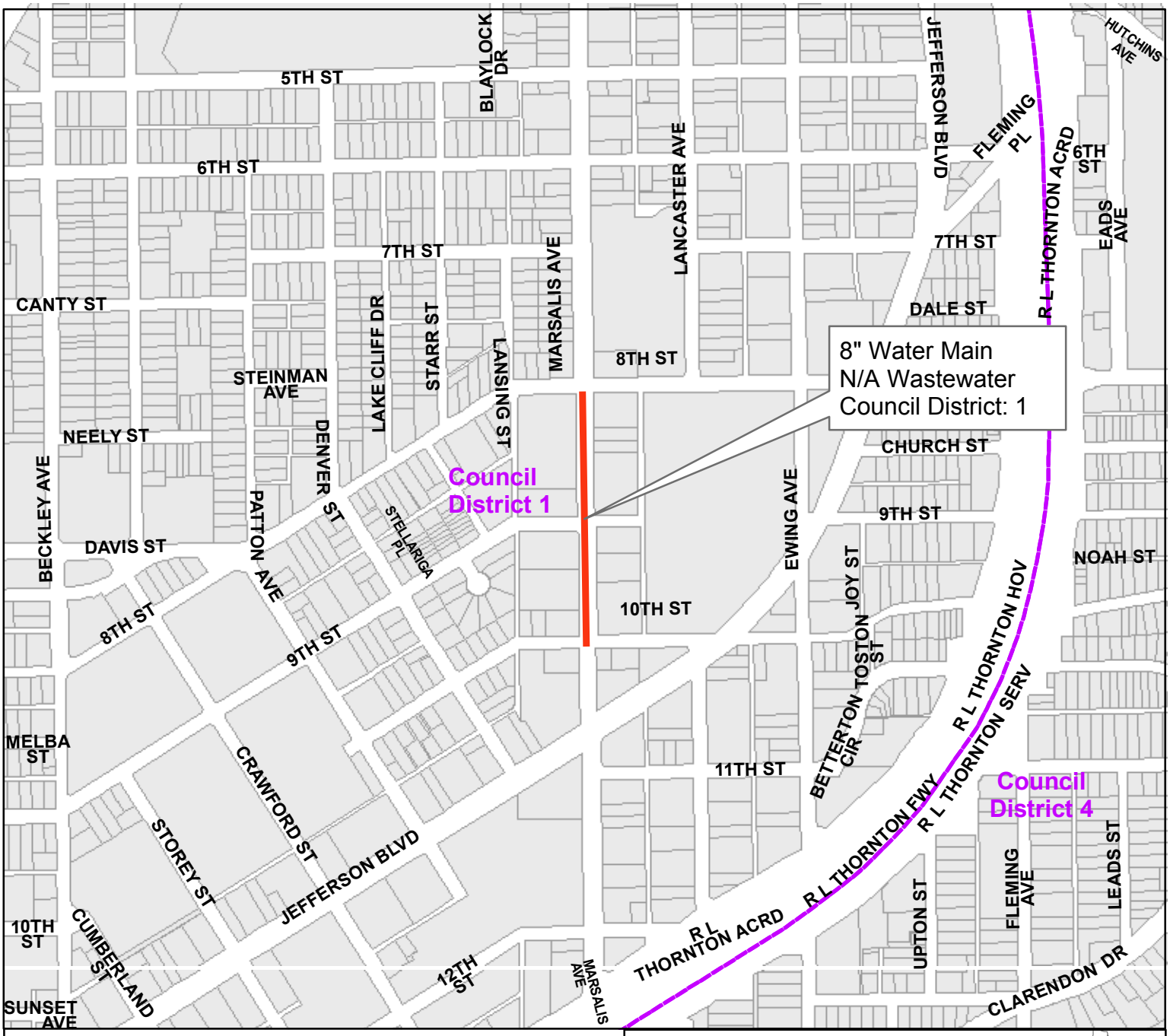
Lancaster Avenue

from 10th Street to R.L. Thornton Service Road

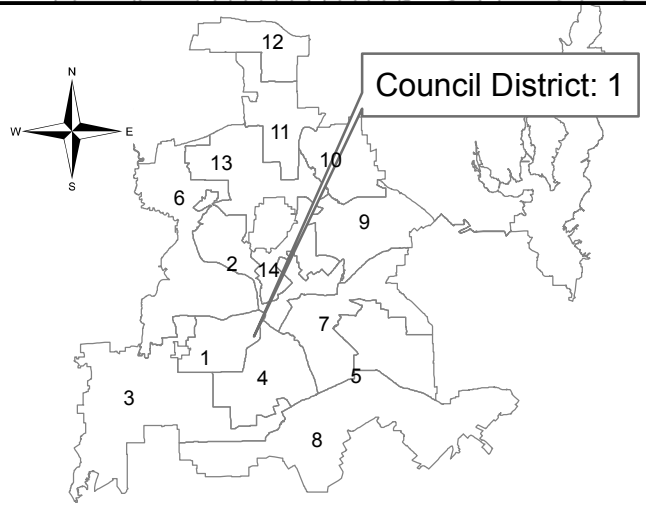


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6048



Marsalis Avenue
from 8th Street to 10th Street



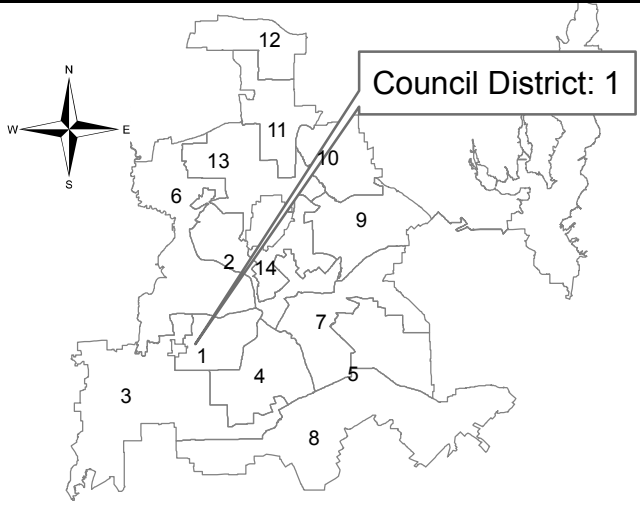
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 5875

Segment 3 of 25



Raydell Place
from Ravinia Drive to Barnett Avenue

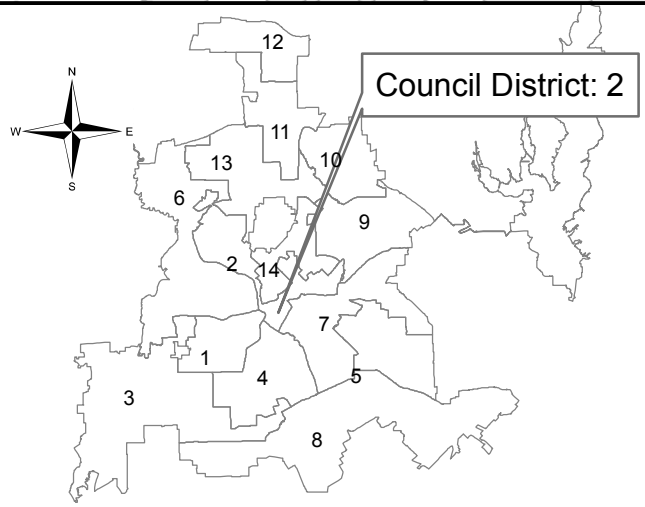


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 3251



Akard Street
from Sullivan Drive southeast

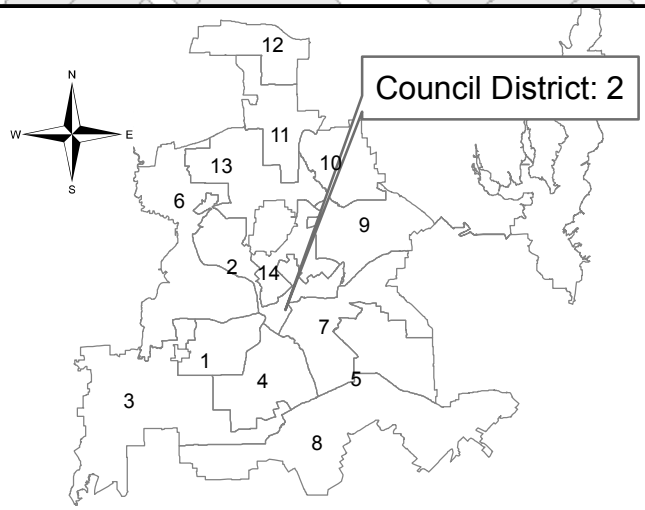


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6094



Beaumont Street
from Cesar Chavez Boulevard south



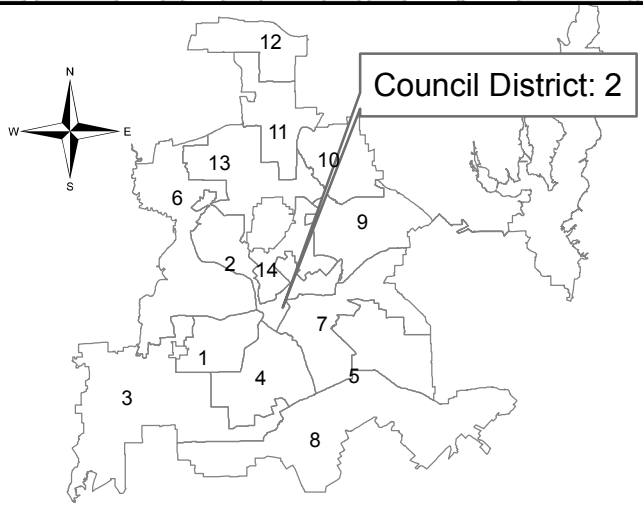
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6107

Segment 6 of 25



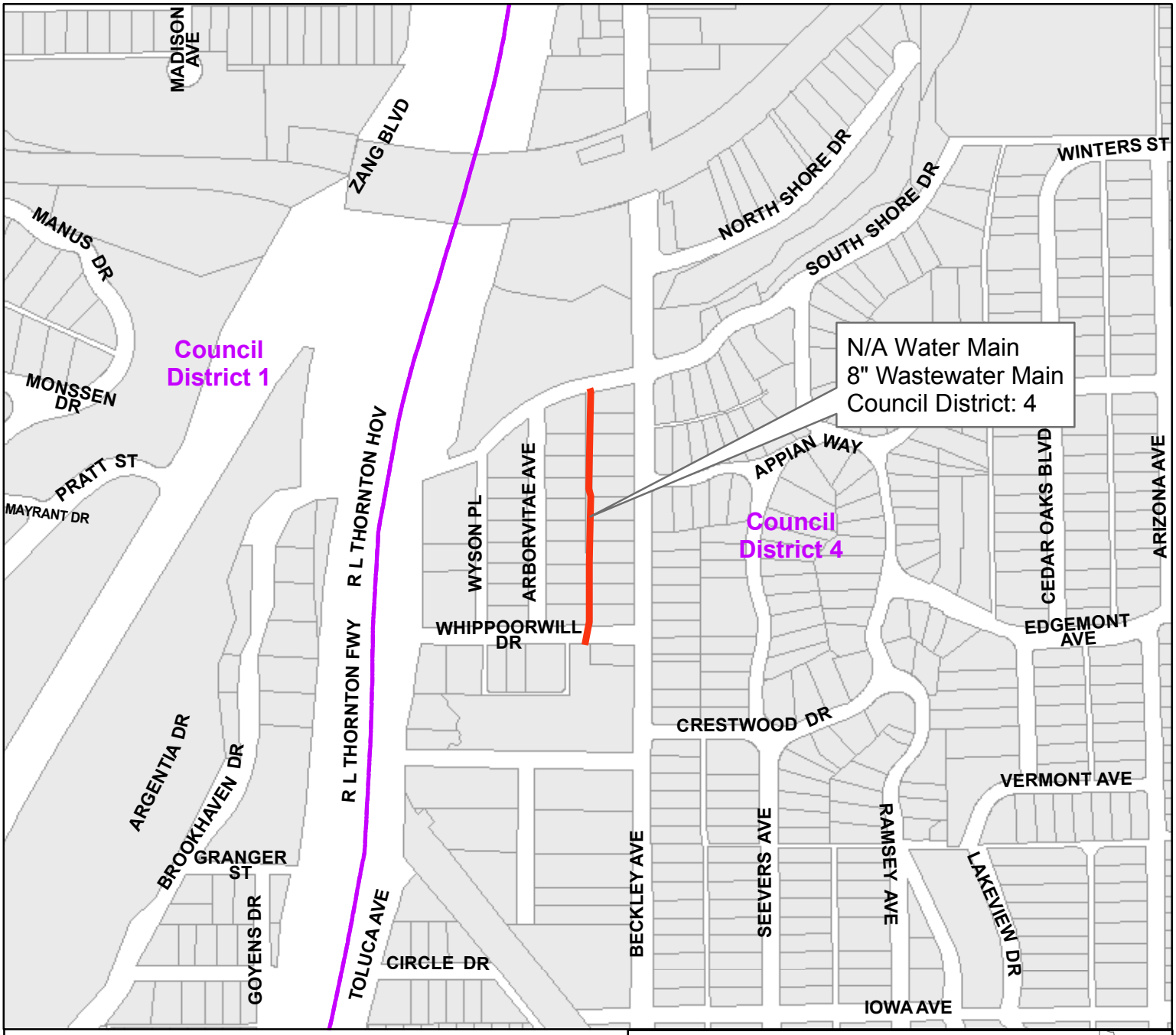
Harwood Street
from Hickory Street west



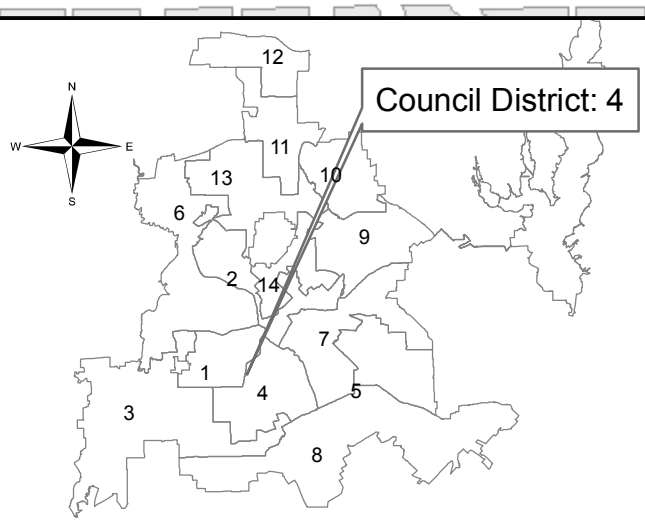
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6108

Segment 7 of 25



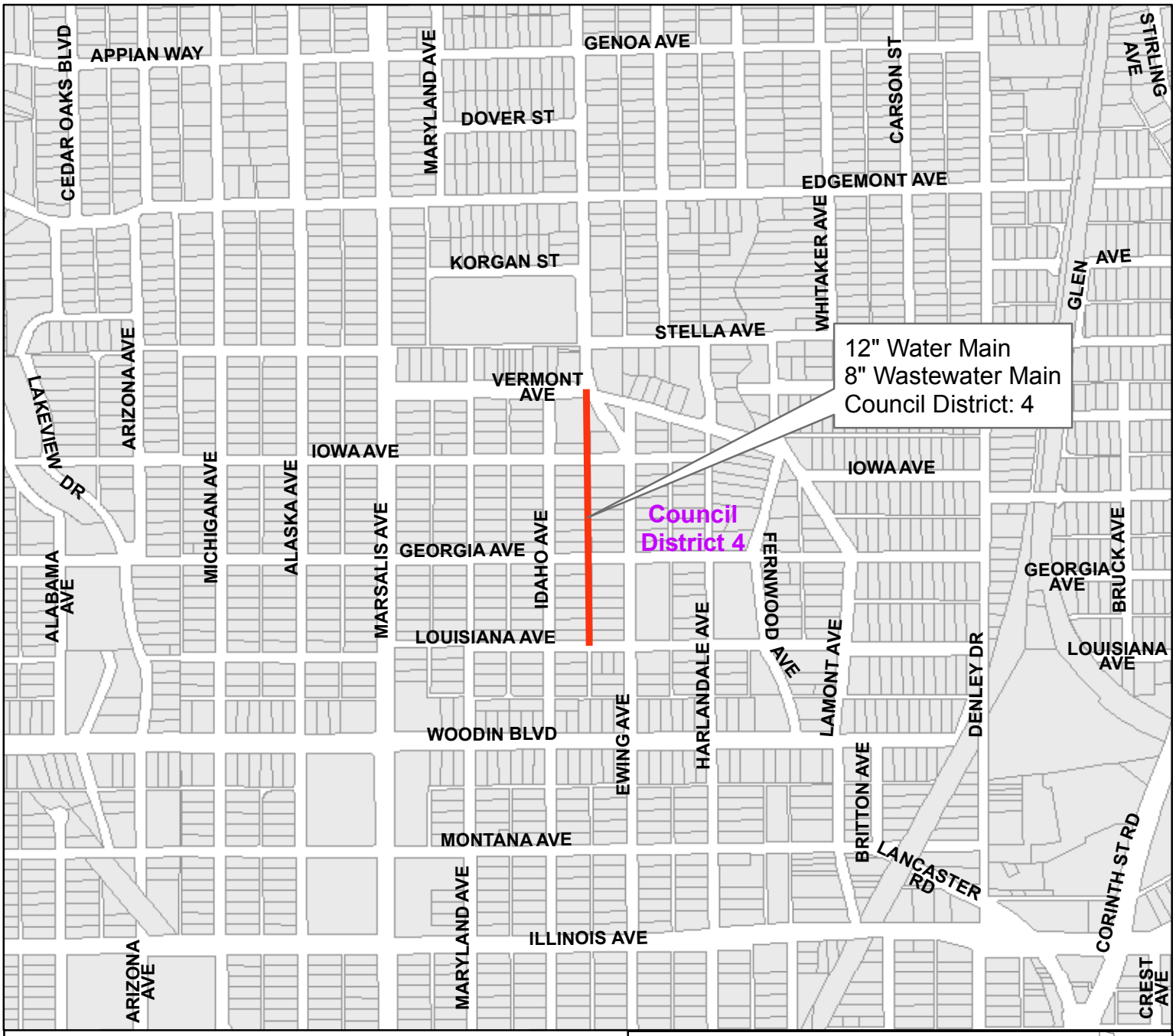
Alley between Arborvitae Avenue and Beckley Avenue from Whippoorwill Drive to South Shore Drive



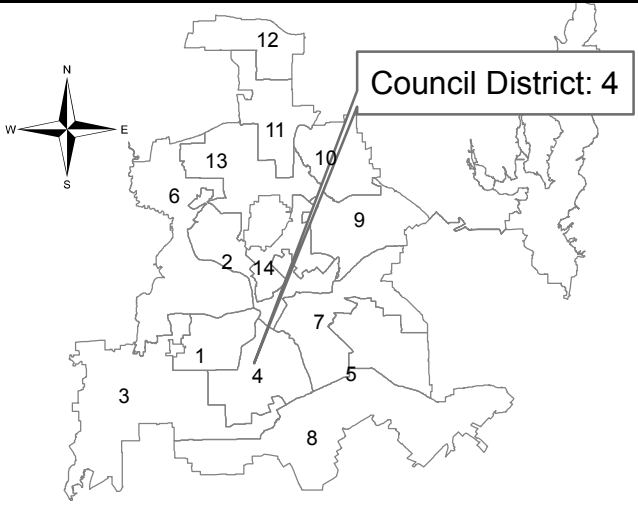
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6152

Segment 8 of 25



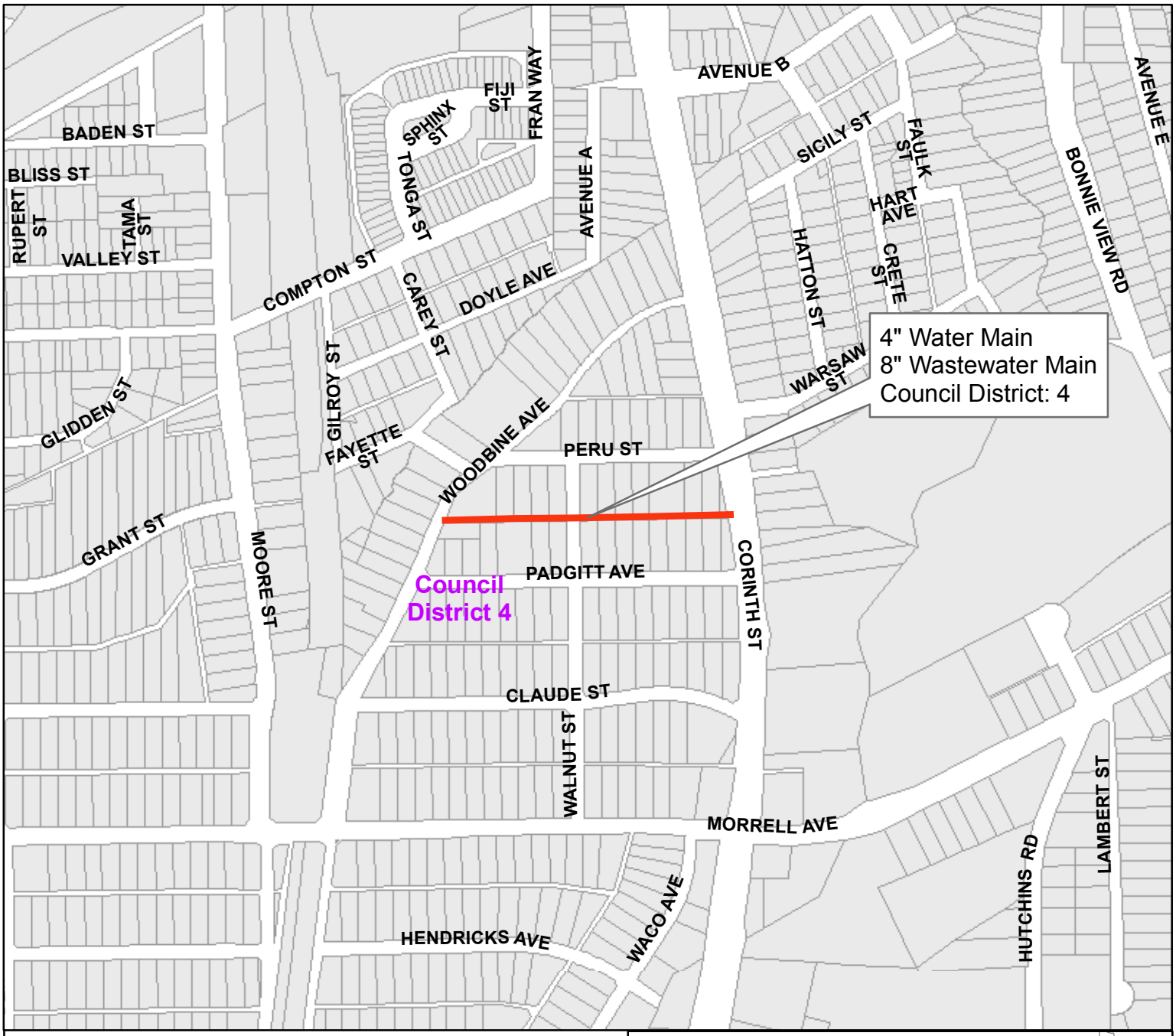
Alley between Ewing Avenue and Idaho Avenue
from Vermont Avenue to Louisiana Avenue



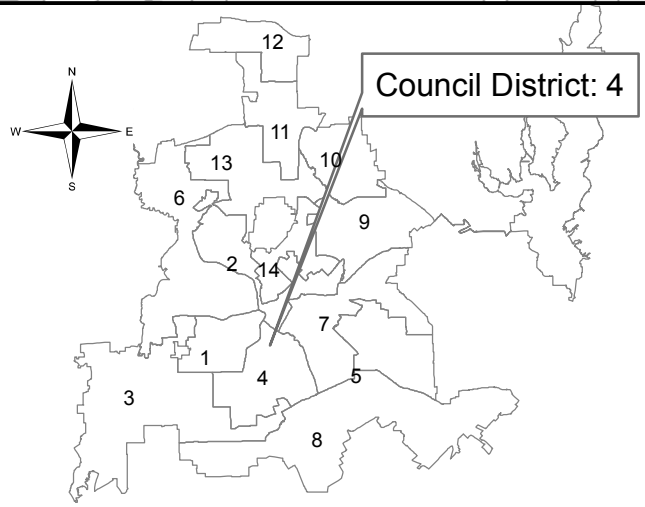
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 4265

Segment 9 of 25



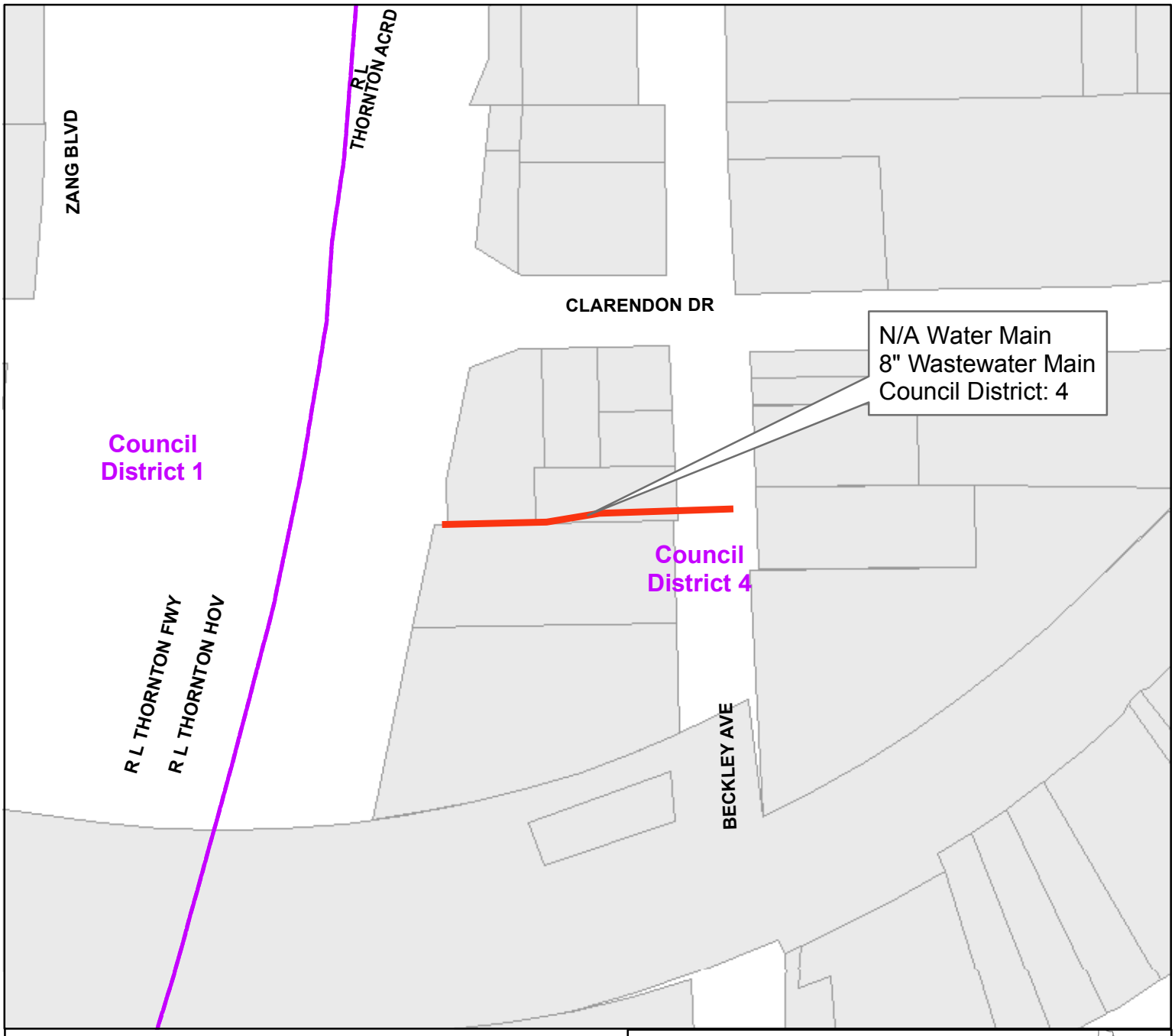
Alley between Padgitt Avenue and Peru Street
from Woodbine Avenue to Corinth Street



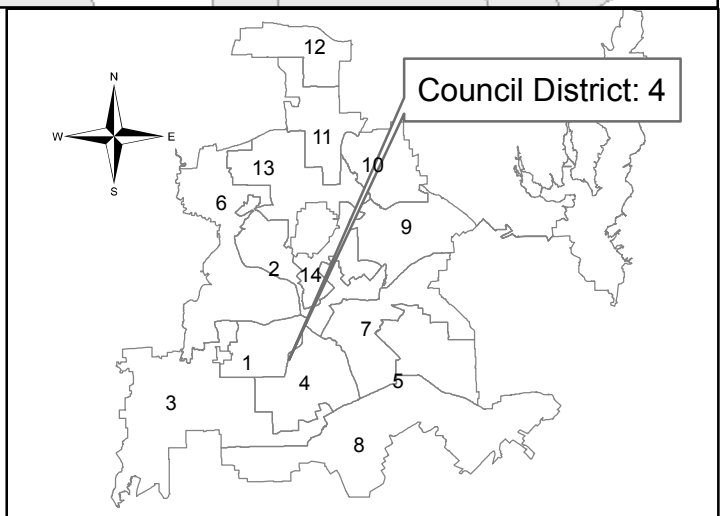
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 3270

Segment 10 of 25

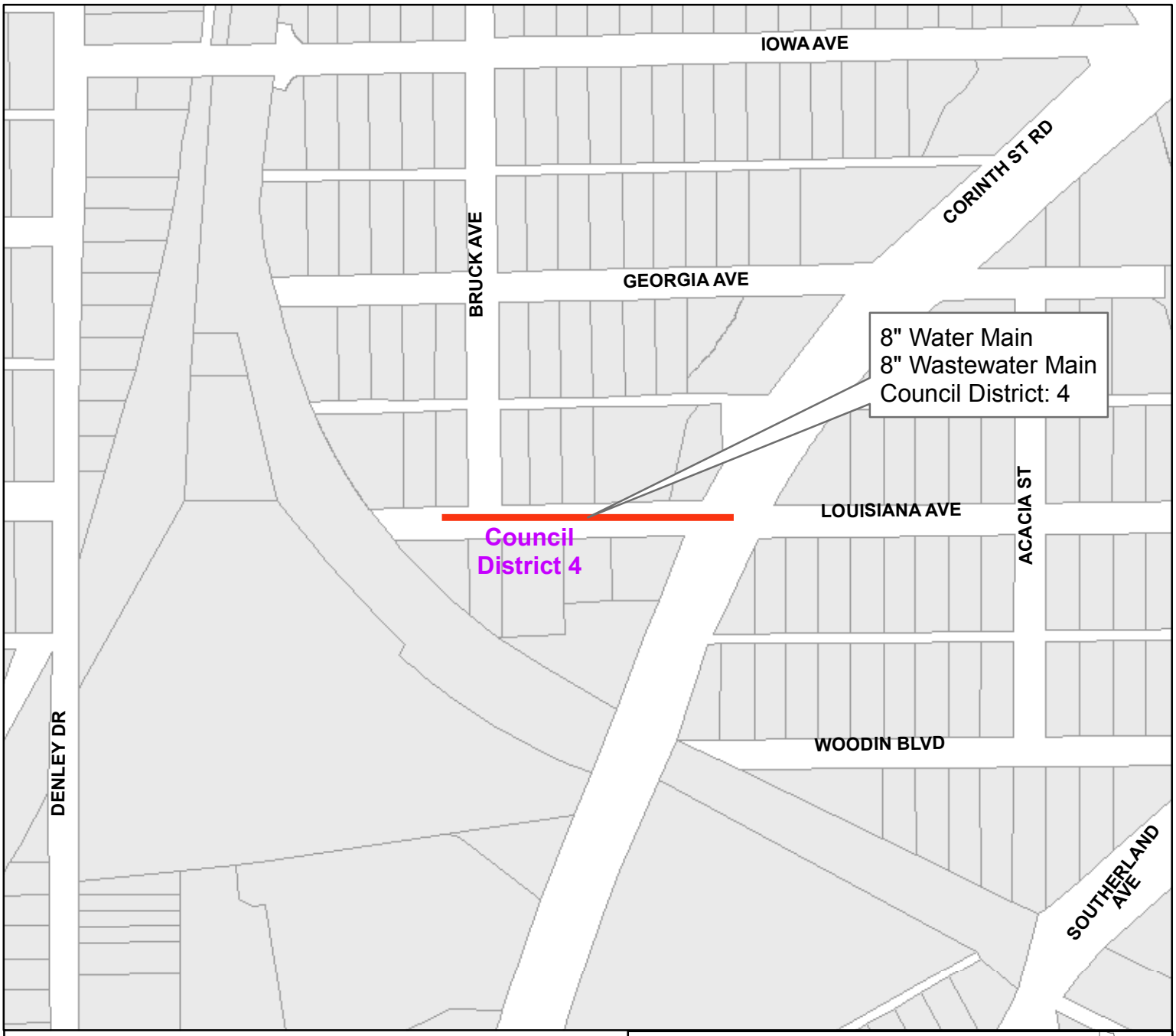


Easement south of Clarendon Drive
from Beckley Avenue west

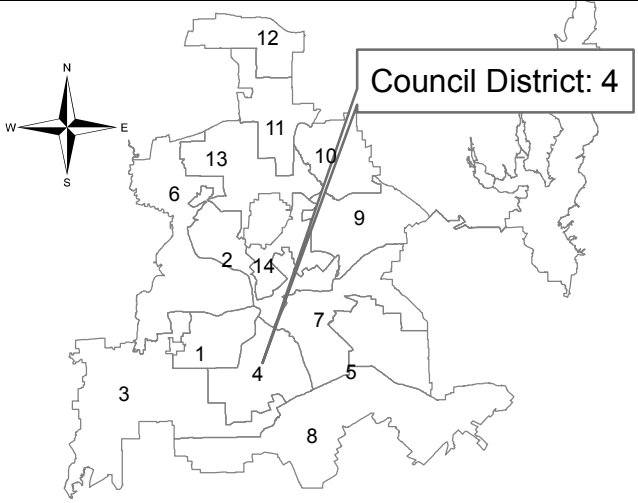


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6113



Louisiana Avenue
from Corinth Road west



Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

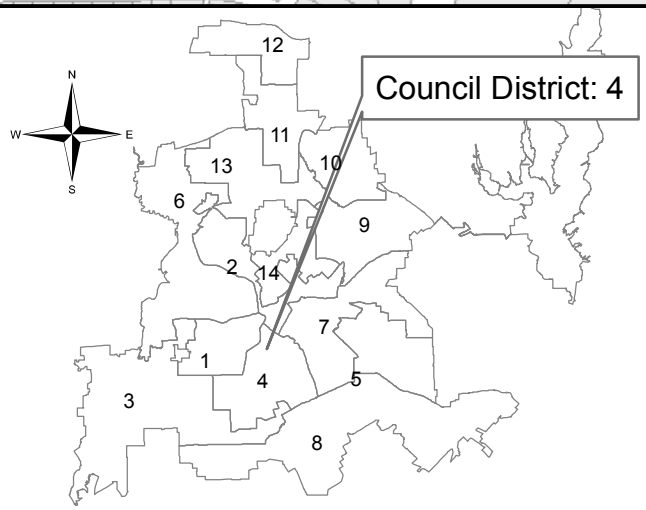
PID: 5573

Segment 12 of 25



Moore Street

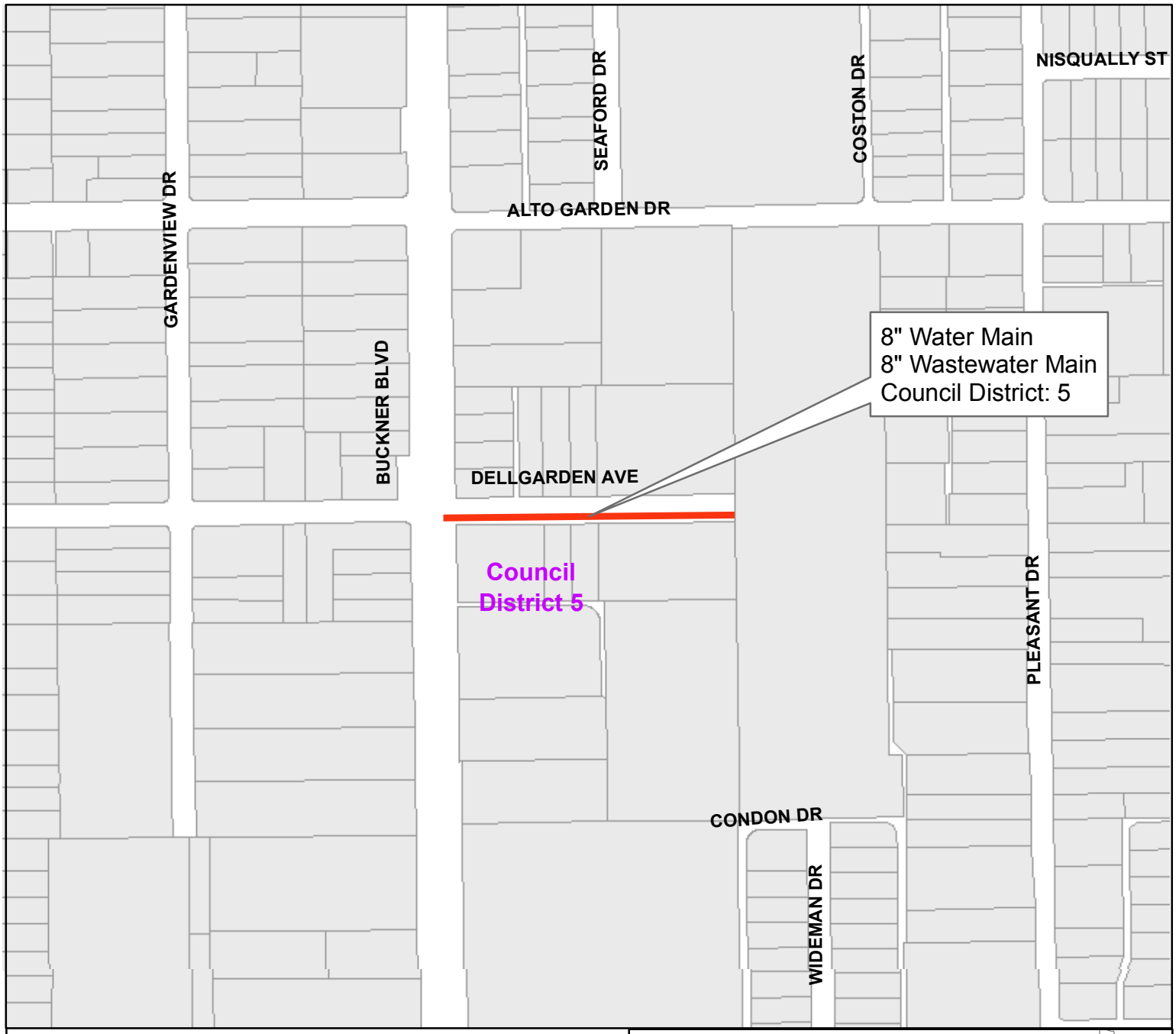
From Claude Street to Compton Street



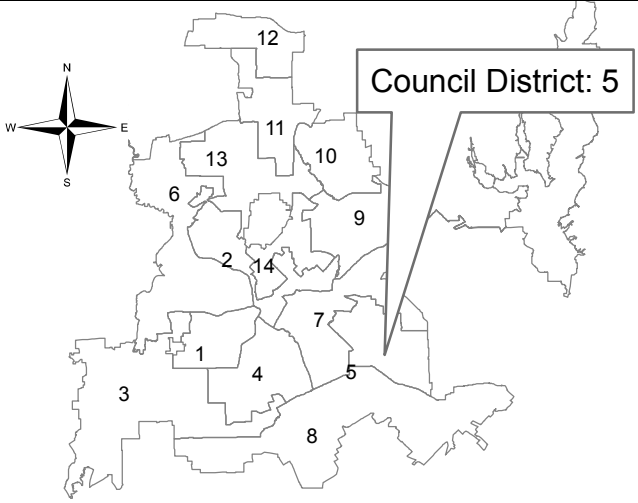
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6093

Segment 13 of 25

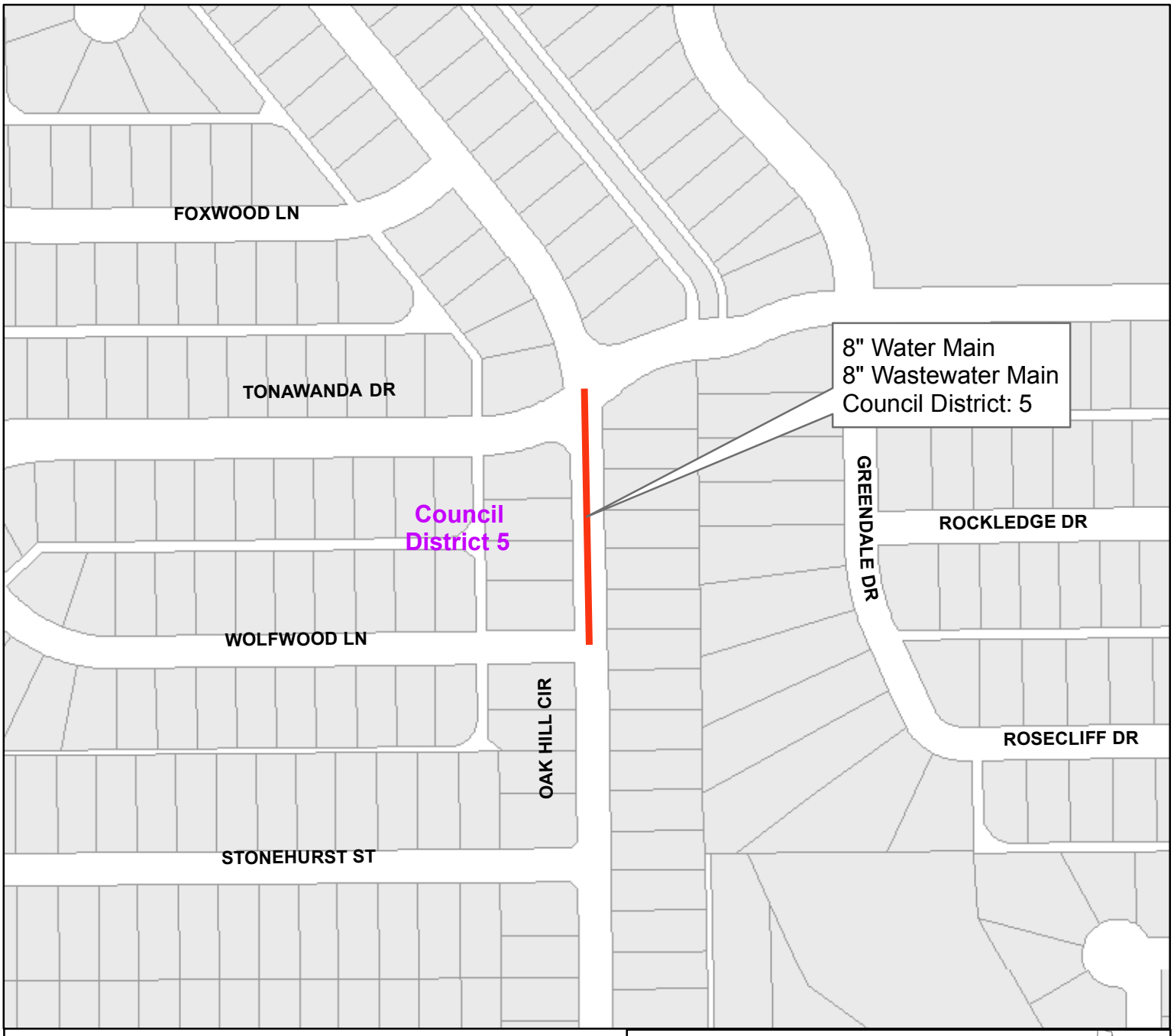


Dell Garden Avenue
from Buckner Boulevard to dead end

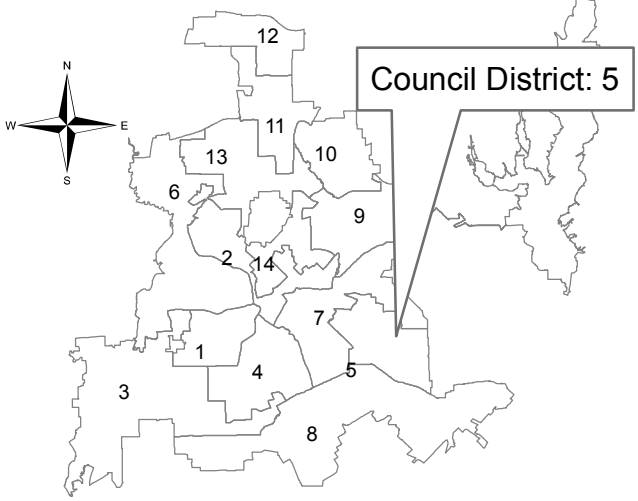


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 3856

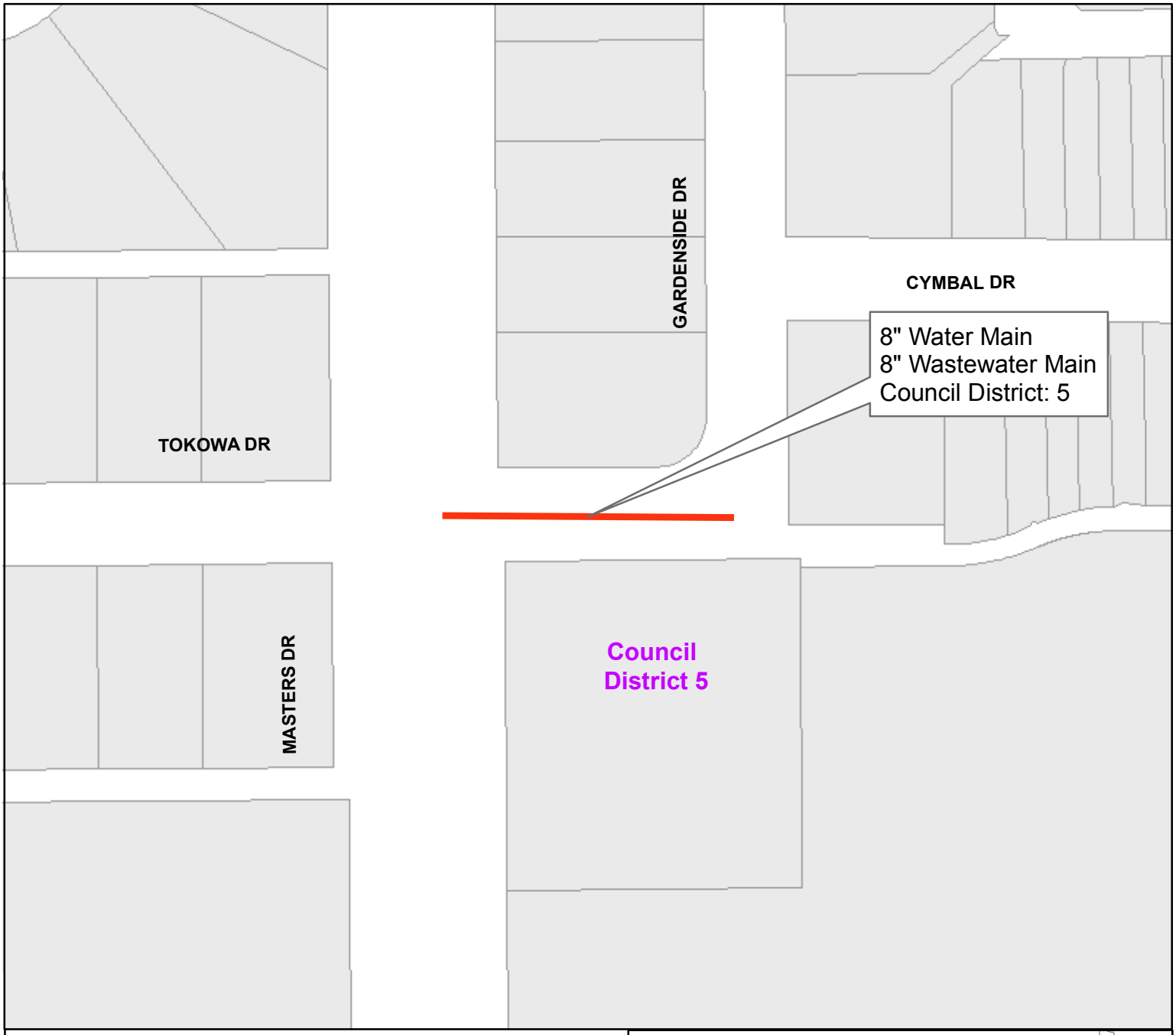


Oak Hill Circle
from Tonawanda Drive to Wolfwood Lane

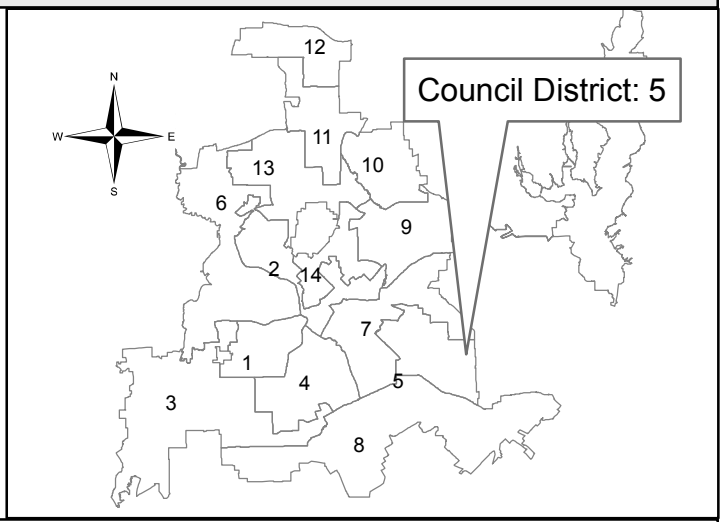


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 5590

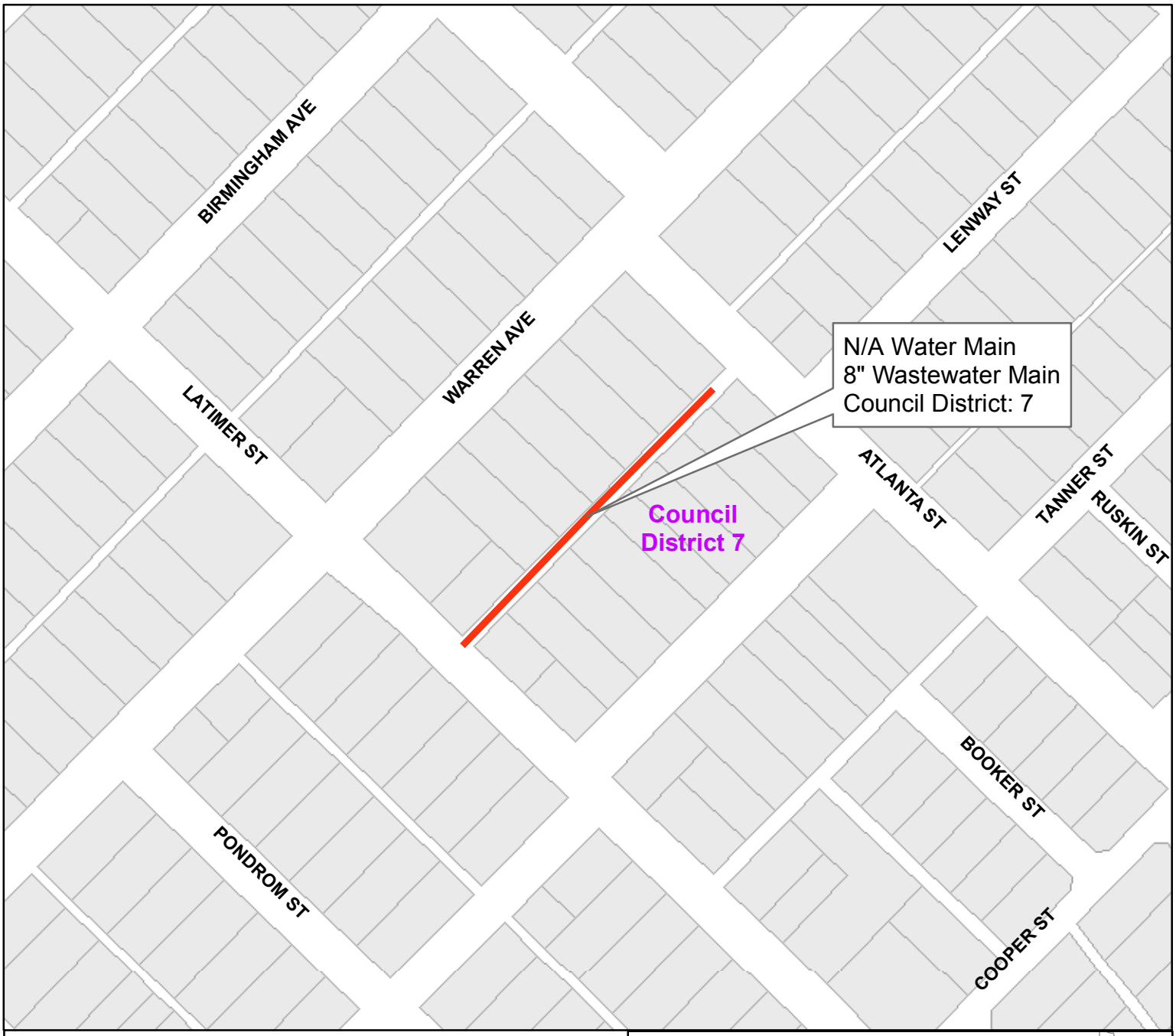


Tokowa Drive
from Masters Drive to Gardenside Drive

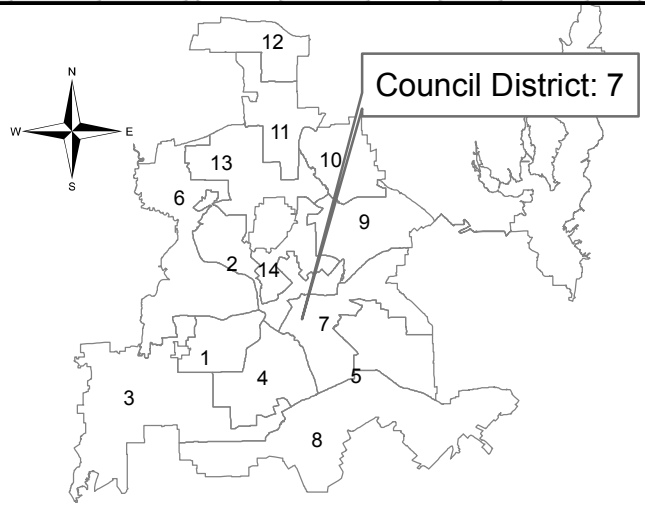


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 4234



Alley between Lenway Street and Warren Avenue from Latimer Street northeast

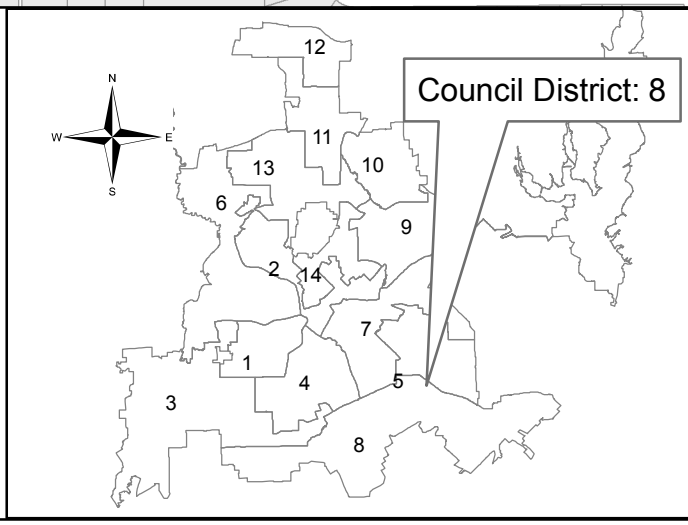


Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6148



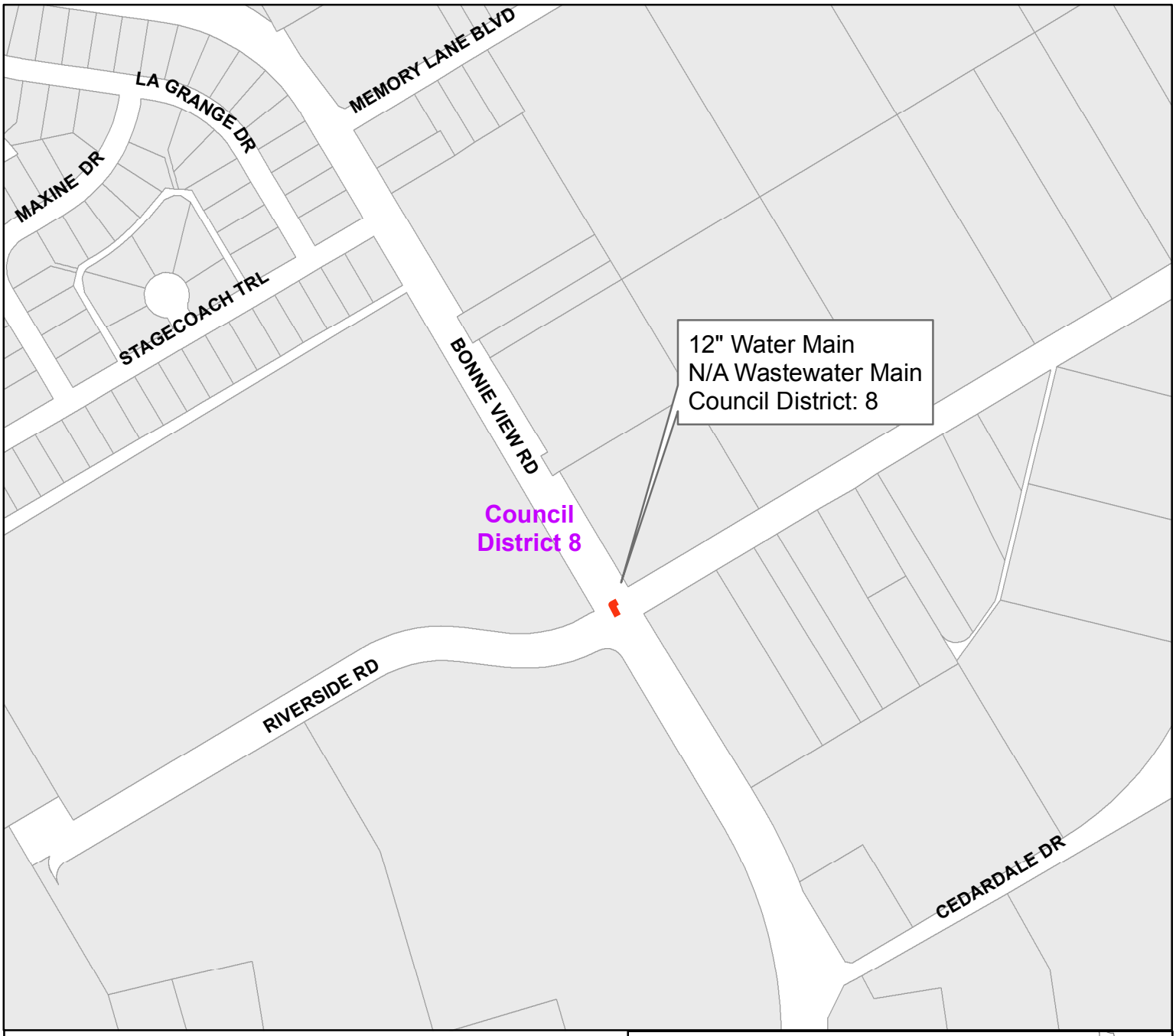
Alley between Olusta Drive and Gayglen Drive
from Longbranch Lane to Oklaunion Drive



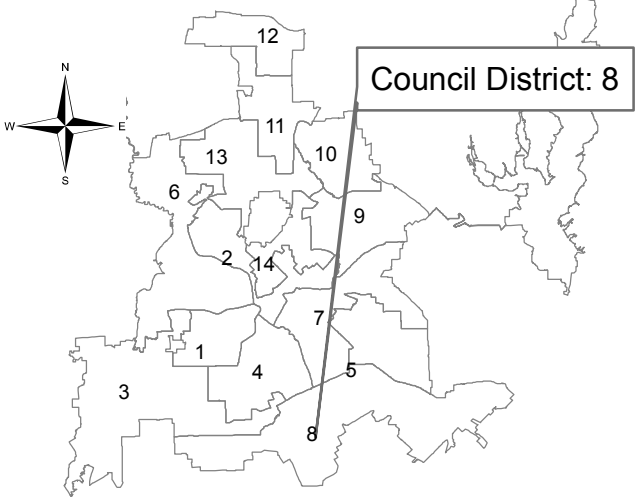
Contract No. 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6136

Segment 18 of 25

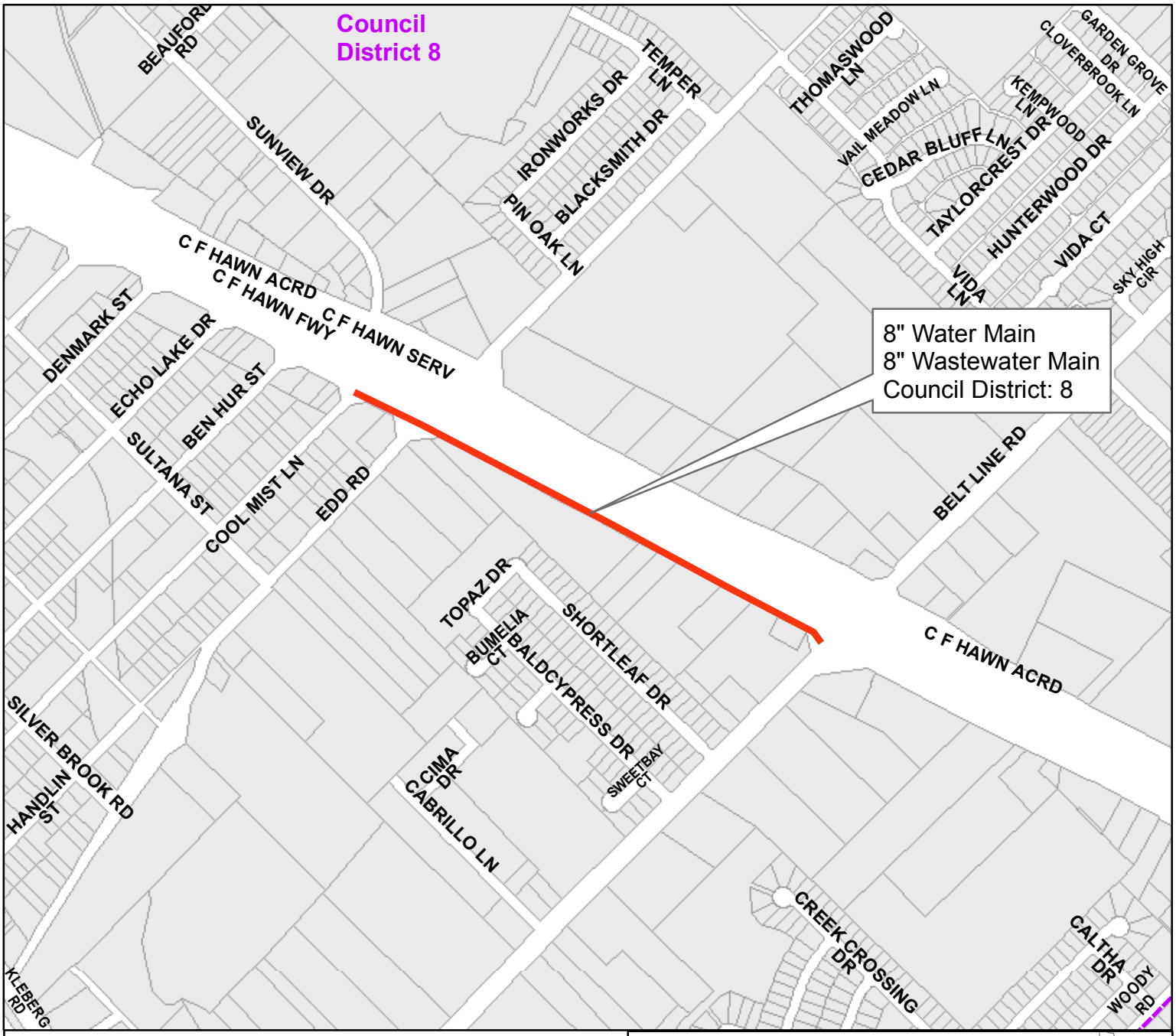


Bonnie View Road
at Riverside Road

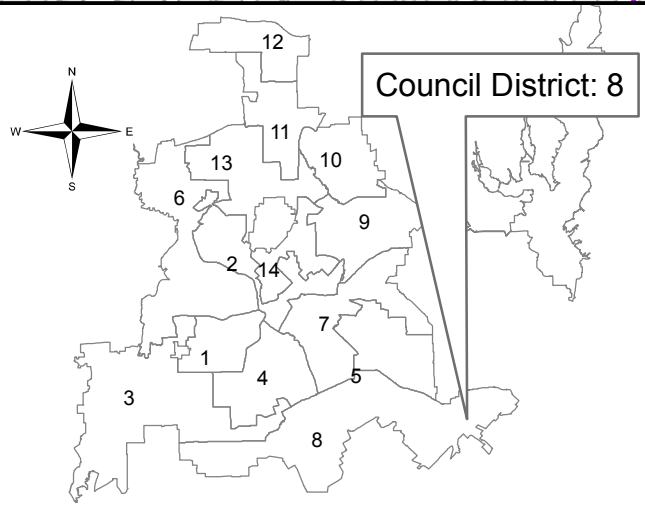


Contract No. 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 3394



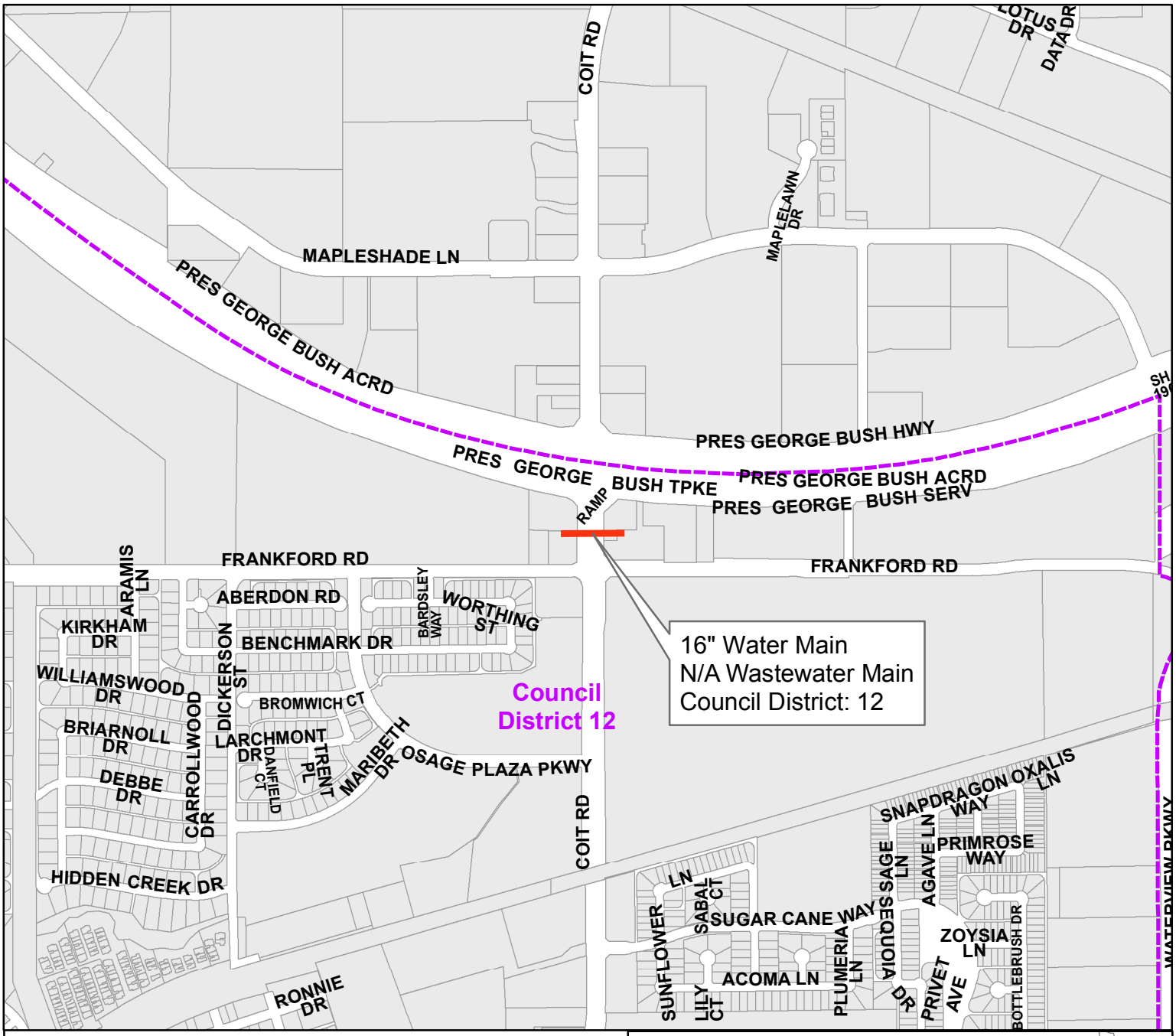
State Highway 175 (C.F. Hawn Freeway)
from Cool Mist Lane to Belt Line Road



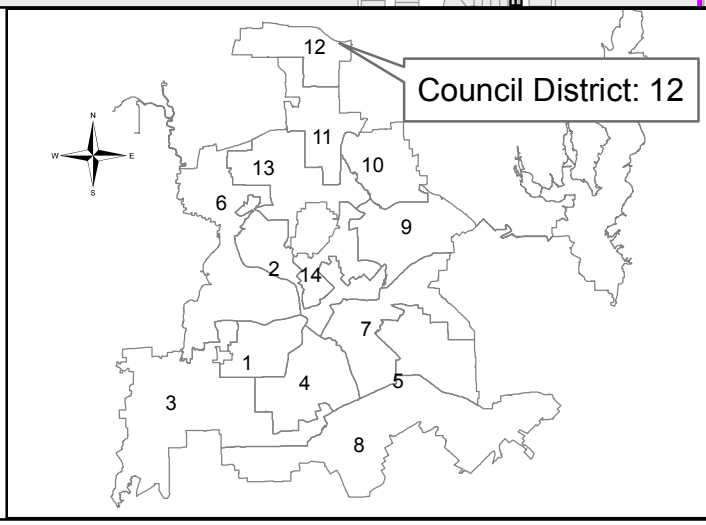
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 2717

Segment 20 of 25



Easement between Frankford Road and President George Bush Service Freeway from east and west of Coit Road



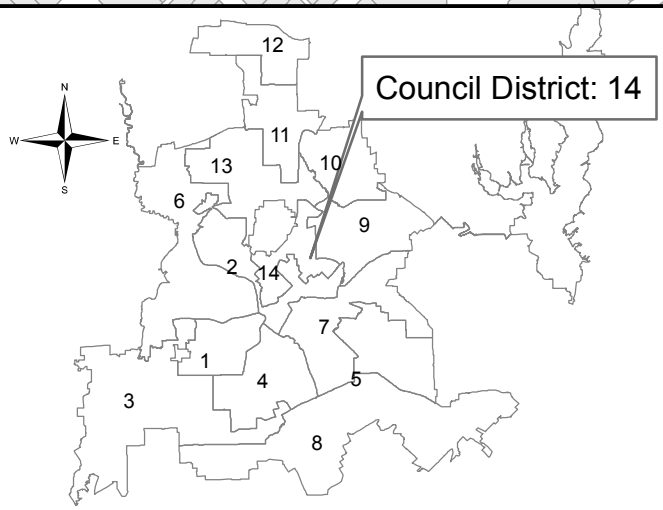
Contract No. 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6161

Segment 21 of 25



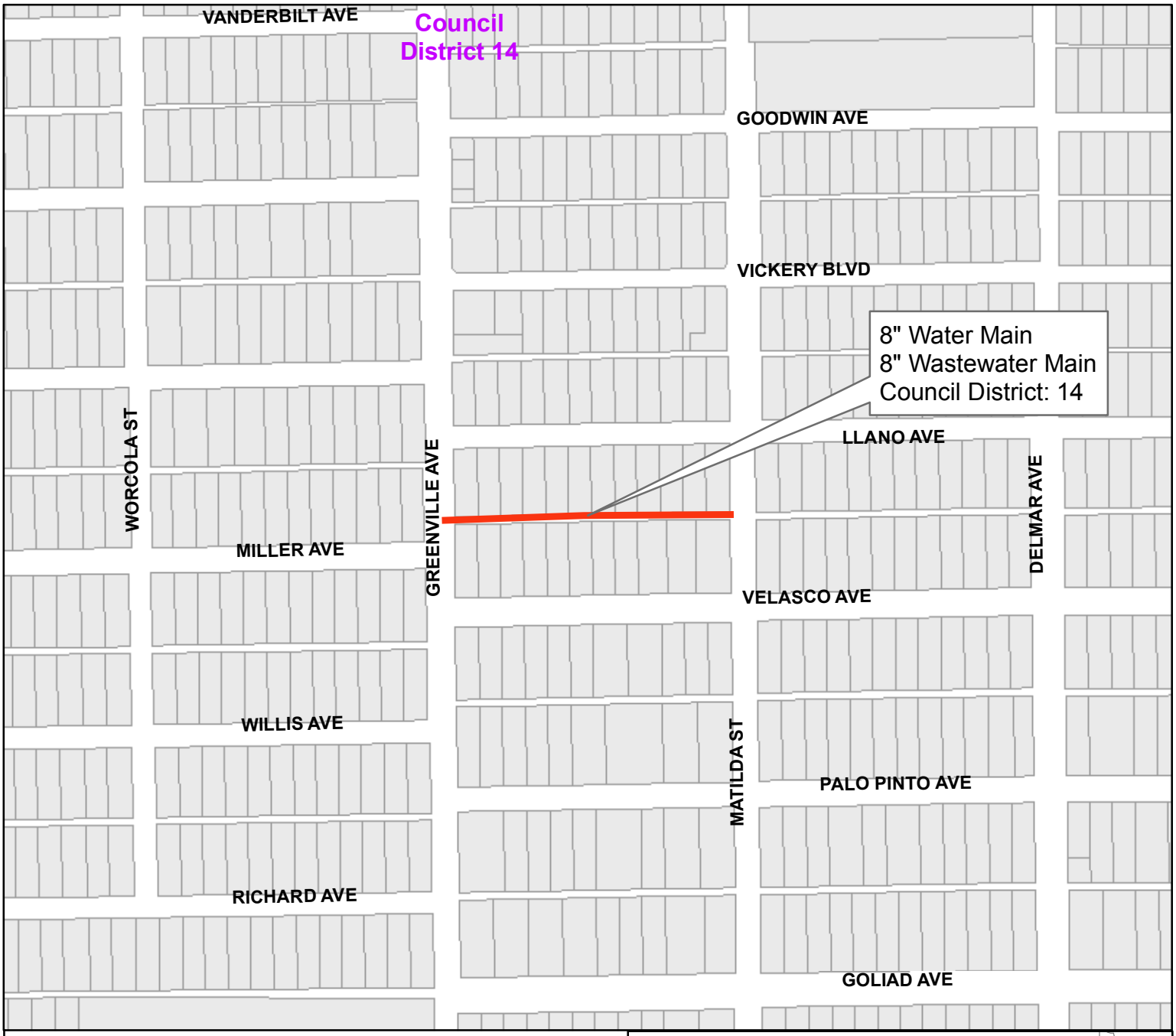
Alley between Belmont Avenue and Richmond Avenue from Skillman Street to Alderson Street



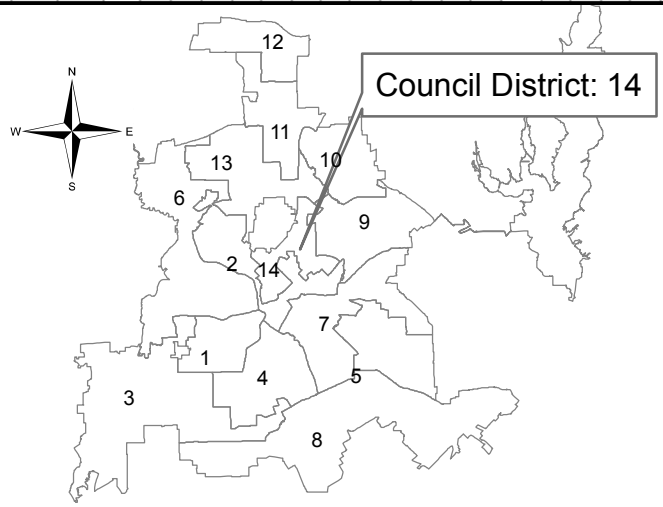
Contract No. 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6153

Segment 22 of 25



Alley between Llano Avenue and Velasco Avenue from Greenville Avenue to Matilda Street



Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

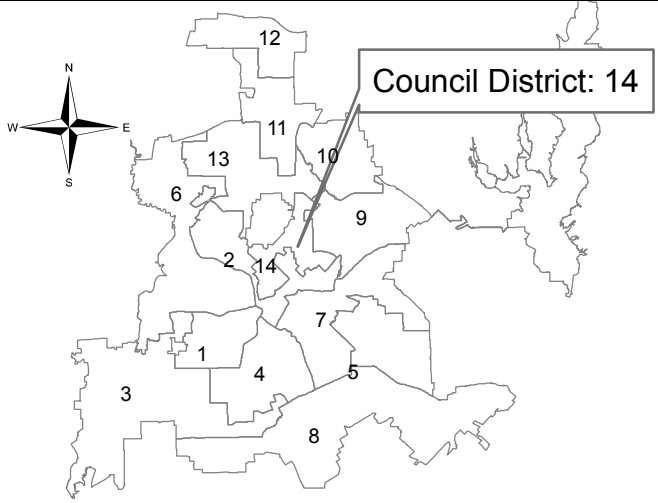
PID: 3027

Segment 23 of 25



Alley between Palo Pinto Avenue and Velasco Avenue

from Greenville Avenue to Delmar Avenue



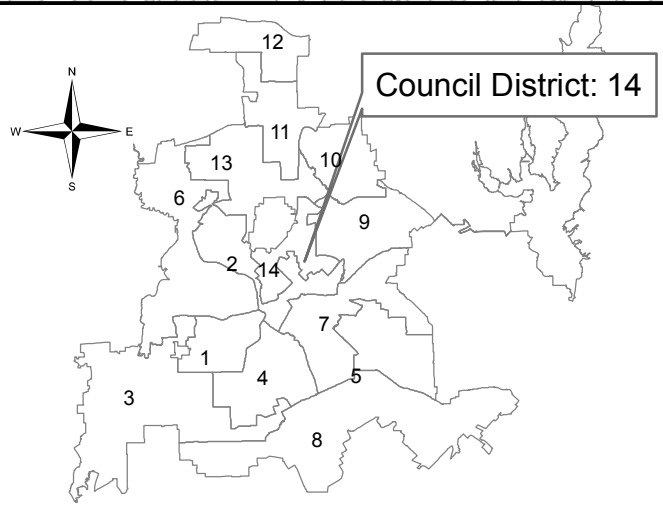
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 3028

Segment 24 of 25



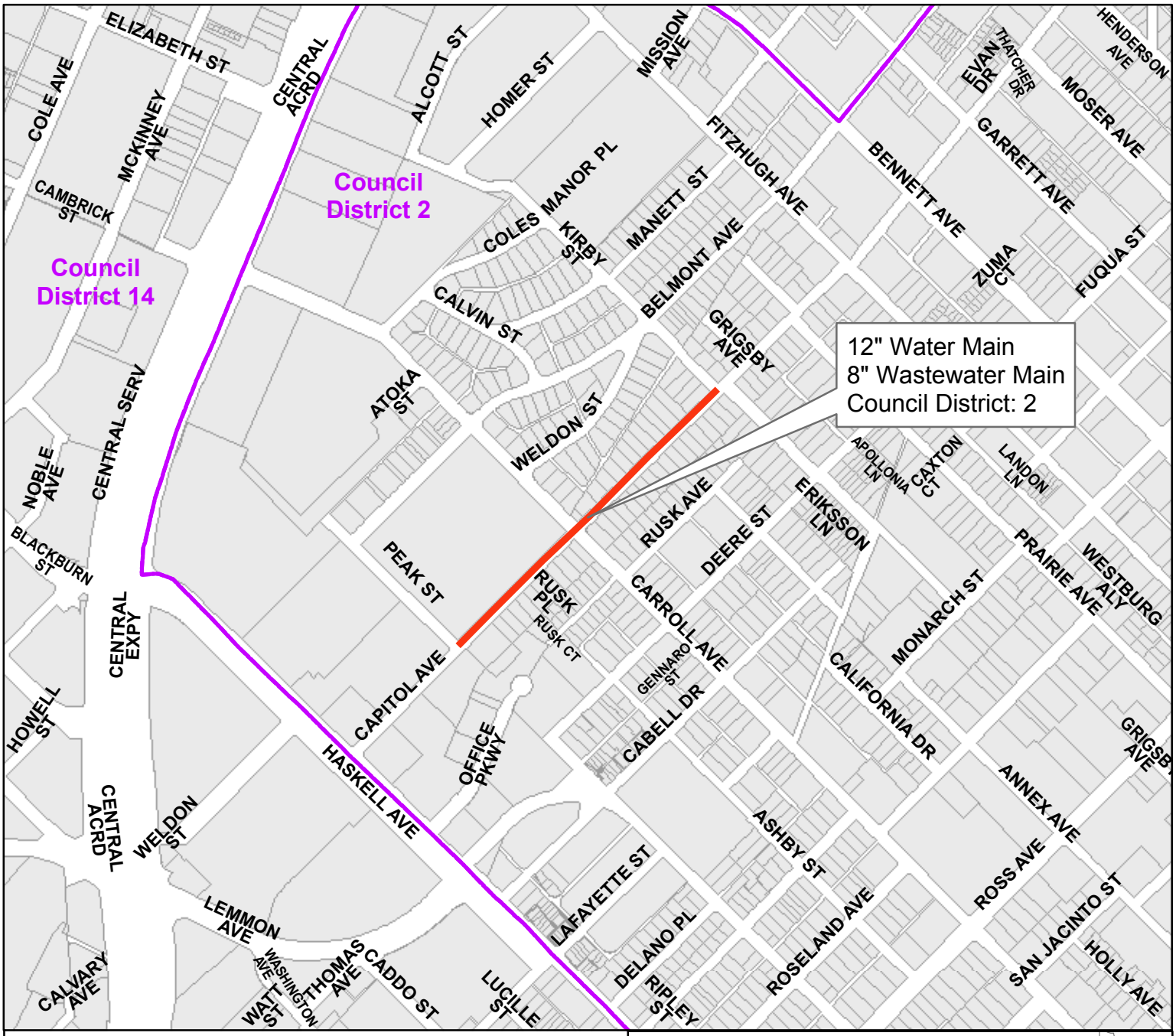
Ross Avenue
from Hubert Street to Live Oak Street



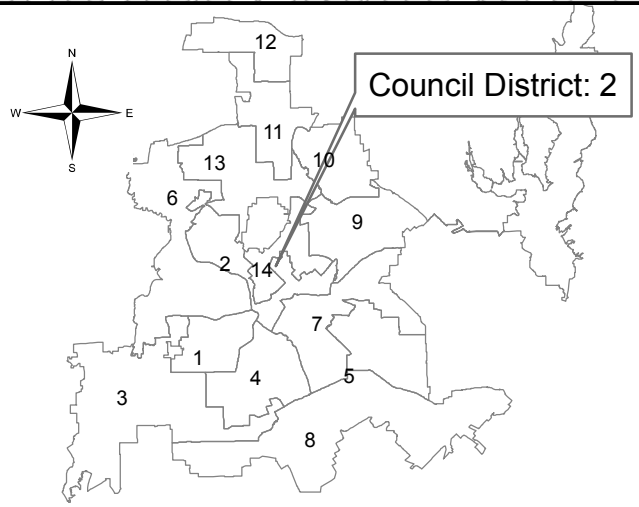
Contract No.: 18-279/280E
Water and Wastewater Main Renewals
at 25 Locations

PID: 6142

Segment 25 of 25



Capitol Avenue
from Peak Street to Kirby Street



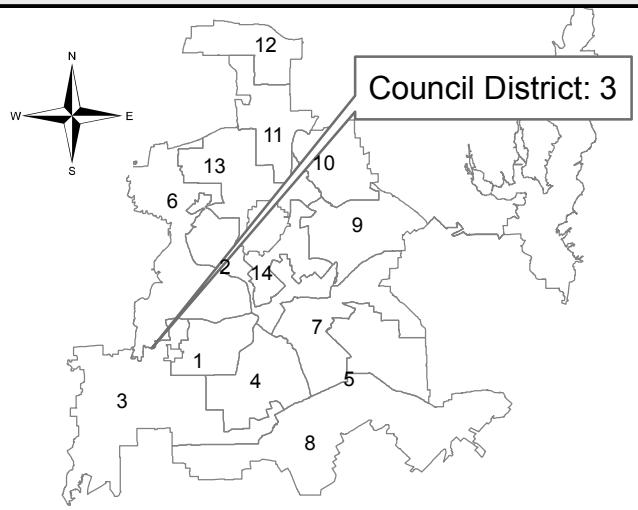
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 3409

Segment 1 of 24

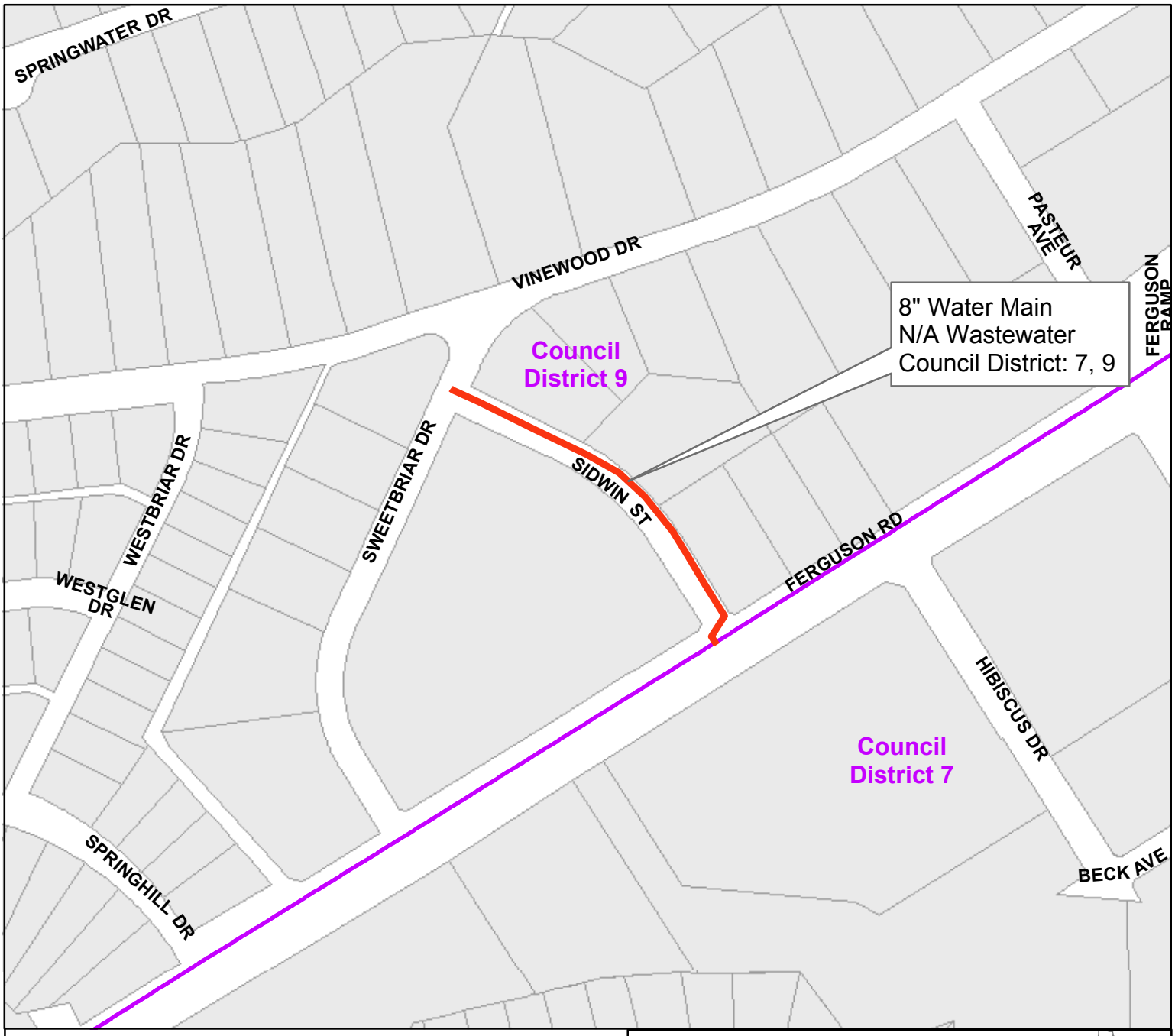


Morocco Avenue
from Darwin Street south

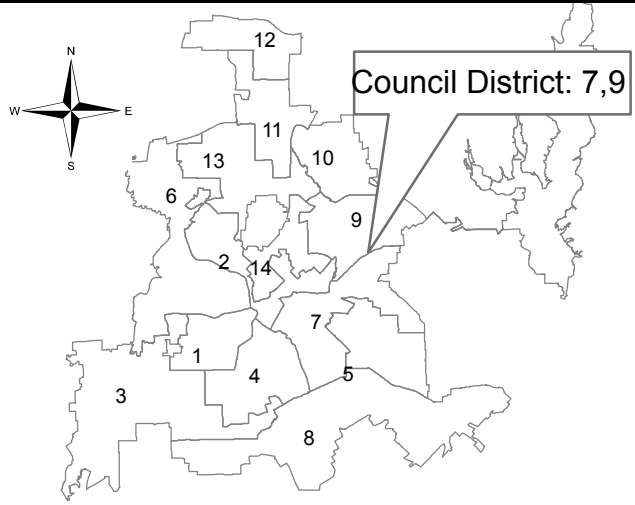


Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 5354



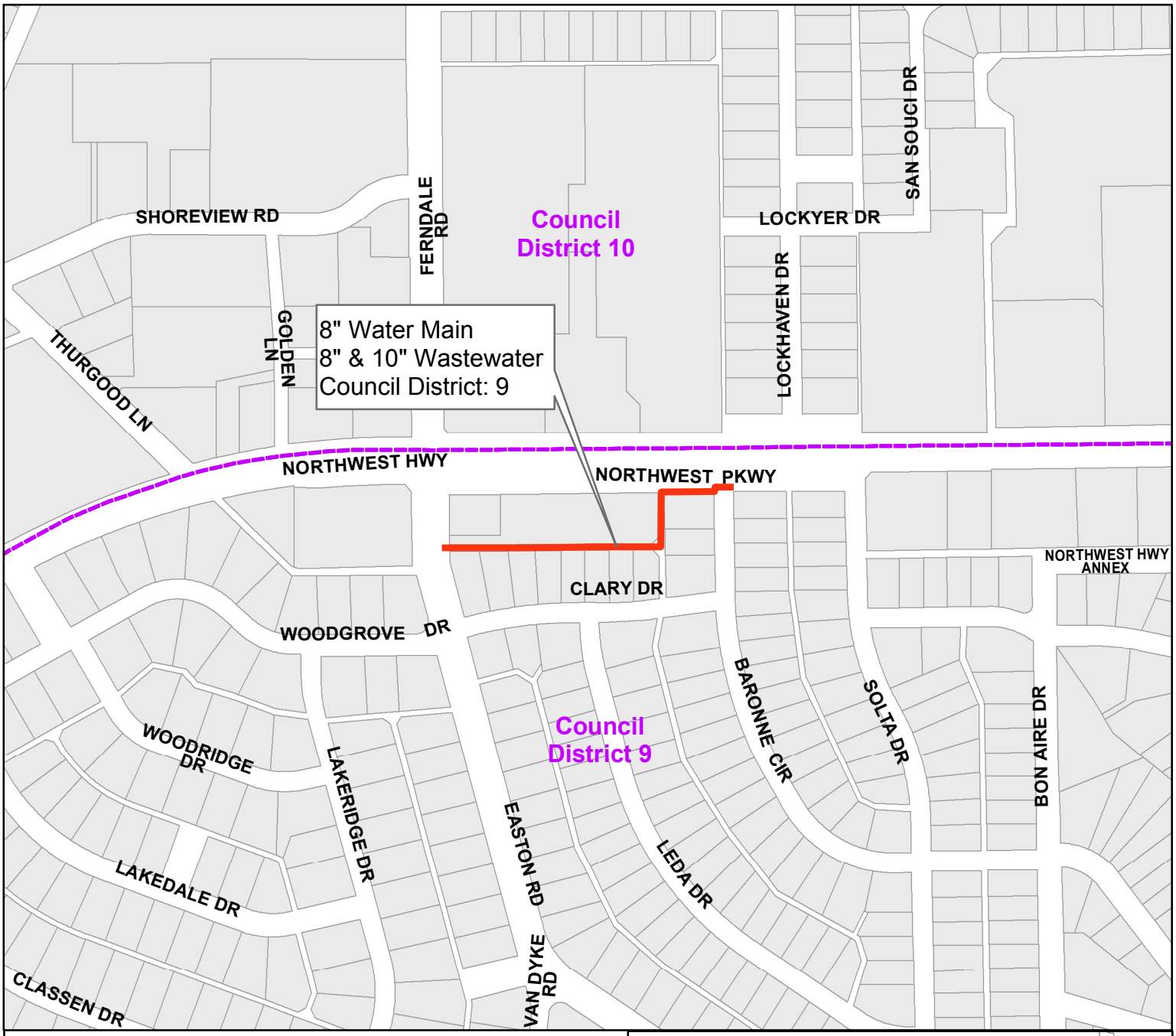
Sidwin Street
from Ferguson Road to Sweetbriar Drive



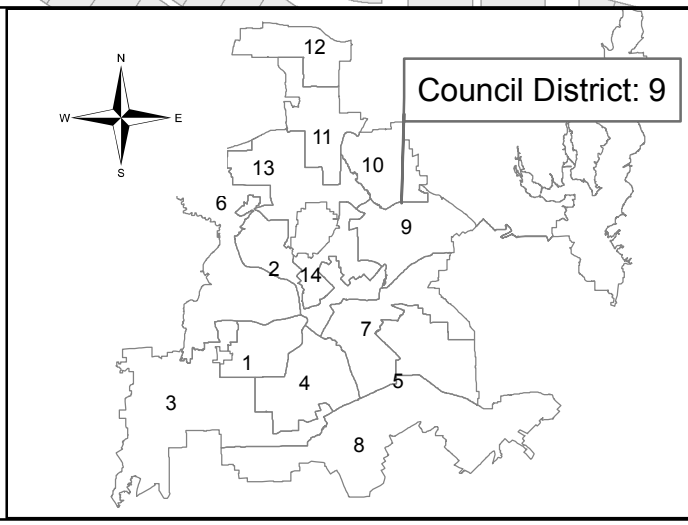
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 3044

Segment 3 of 24



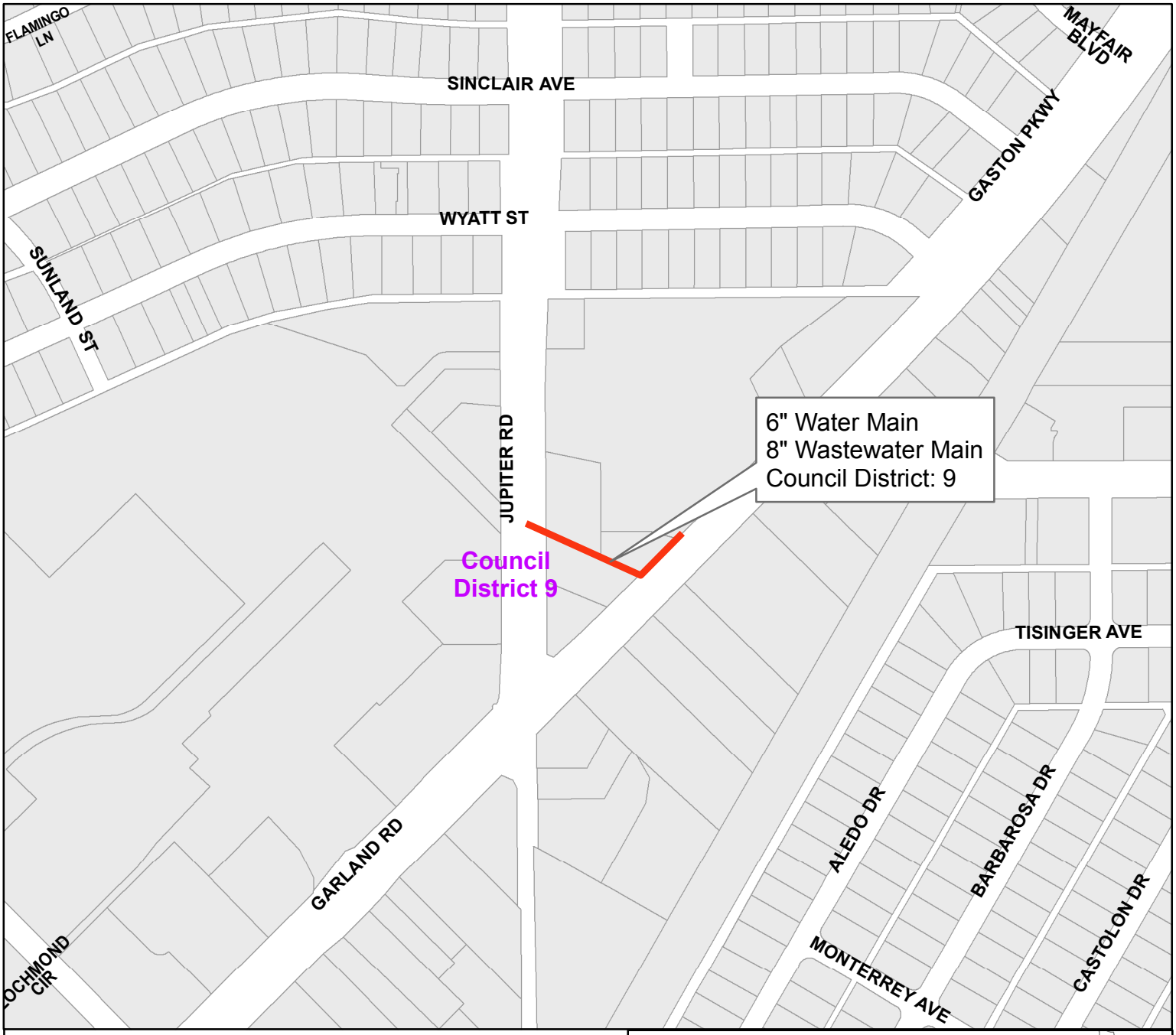
Alley between Clary Drive and Northwest Pkwy
from Easton Road to Baronne Circle



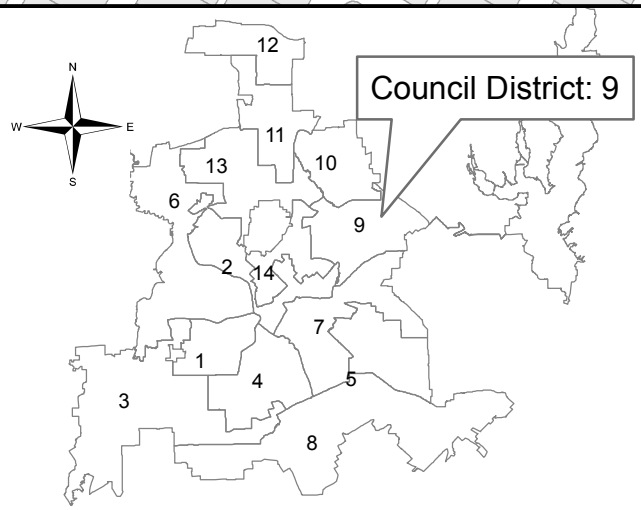
Contract No. 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2952

Segment 4 of 24



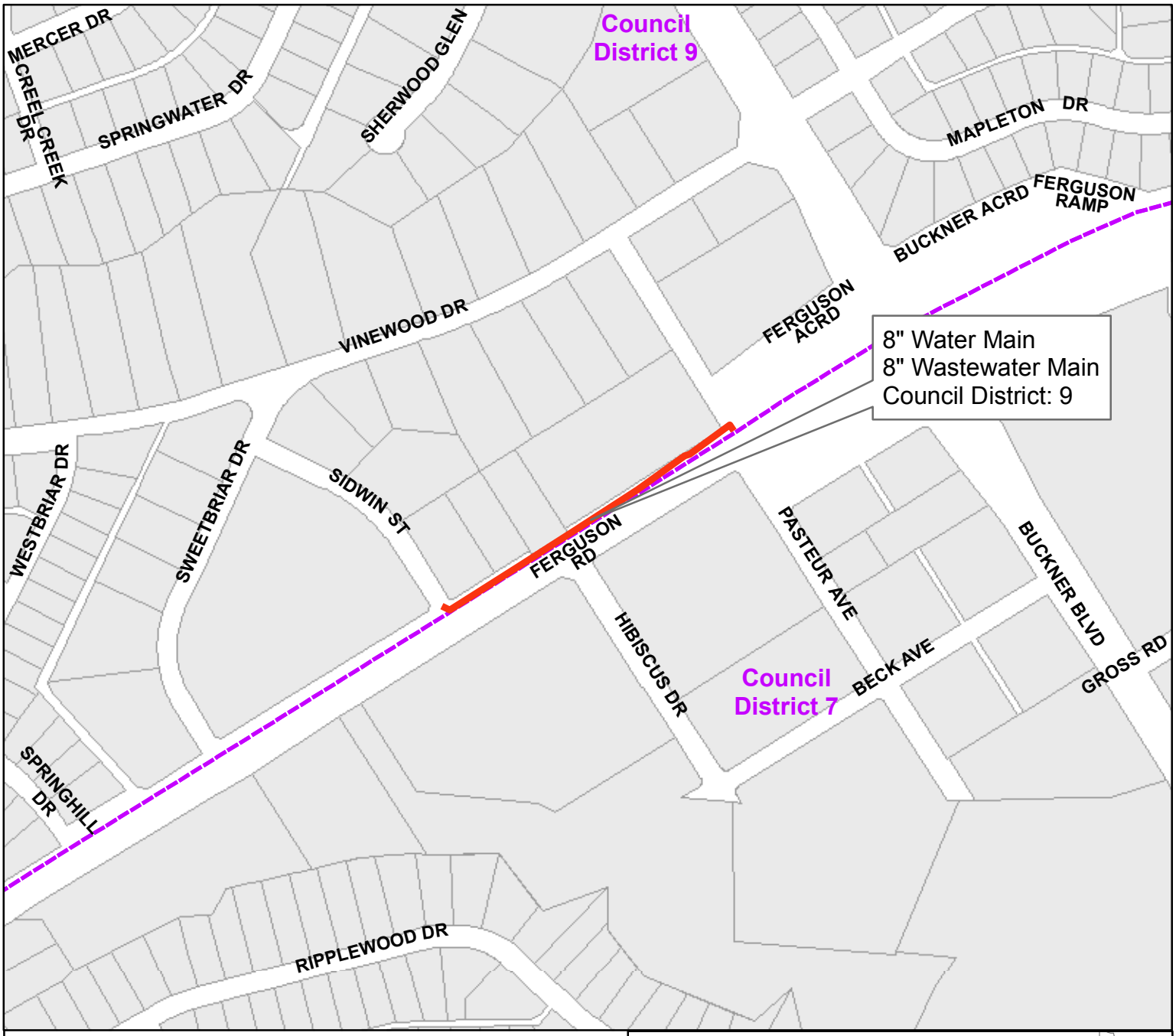
Easement south of Wyatt Street
from Garland Road to Jupiter Road



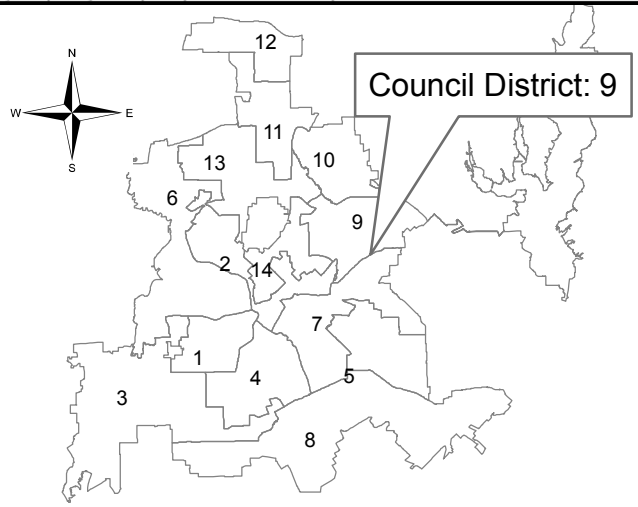
Contract No. 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 5553

Segment 5 of 24



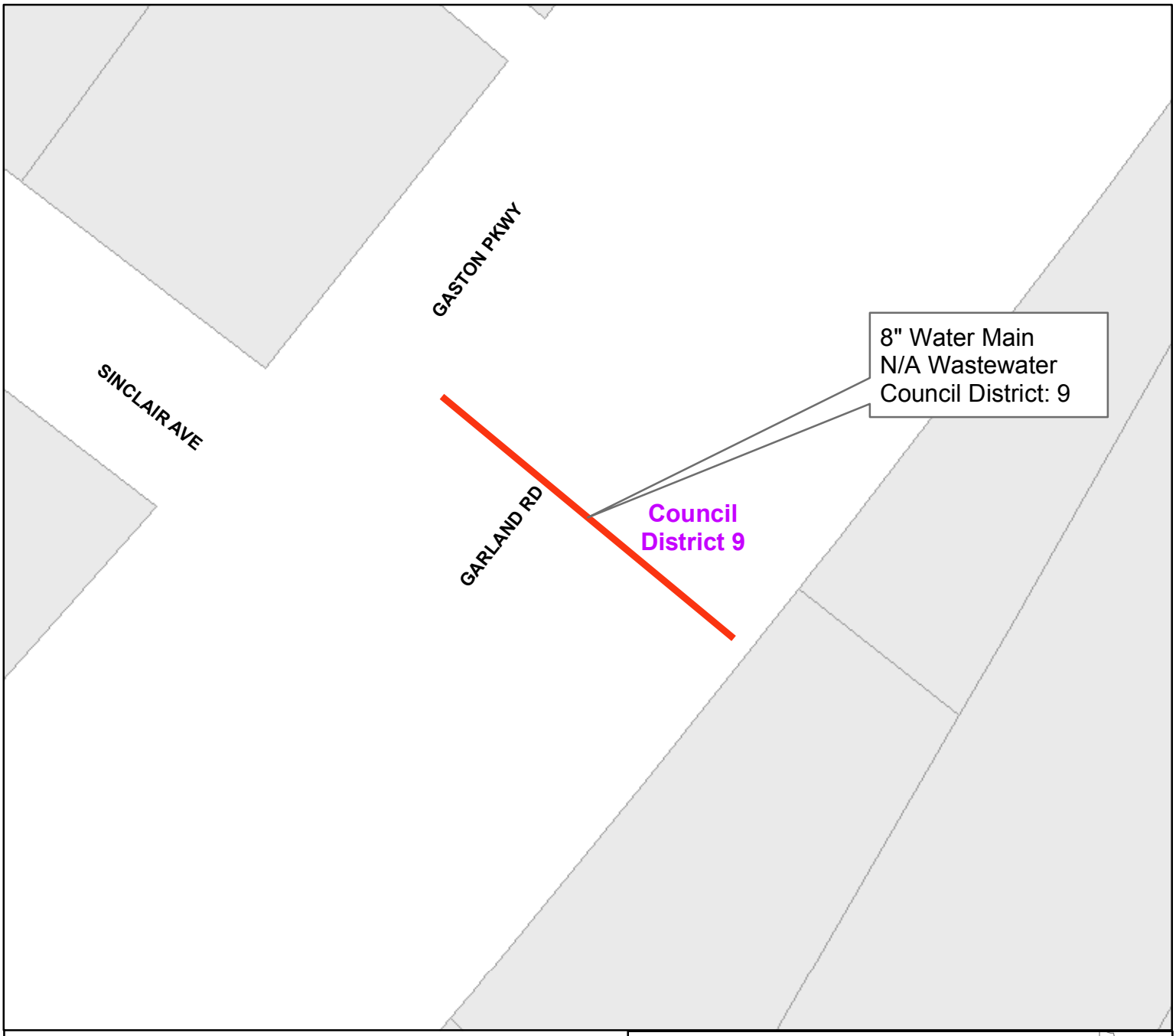
Ferguson Road
from Sidwin Street to Pasteur Avenue



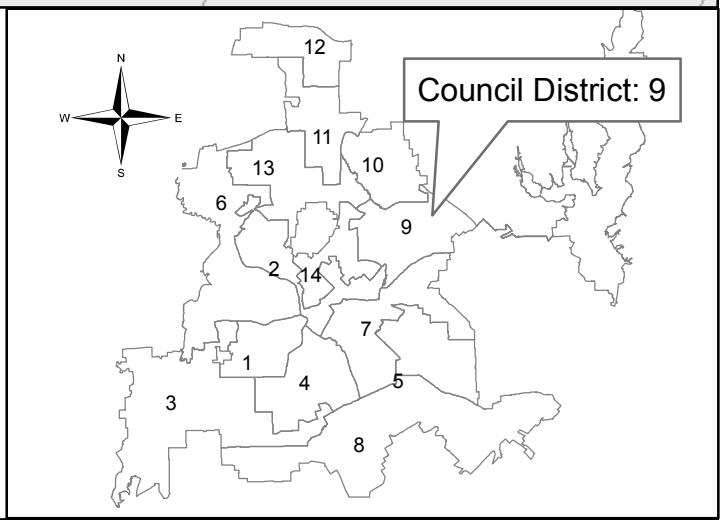
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 3043

Segment 6 of 24

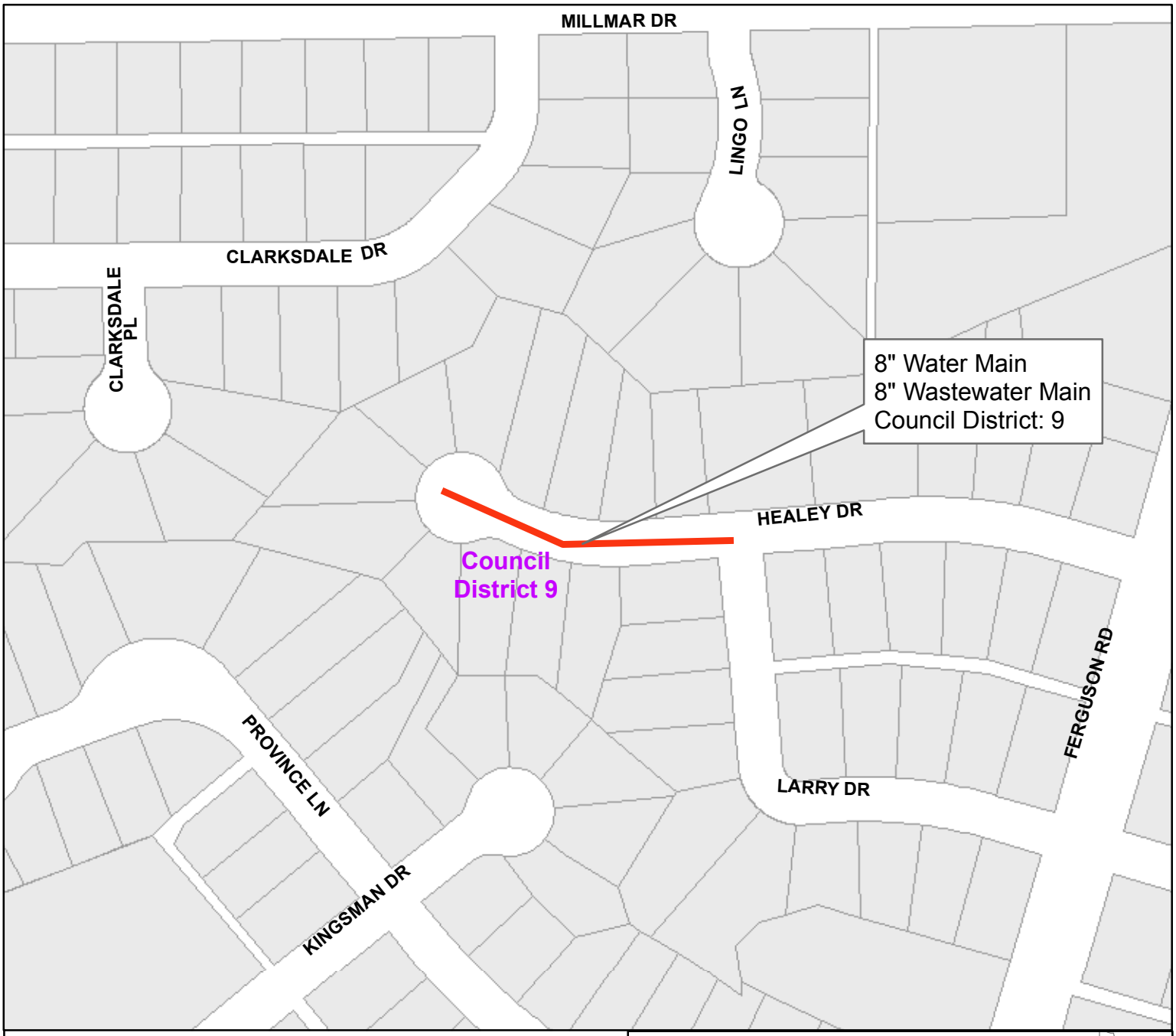


Garland Road
from Gaston Pkwy south

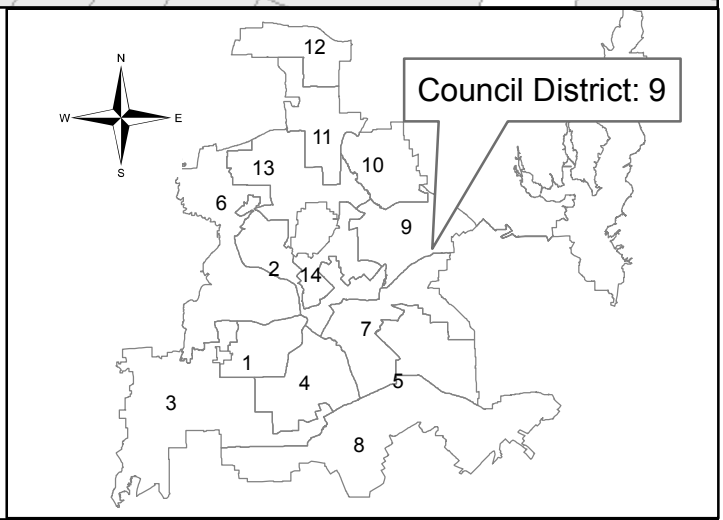


Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4182

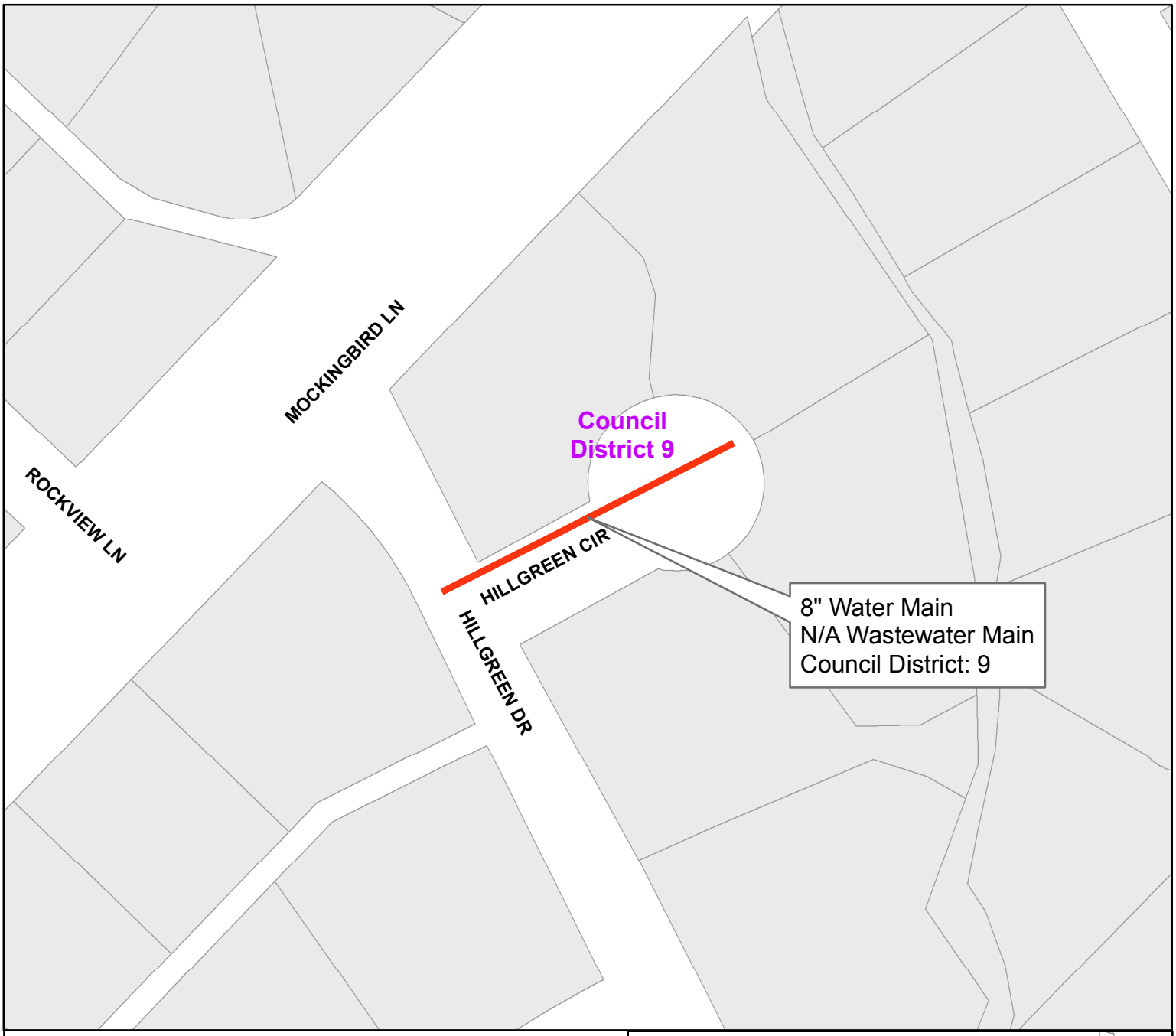


Healey Drive
from Larry Drive west

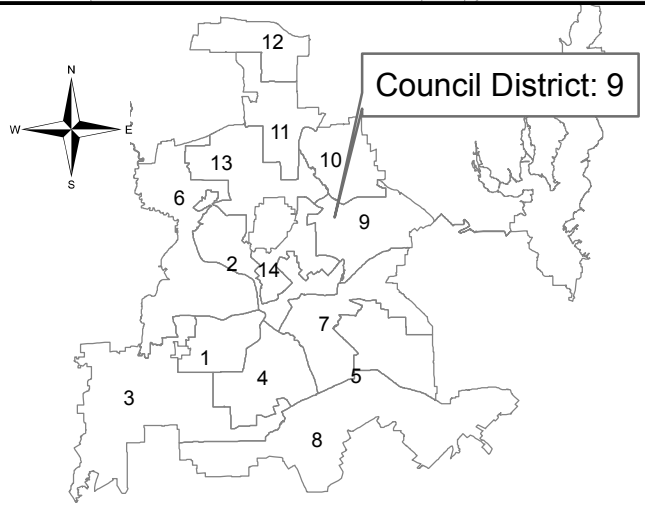


Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4782

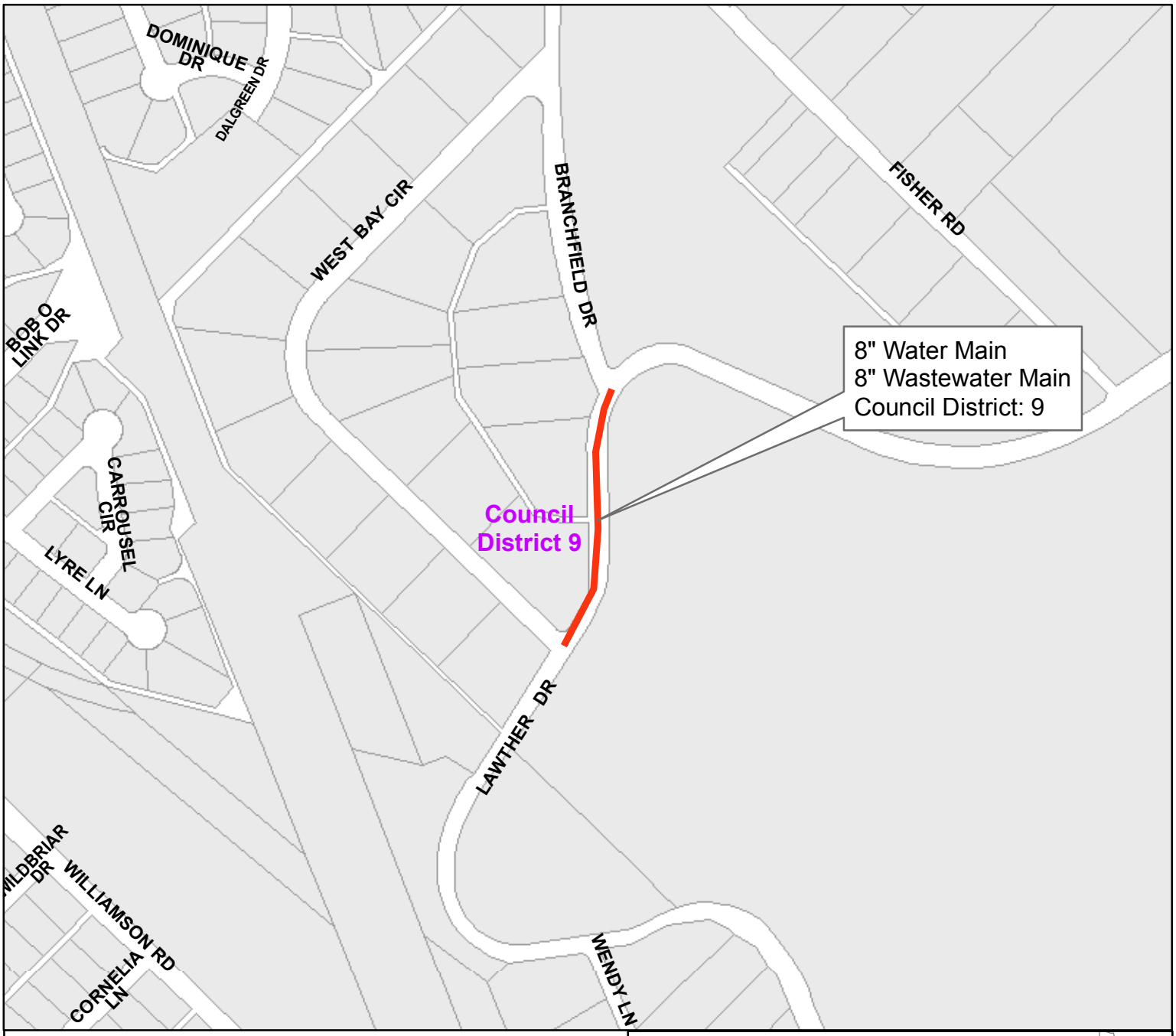


Hillgreen Circle
from Hillgreen Drive east

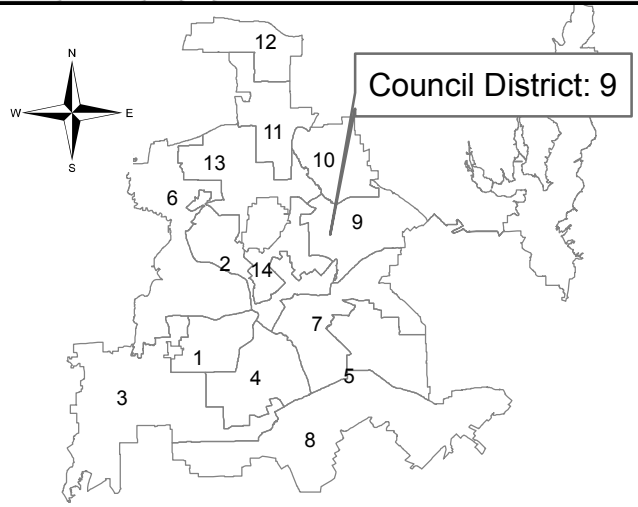


Contract No. 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2965



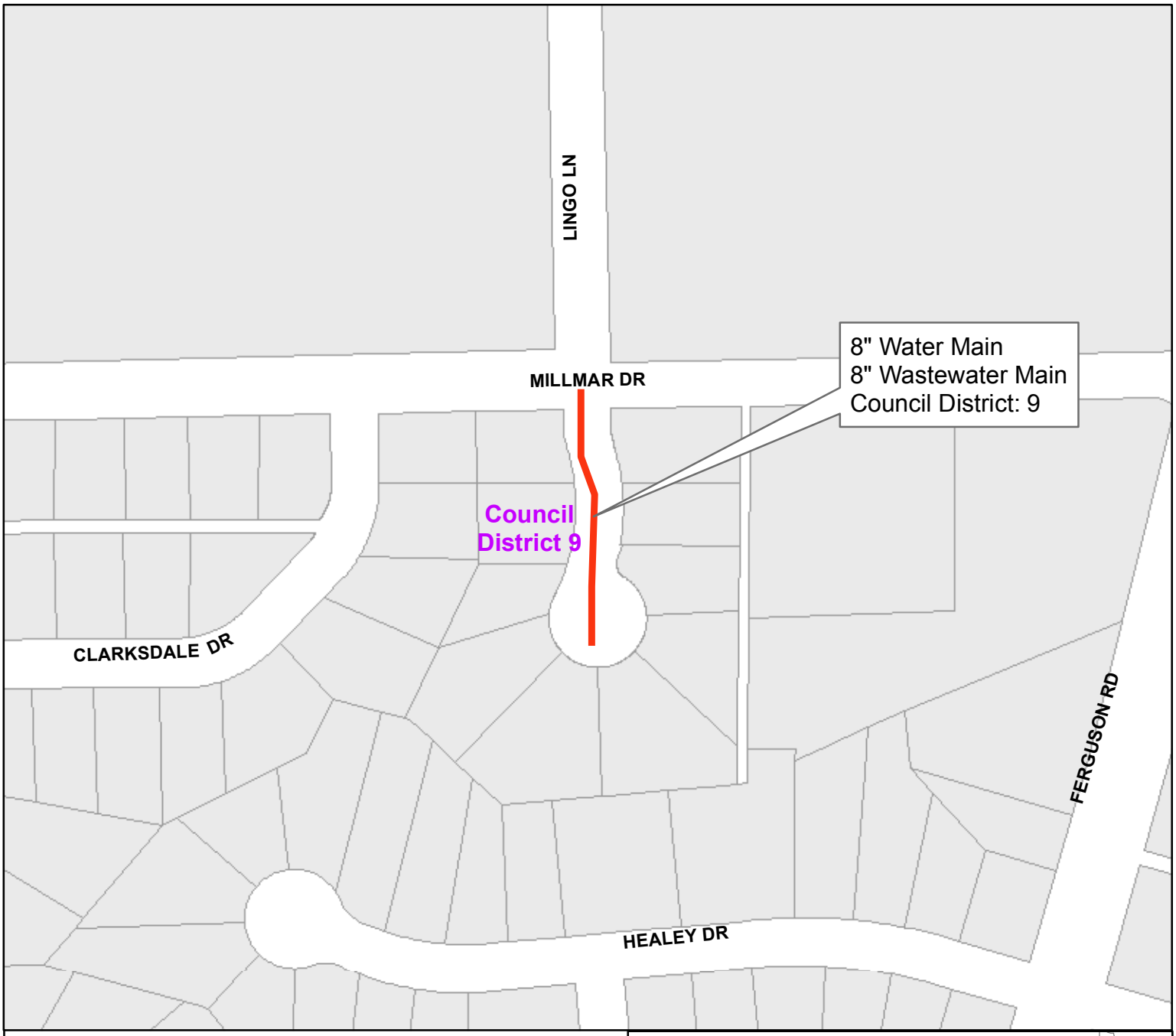
Lawther Drive
from West Bay Cir to Branchfield Drive



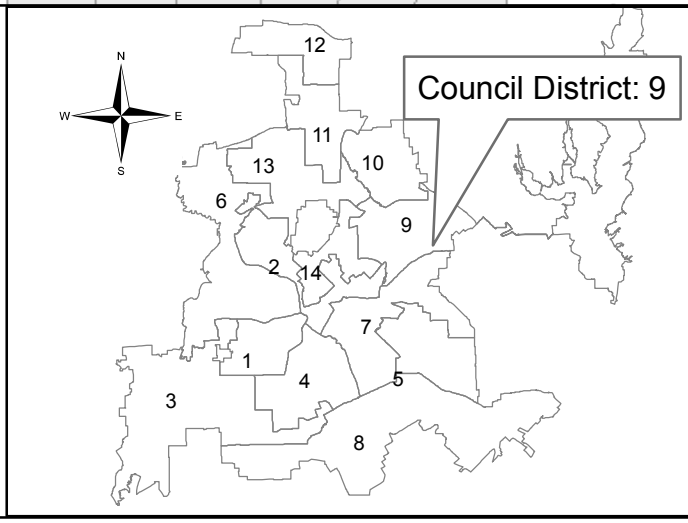
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2993

Segment 10 of 24



Lingo Lane
from Millmar Drive south



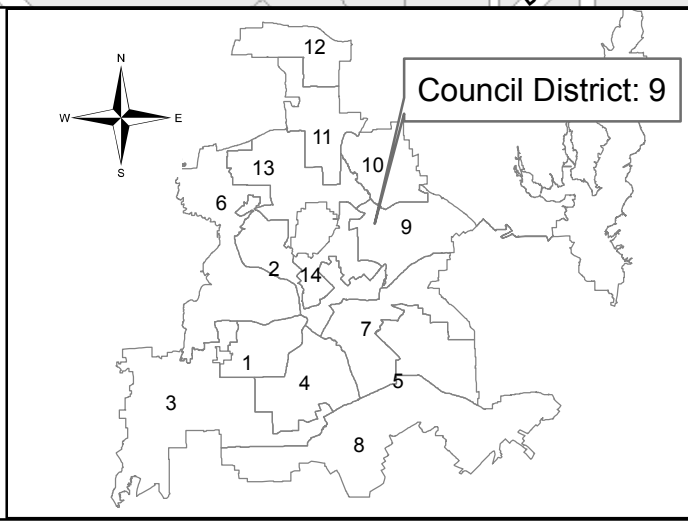
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 4779

Segment 11 of 24



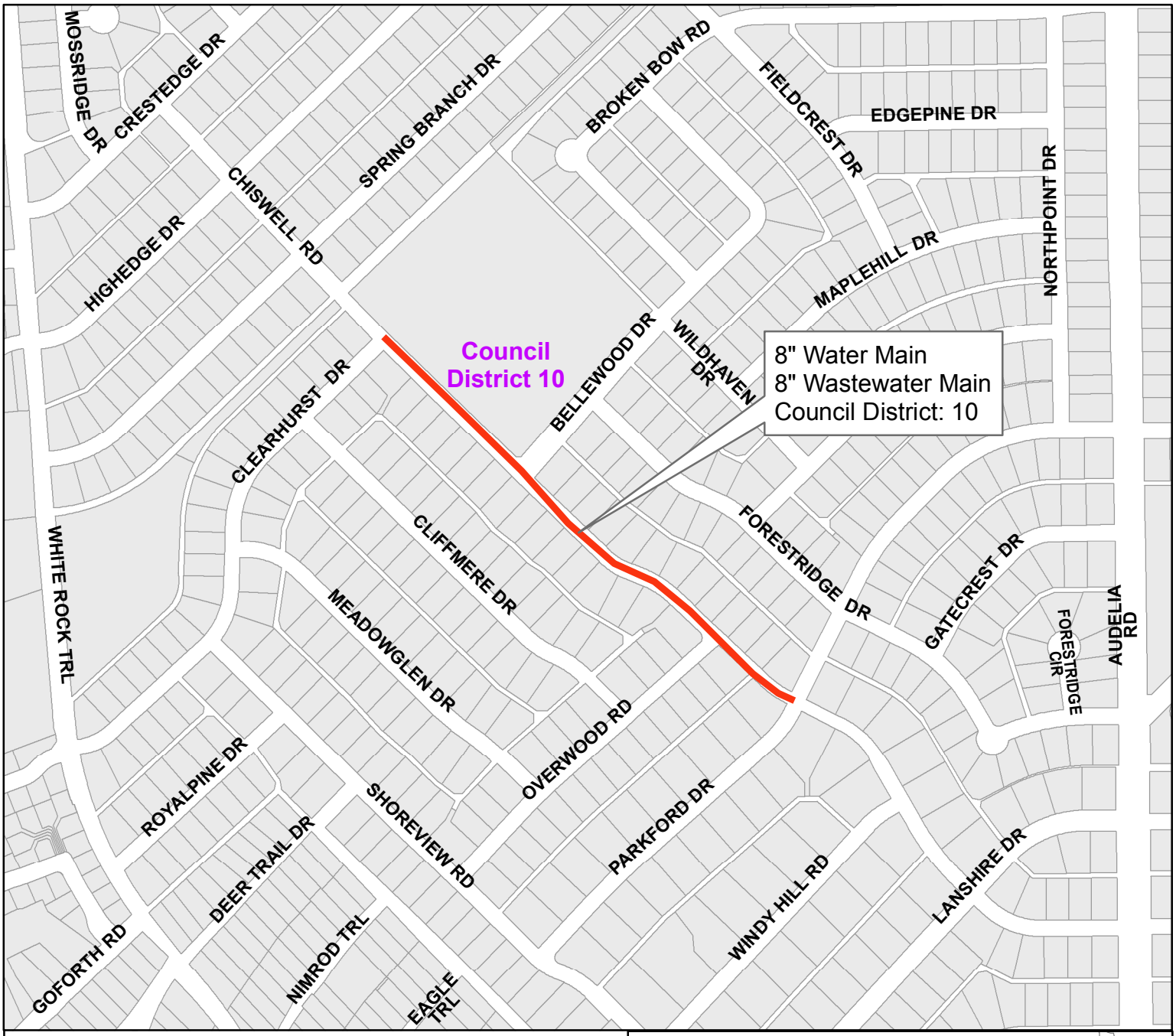
Mockingbird Lane
from Greentree Lane to Hillgreen Drive



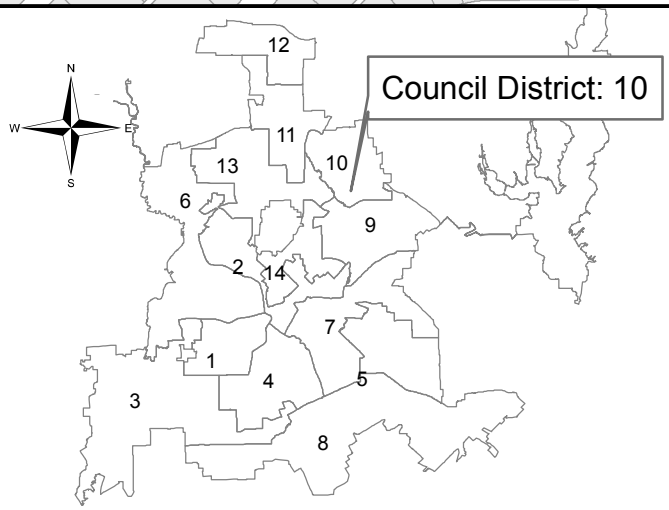
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2963

Segment 12 of 24



Chiswell Road
from Clearhurst Drive to Parkford Drive



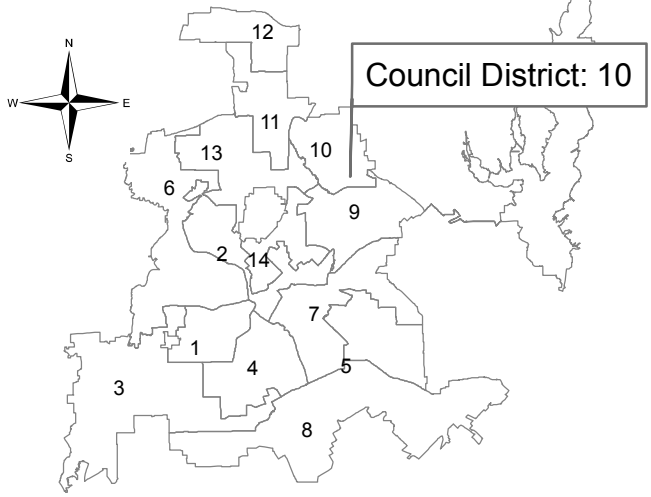
Contract No. 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2933

Segment 13 of 24

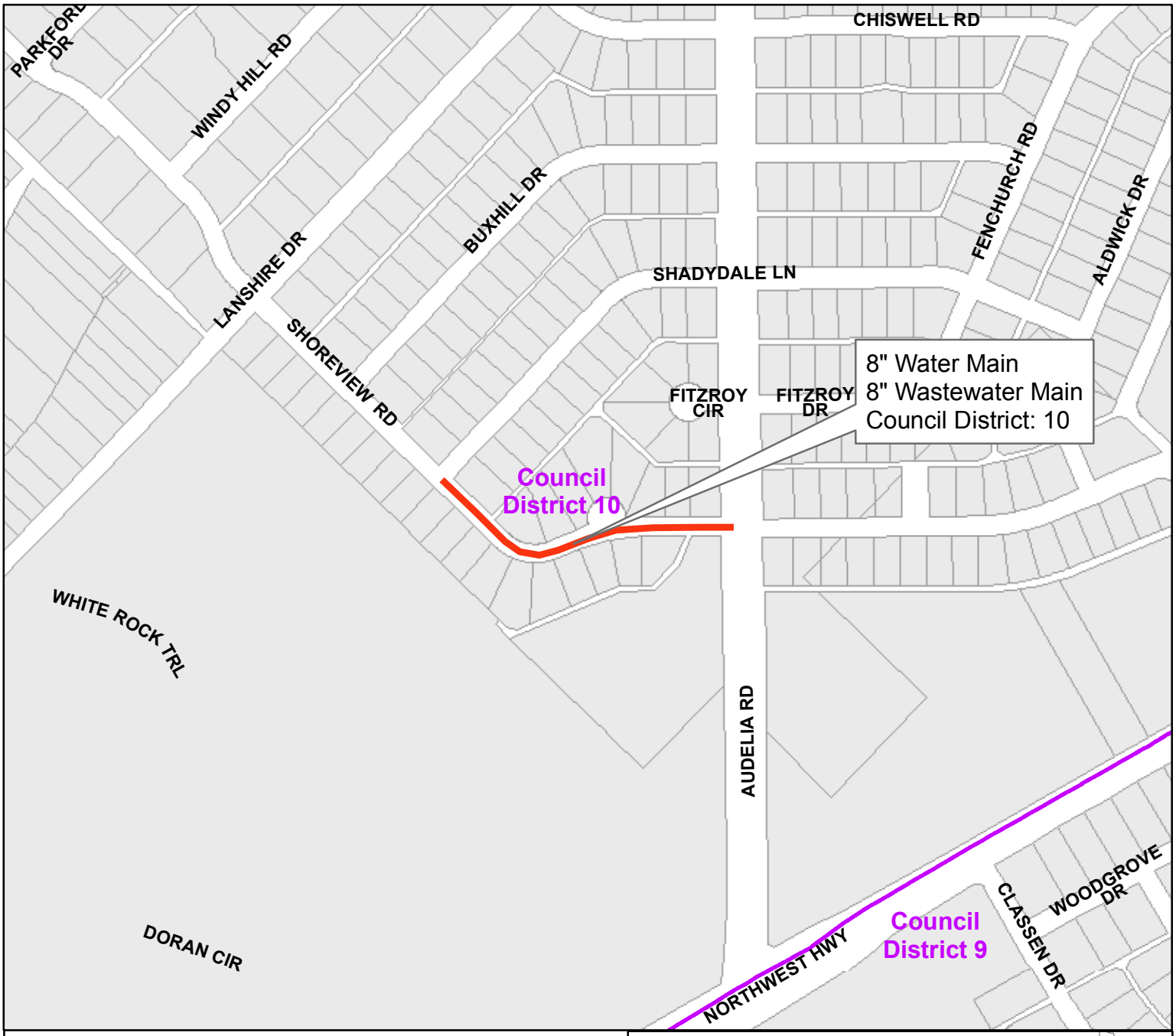


Ferndale Road
from Longmont Drive north

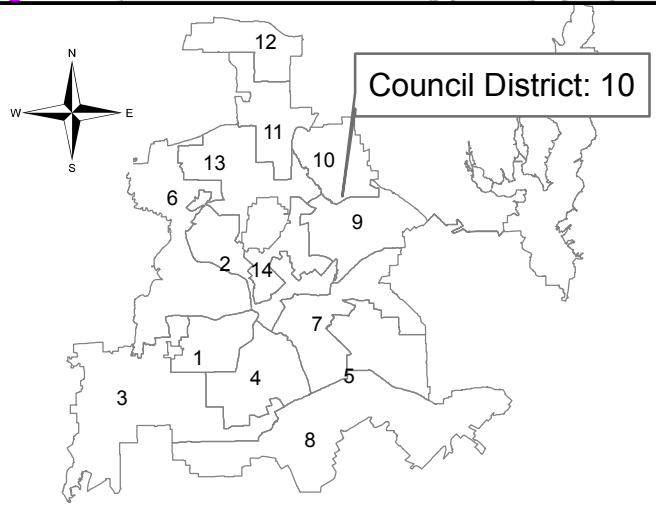


Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 3412



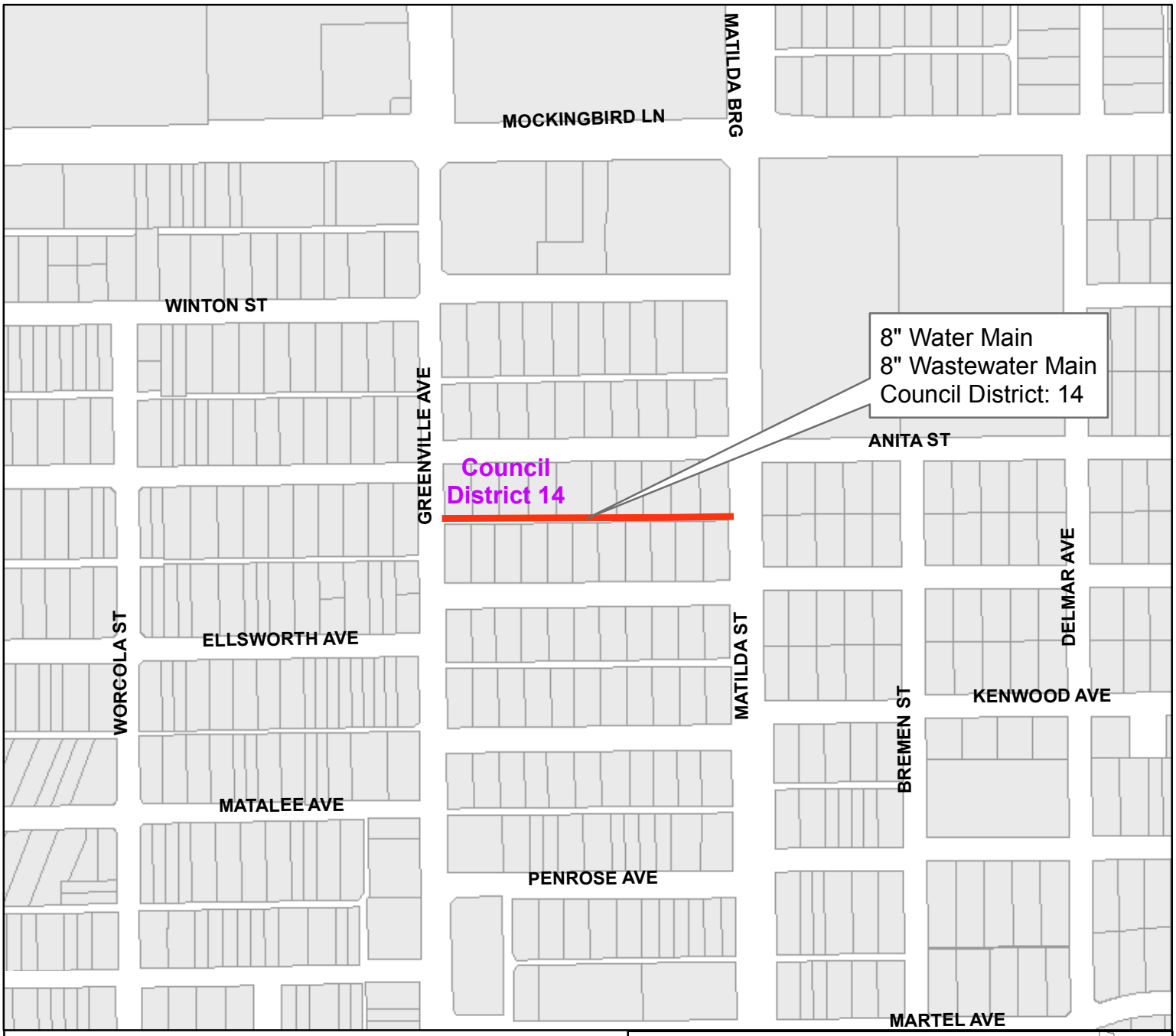
Shoreview Road
from Shadydale Lane to Audelia Road



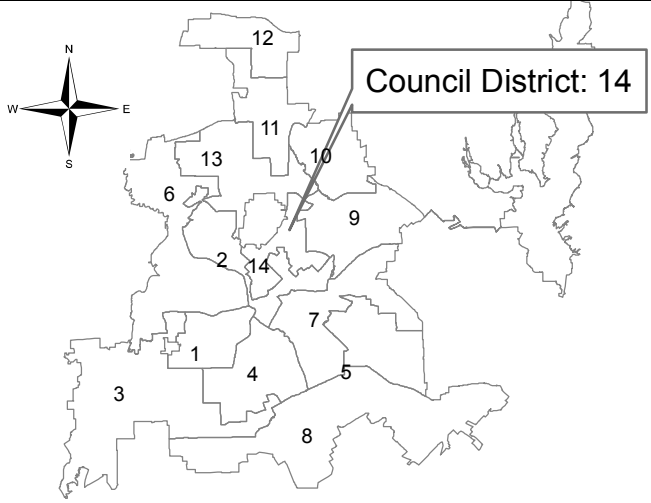
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2949

Segment 15 of 24



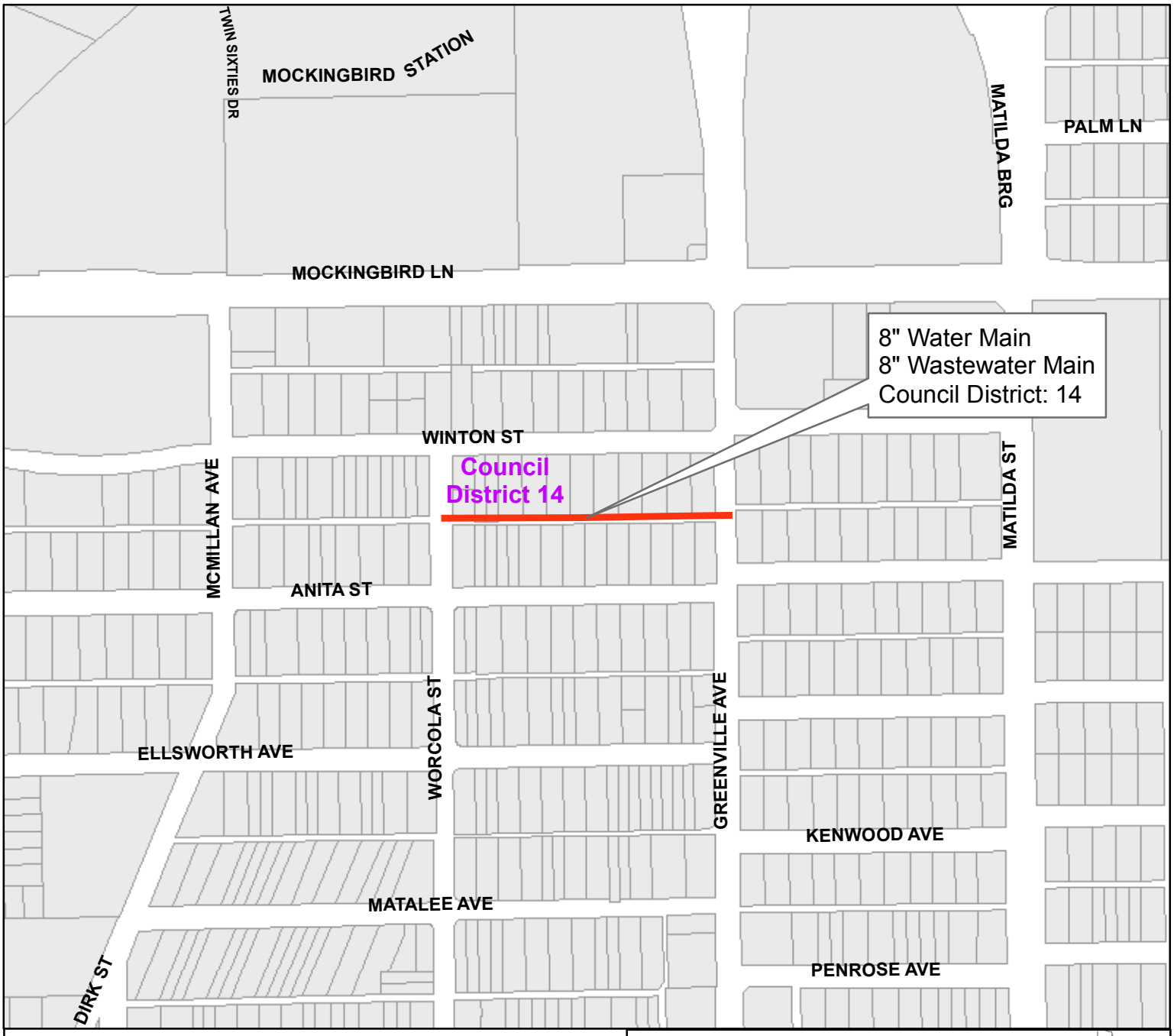
Alley between Anita Street and Ellsworth Avenue from Greenville Avenue to Matilda Street



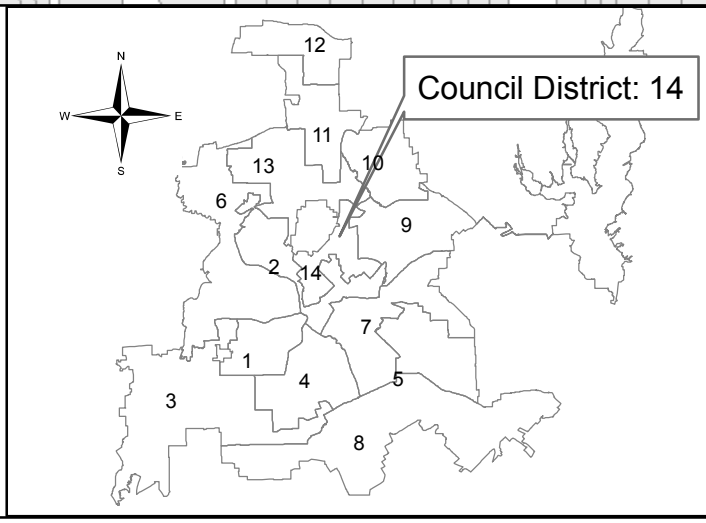
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2987

Segment 16 of 24



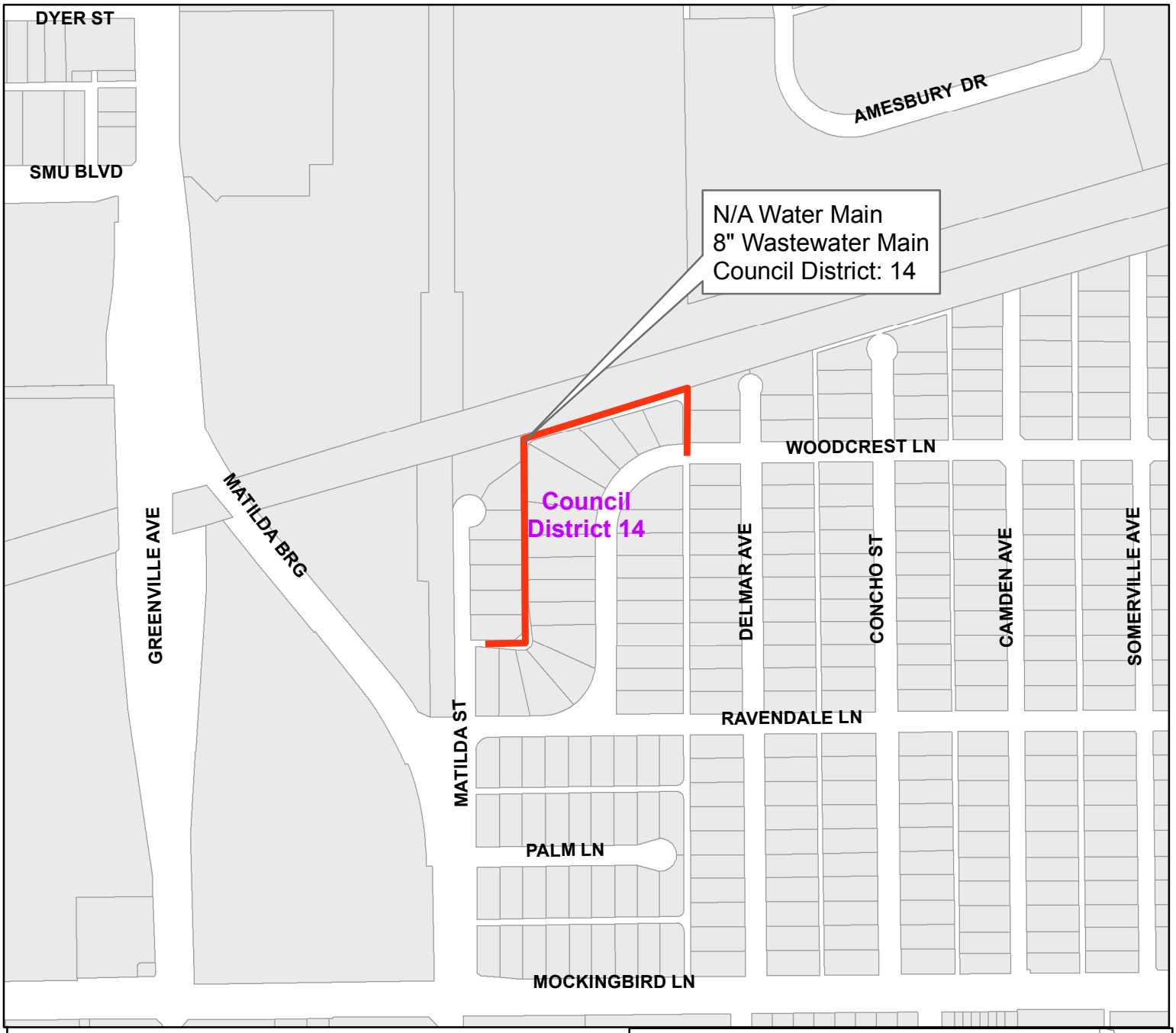
Alley between Anita Street and Winton Street
from Worcola Street to Greenville Avenue



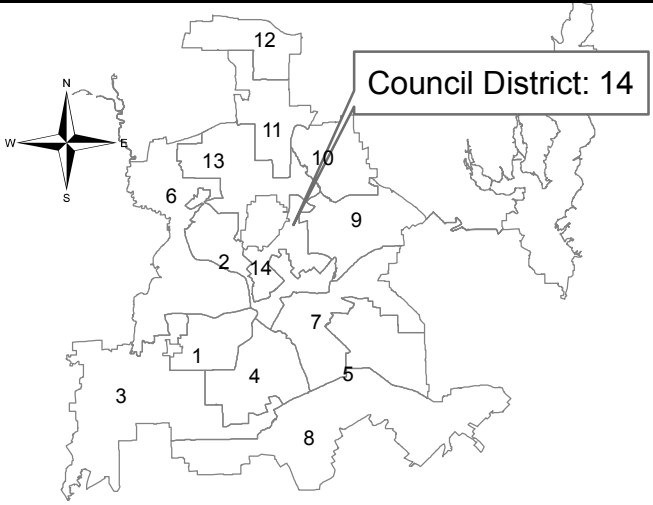
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2992

Segment 17 of 24



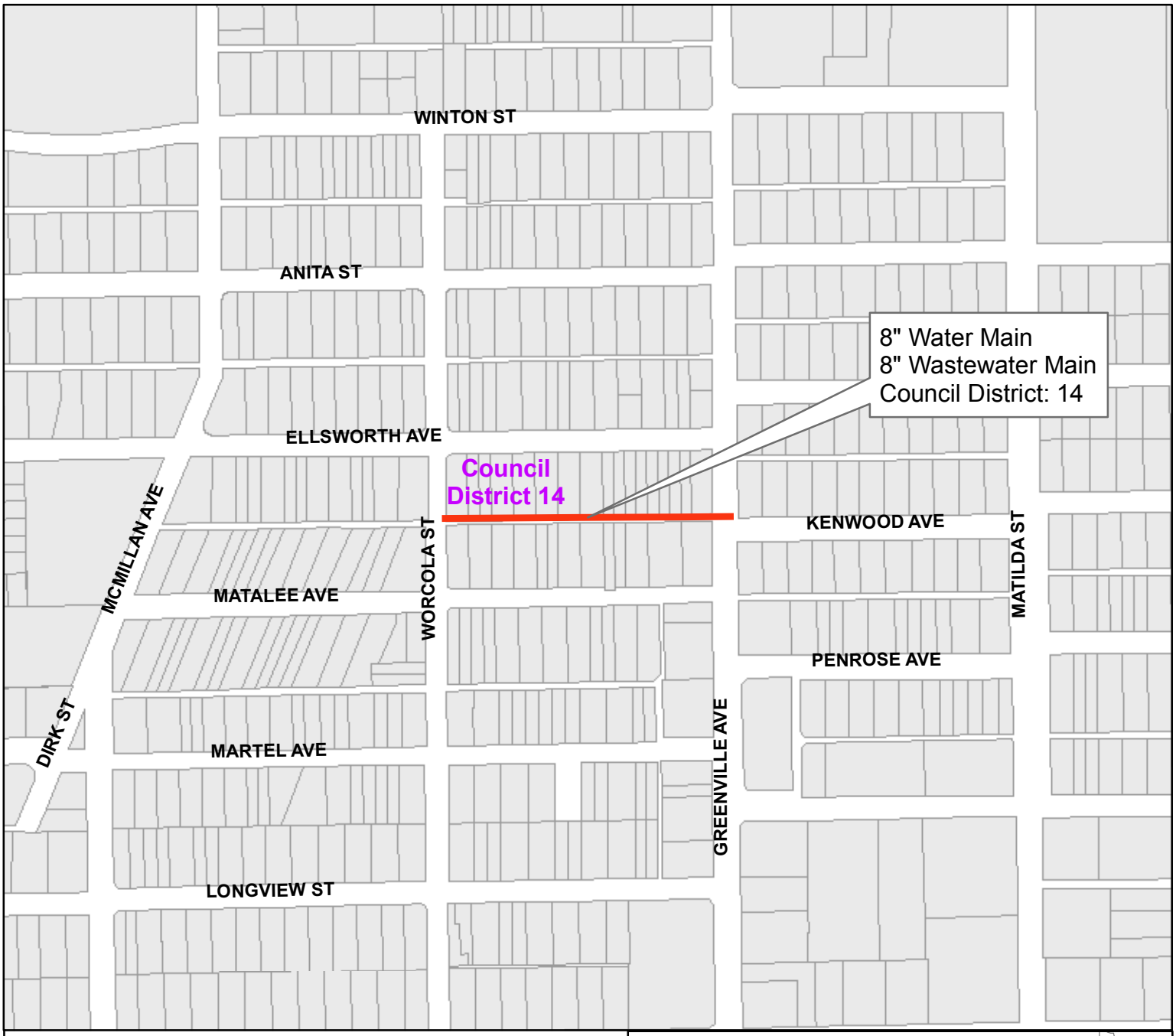
Alley between Delmar Avenue and Matilda Street from Ravendale Lane northeast



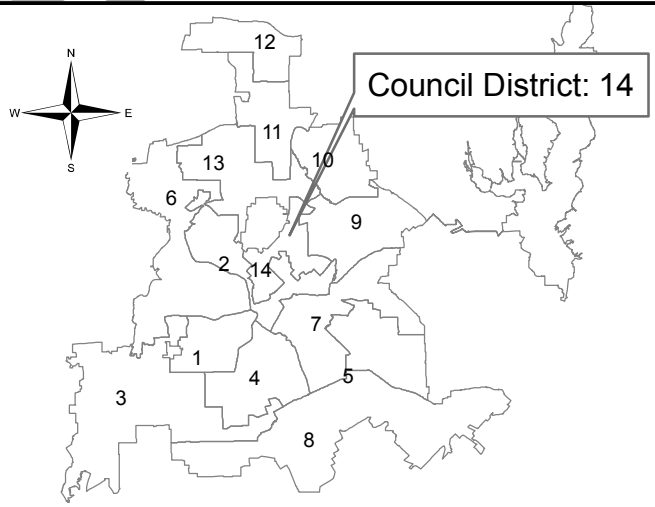
Contract No. 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 6151

Segment 18 of 24



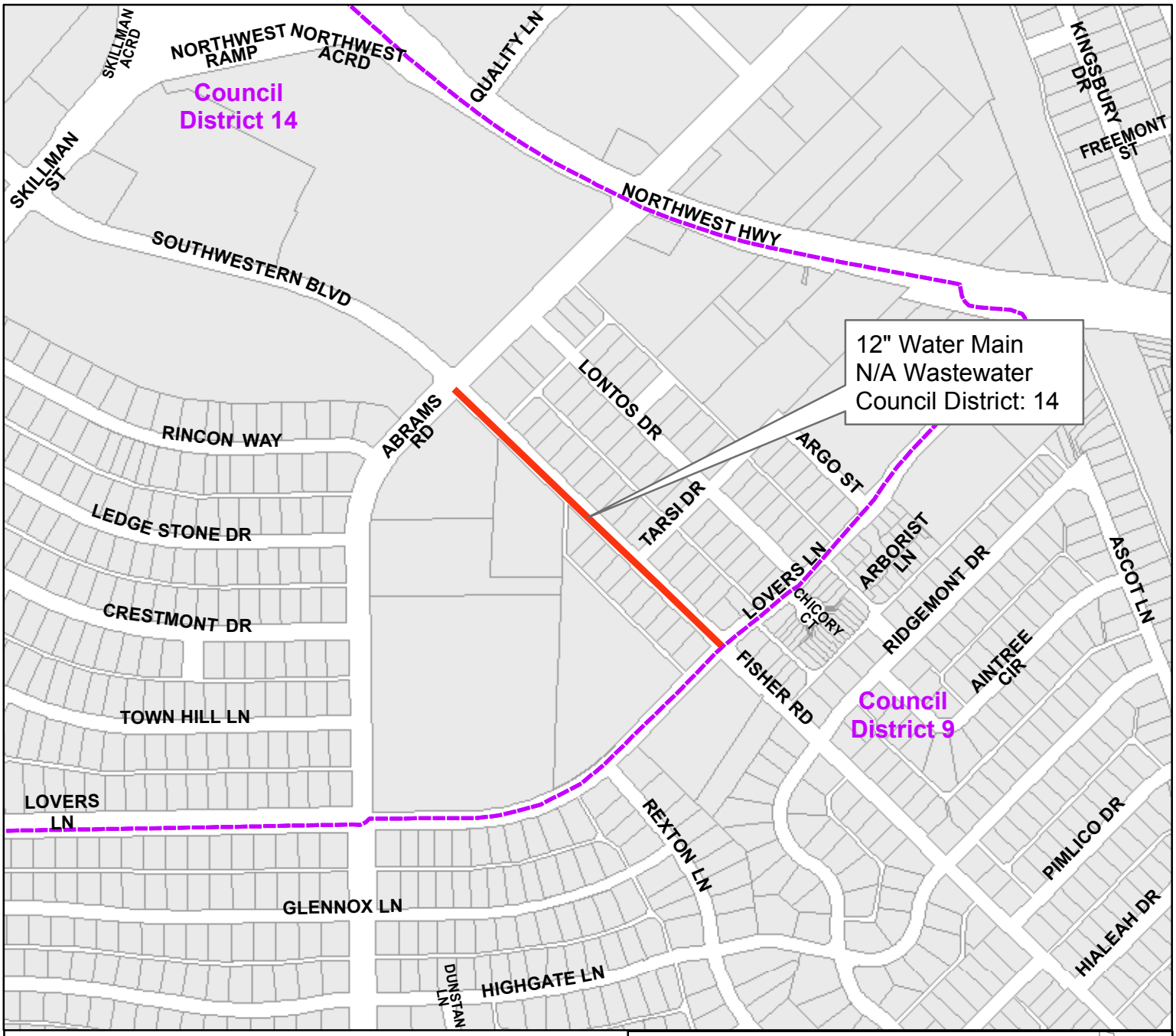
Alley between Ellsworth Avenue and Matalee Avenue from Worcola Street to Greenville Avenue



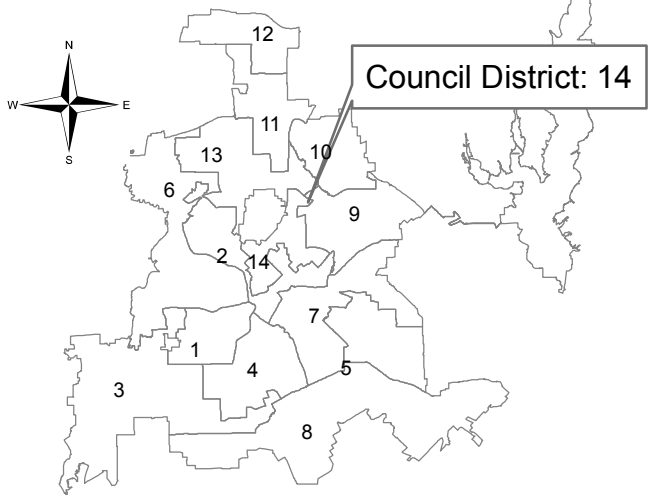
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2997

Segment 19 of 24



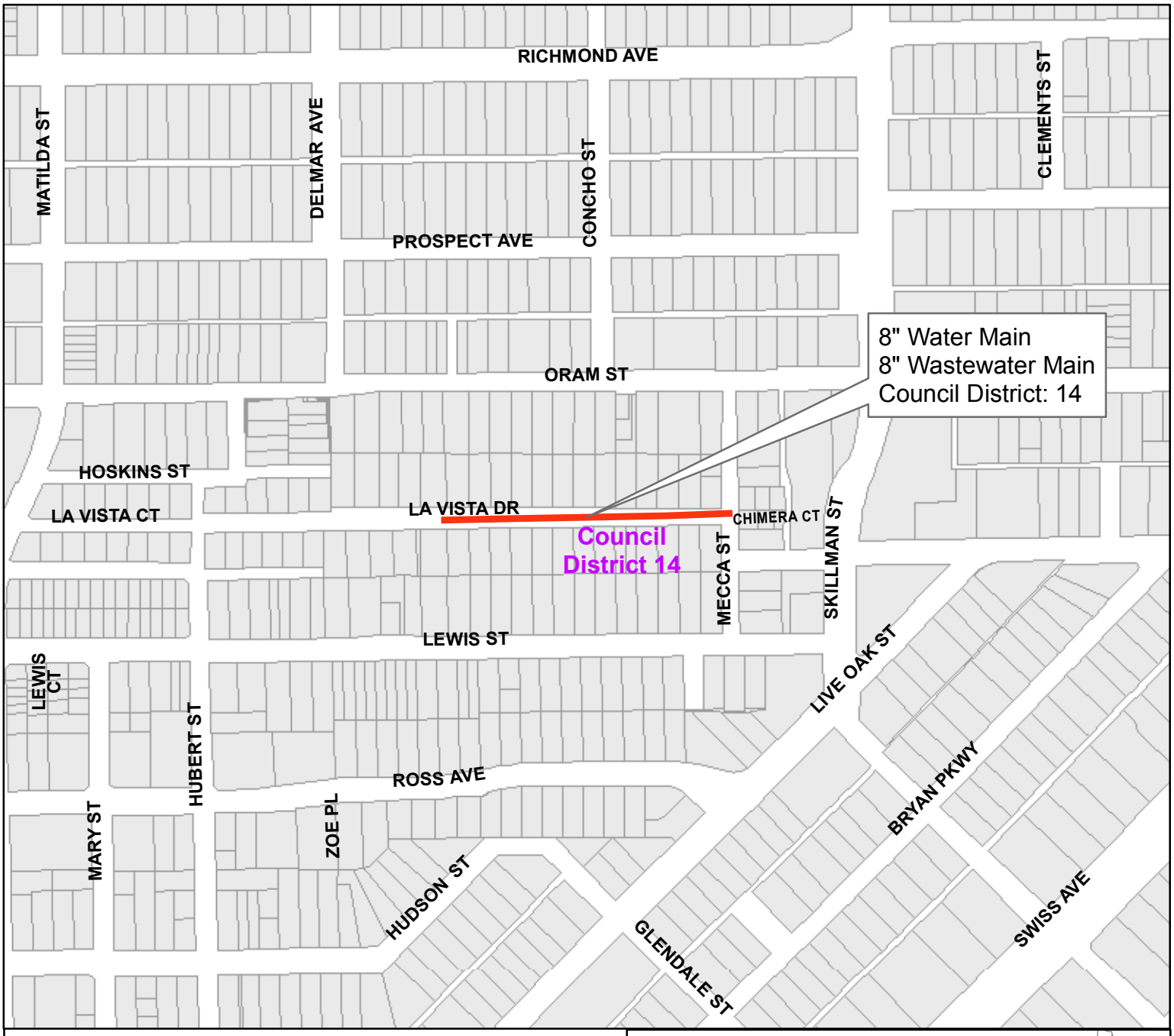
Fisher Road
from Abrams Road to Lovers Lane



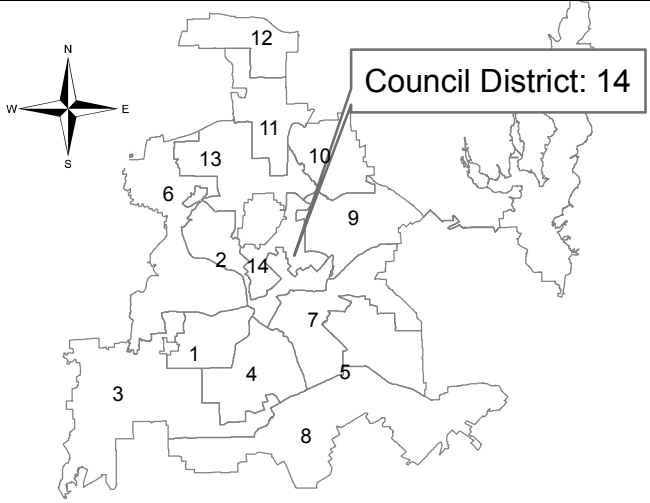
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2959

Segment 20 of 24



La Vista Drive
from Mecca Street west



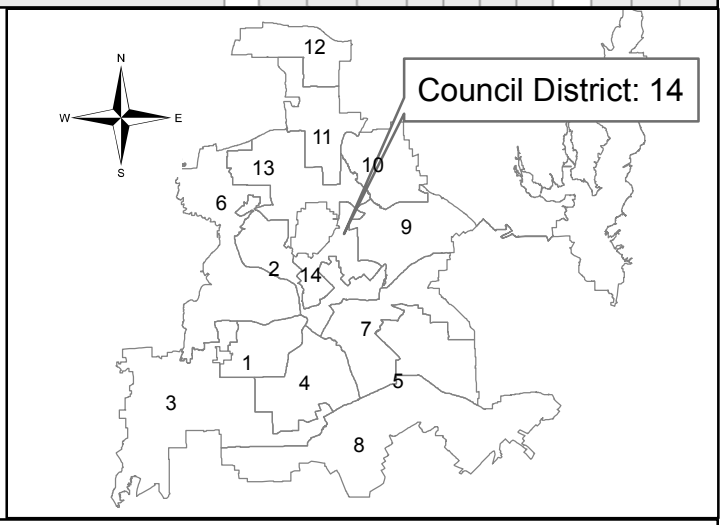
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 3059

Segment 21 of 24



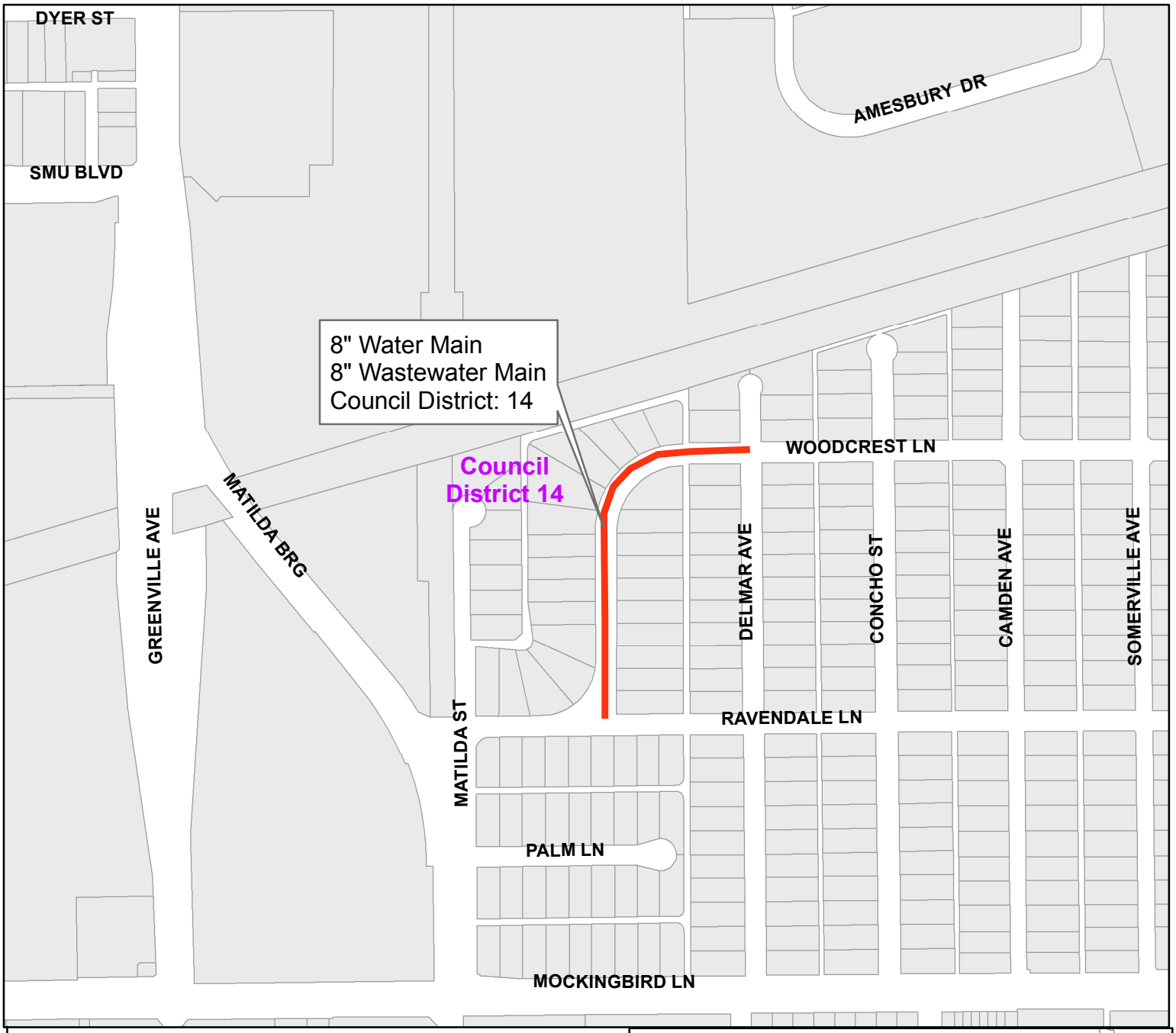
Ravendale Lane
from Matilda Street east



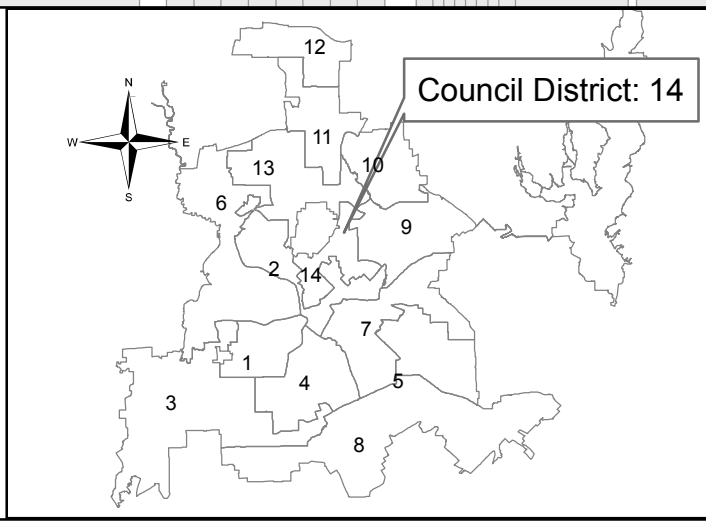
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2983

Segment 22 of 24



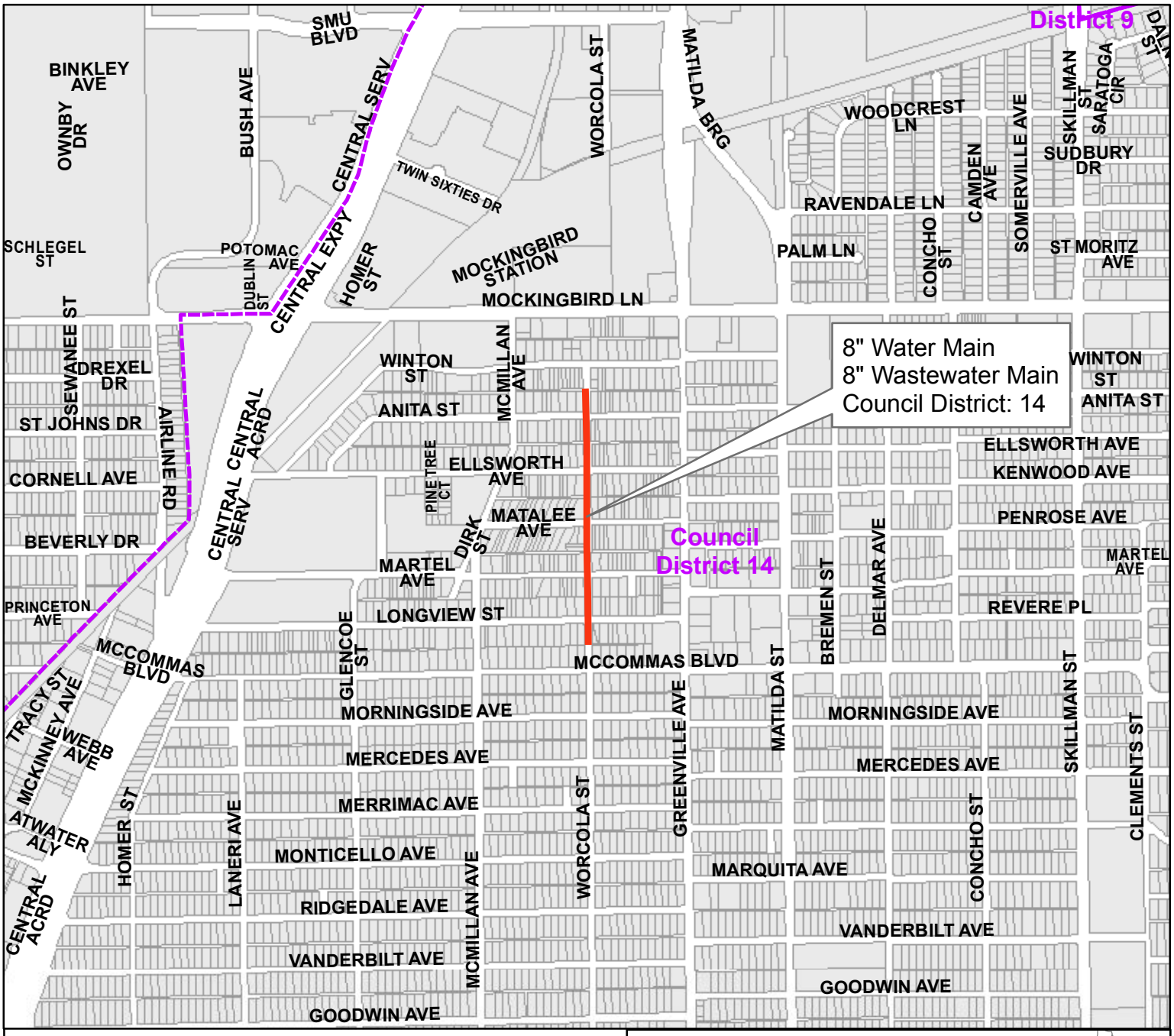
Woodcrest Lane
from Delmar Avenue to Ravendale Lane



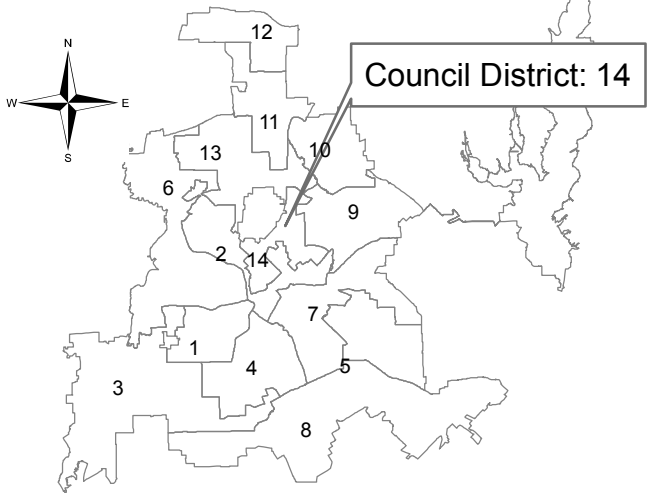
Contract No. 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2982

Segment 23 of 24



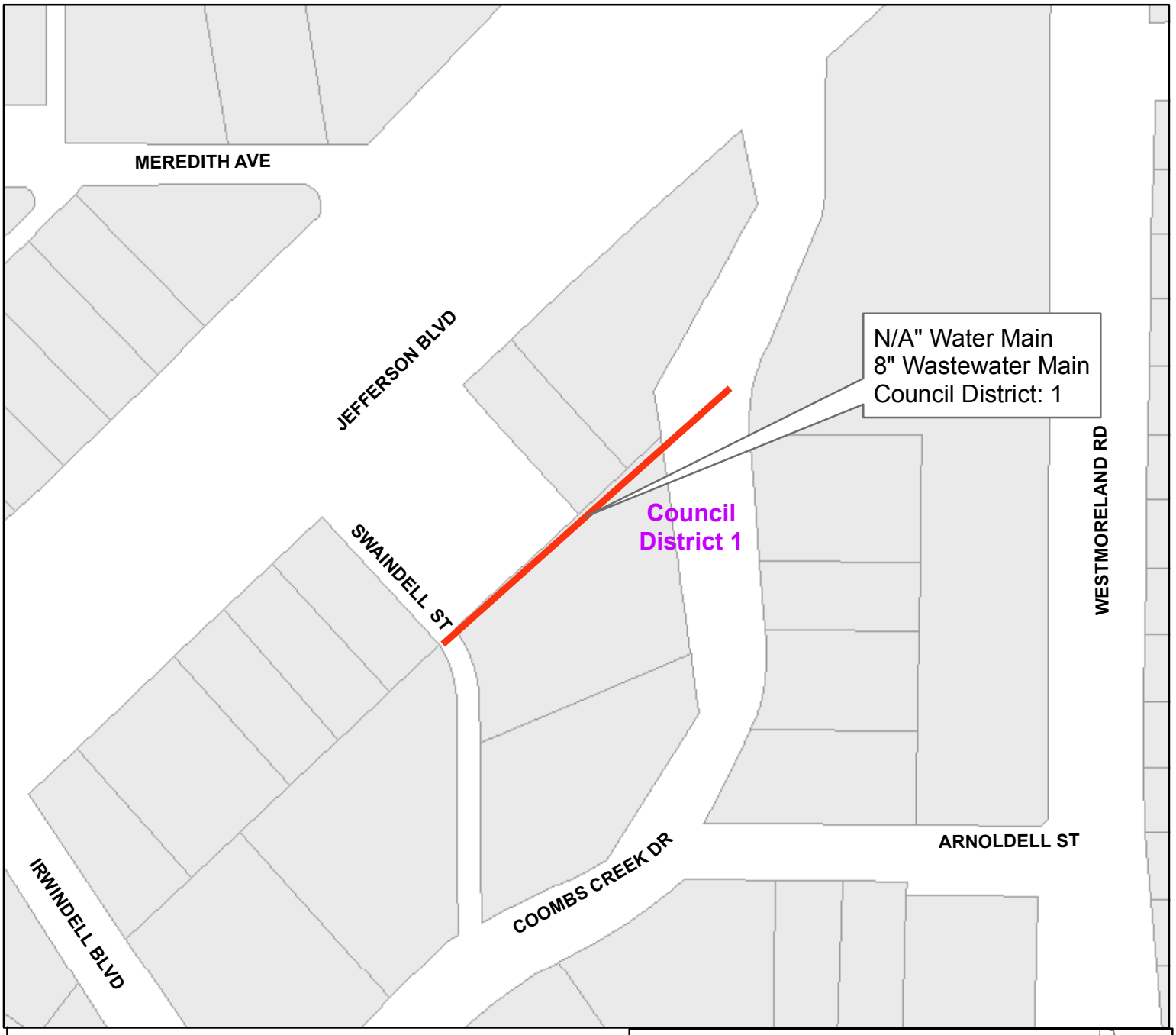
Worcola Street
from south of Longview Street north



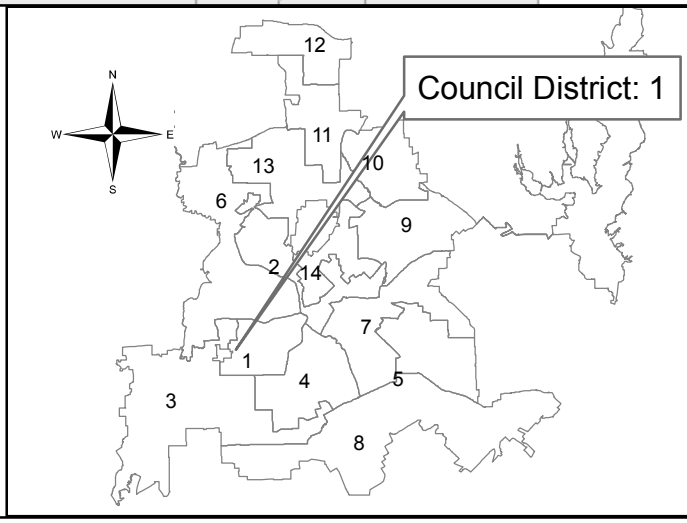
Contract No.: 18-281/282E
Water and Wastewater Main Renewals
at 24 Locations

PID: 2991

Segment 24 of 24



Easement south of Jefferson Boulevard
from Coombs Creek west



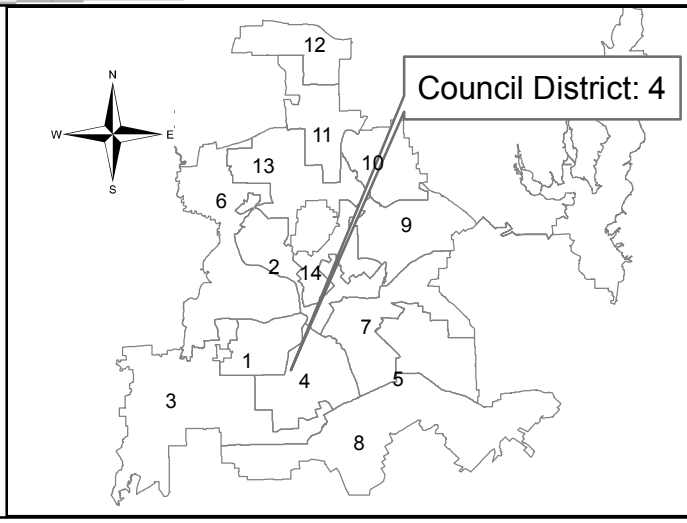
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 6118

Segment 1 of 18



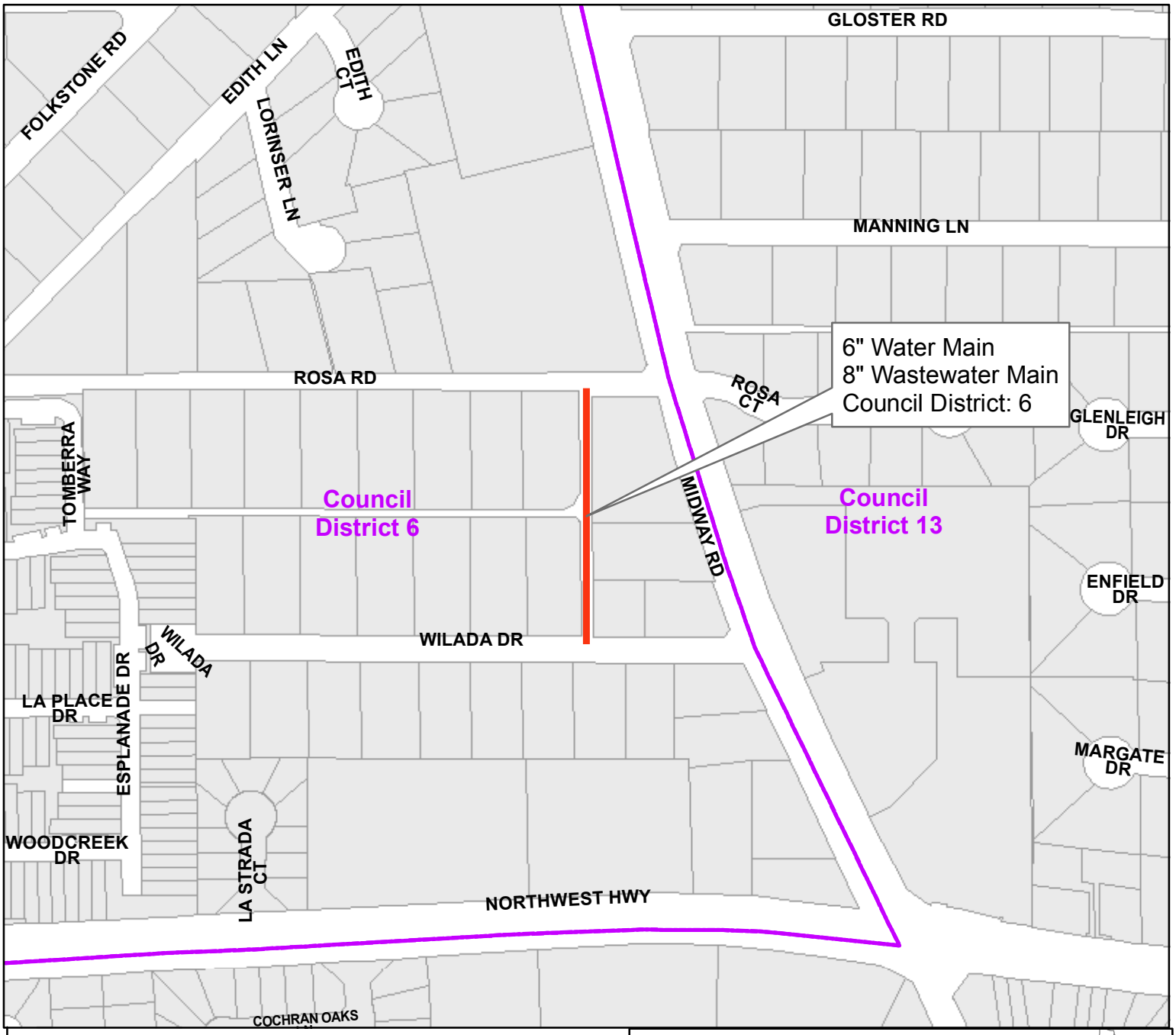
Alley between Seevers Avenue and Ramsey Avenue from alley north of Woodin Boulevard north



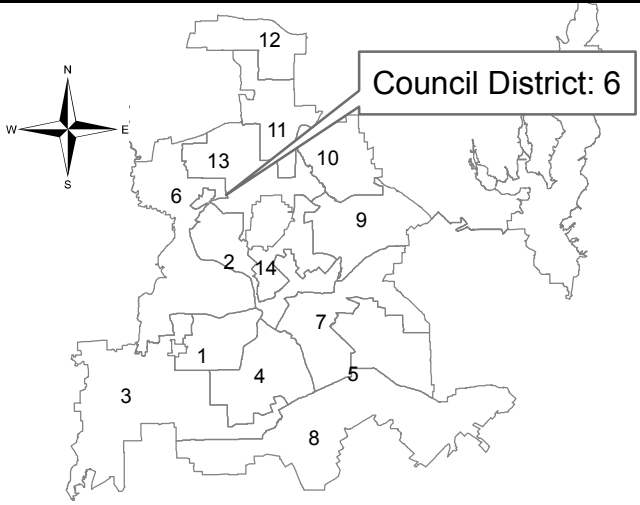
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 6138

Segment 2 of 18



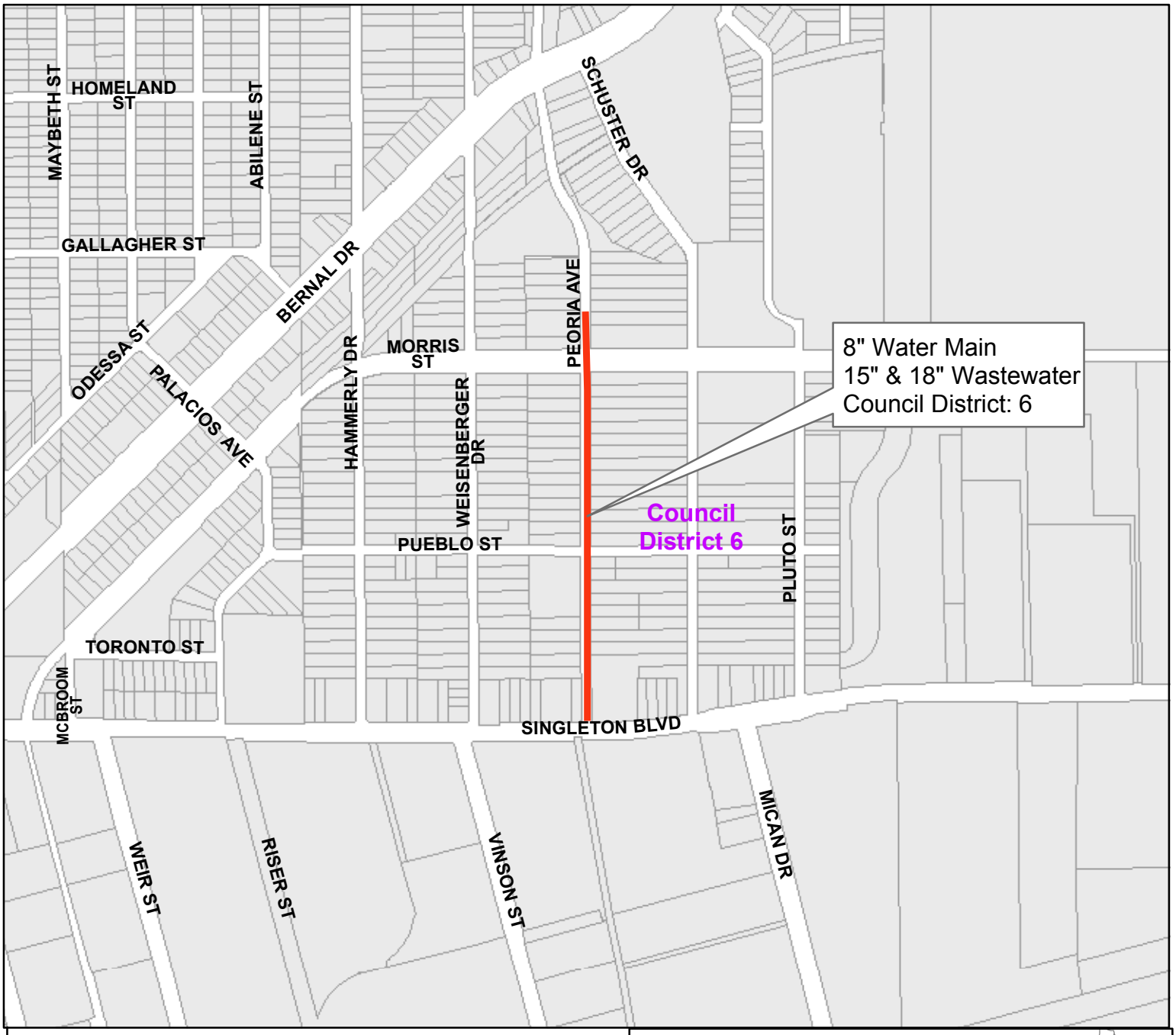
Alley west of Midway Road
from Rosa Road to Wilada Drive



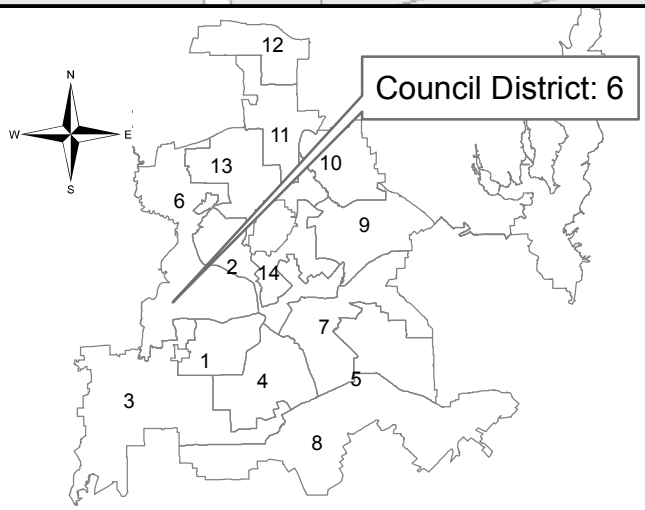
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 5588

Segment 3 of 18



Peoria Avenue
from Singleton Boulevard north



Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

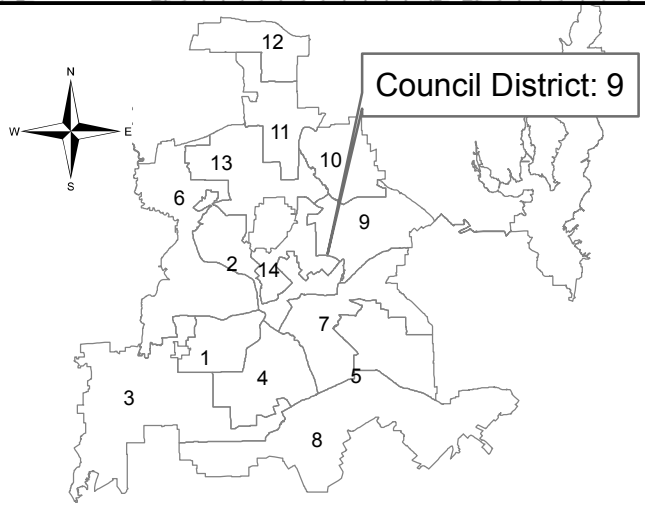
PID: 3127

Segment 4 of 18



Alley between Avalon Avenue and north of Gaston Avenue

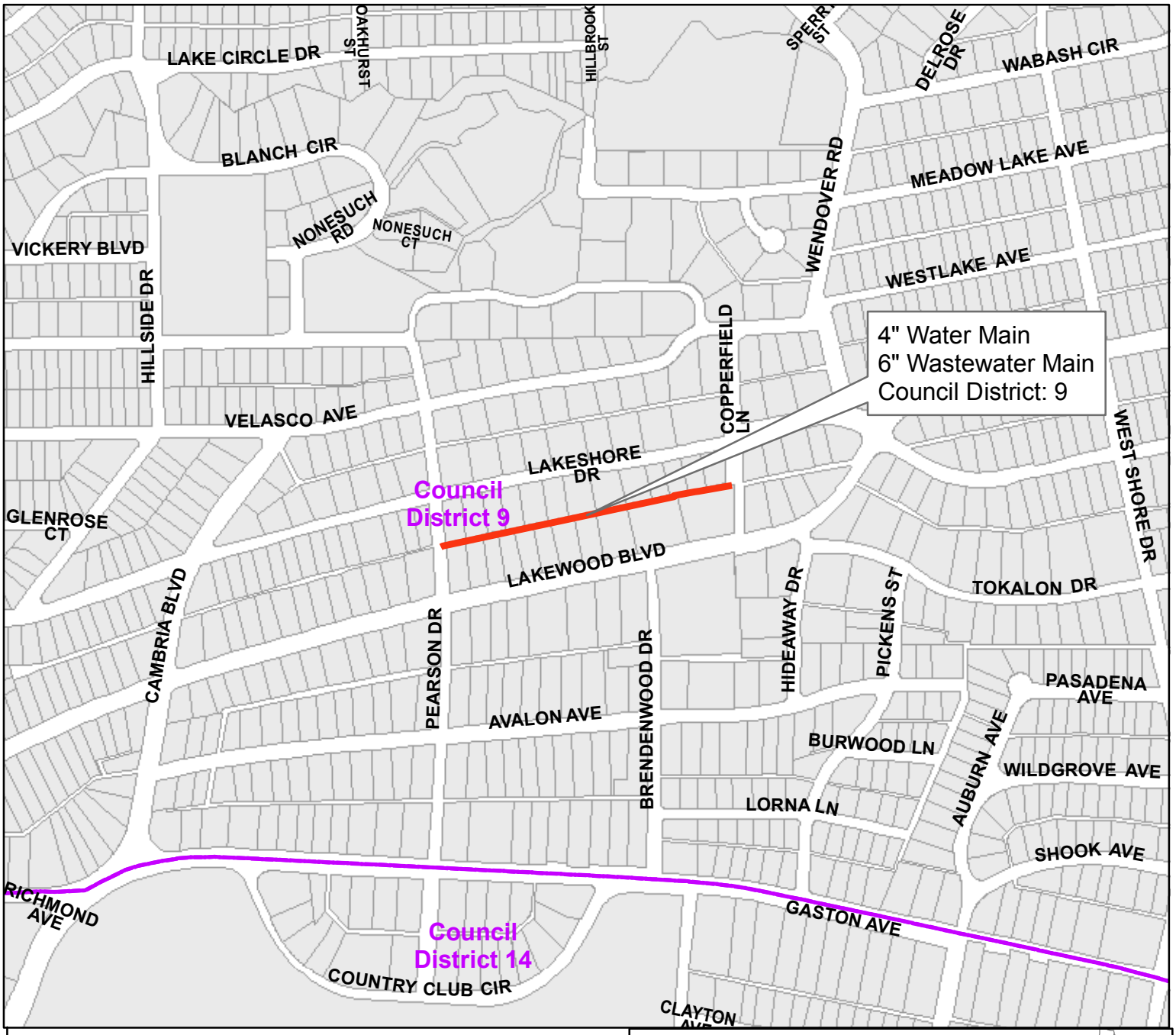
from Brendenwood Drive east



Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

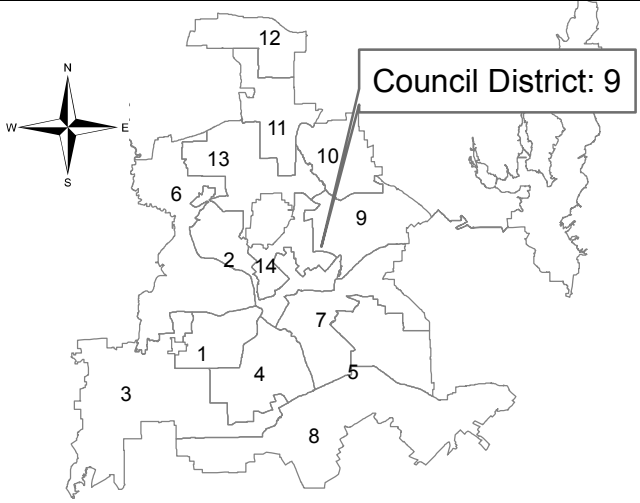
PID: 6140

Segment 5 of 18



Alley between Lakeshore Drive and Lakewood Boulevard

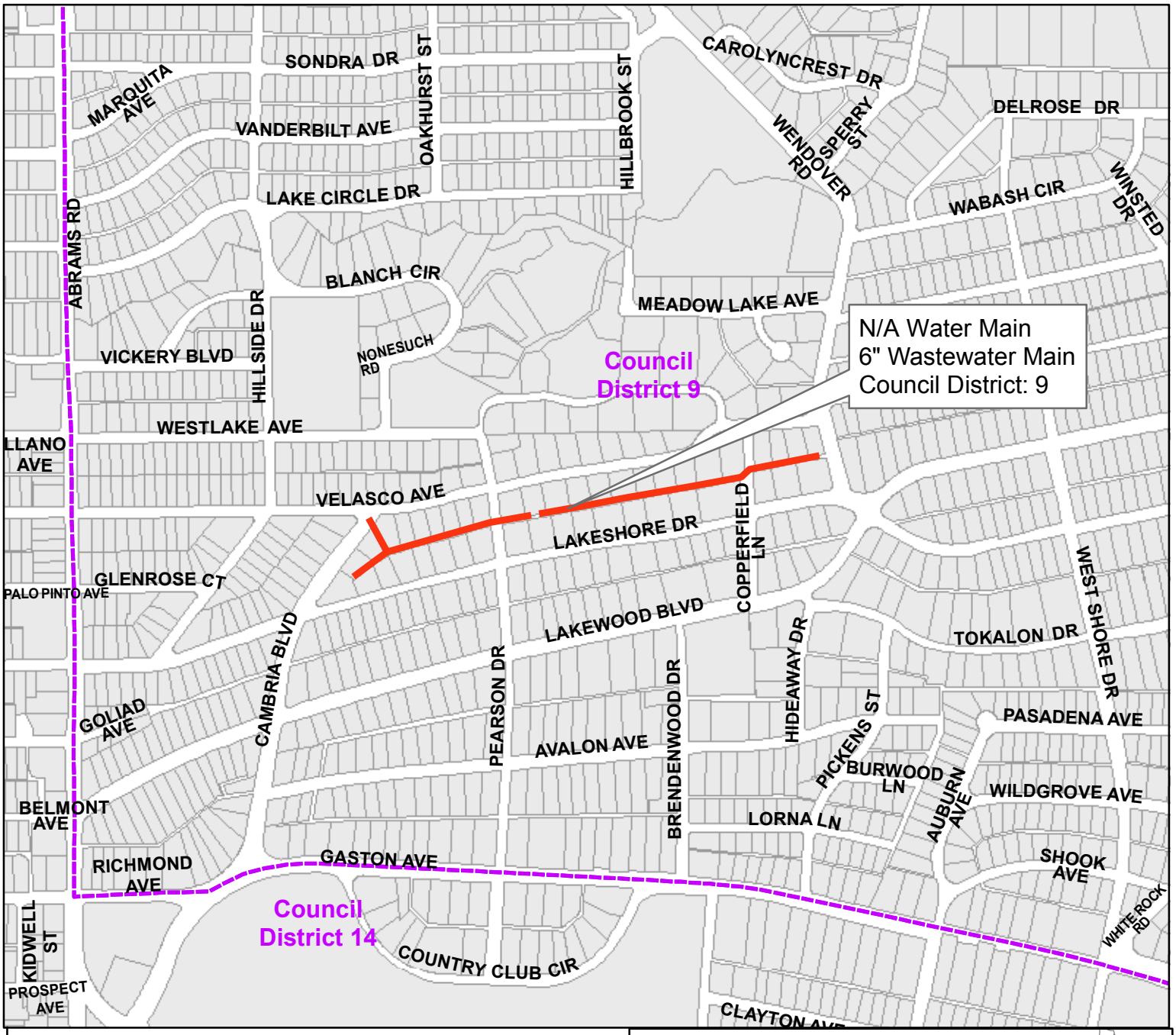
from Pearson Drive to Copperfield Lane



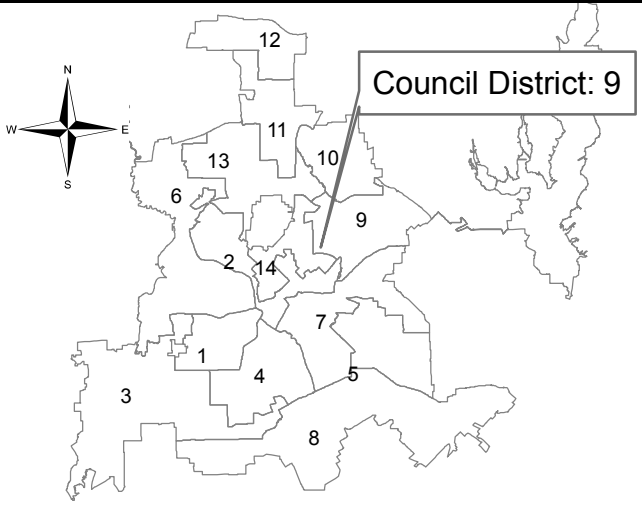
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 6160

Segment 6 of 18



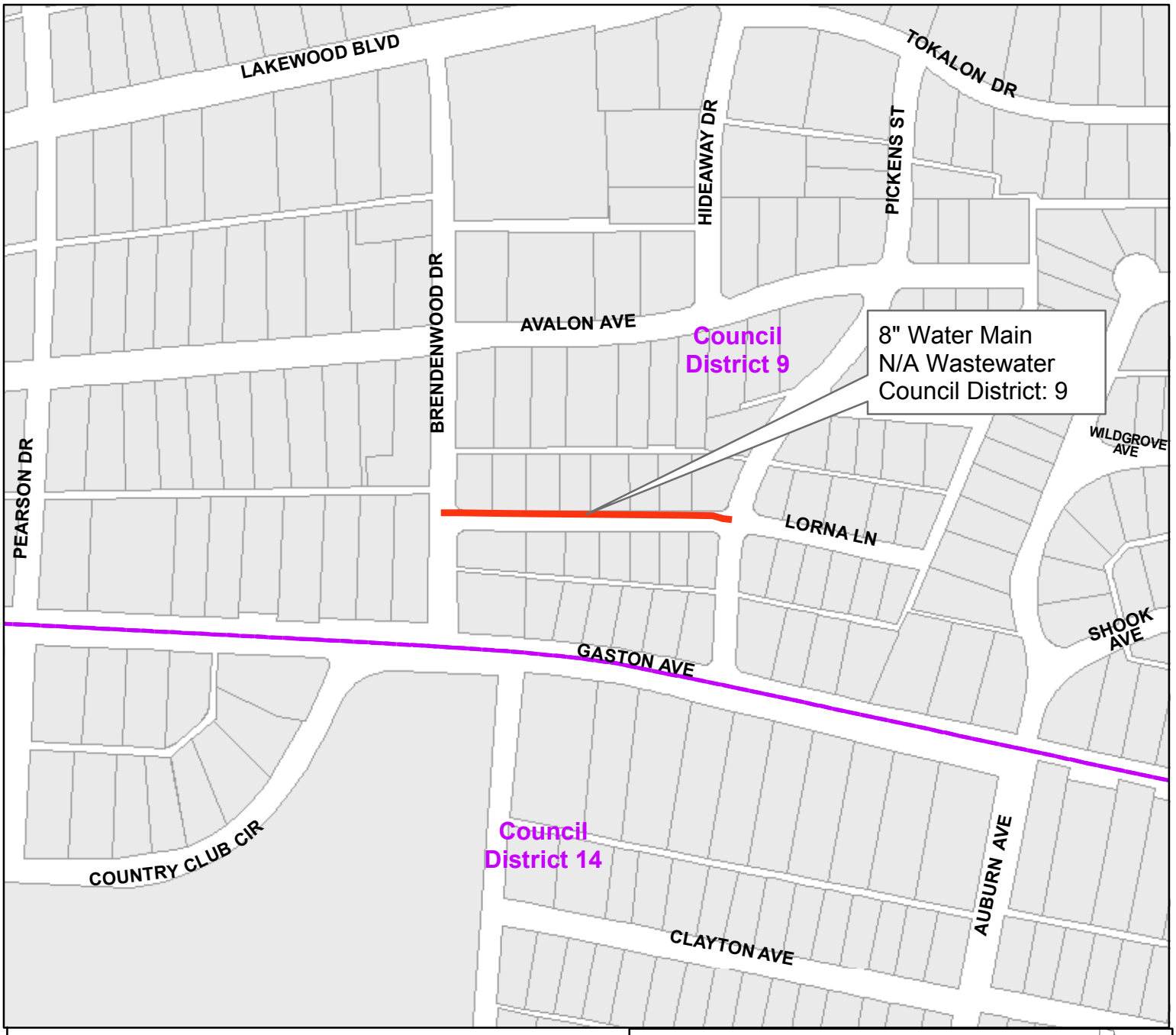
Alley between Lakeshore Drive and Velasco Avenue
Cambria Boulevard to Wendover Road



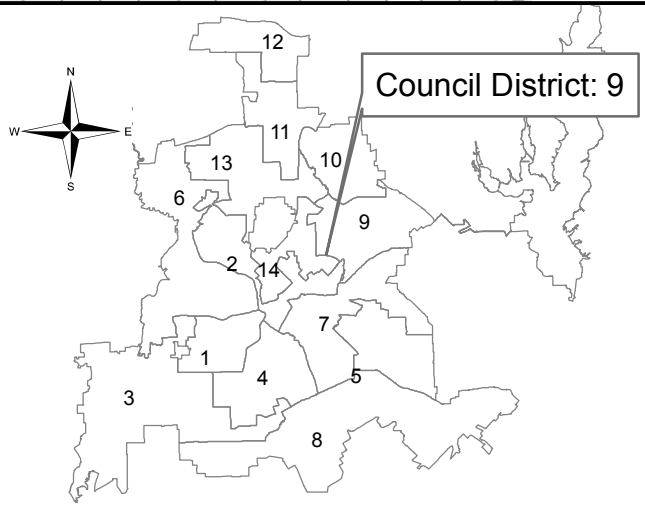
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 6080

Segment 7 of 18



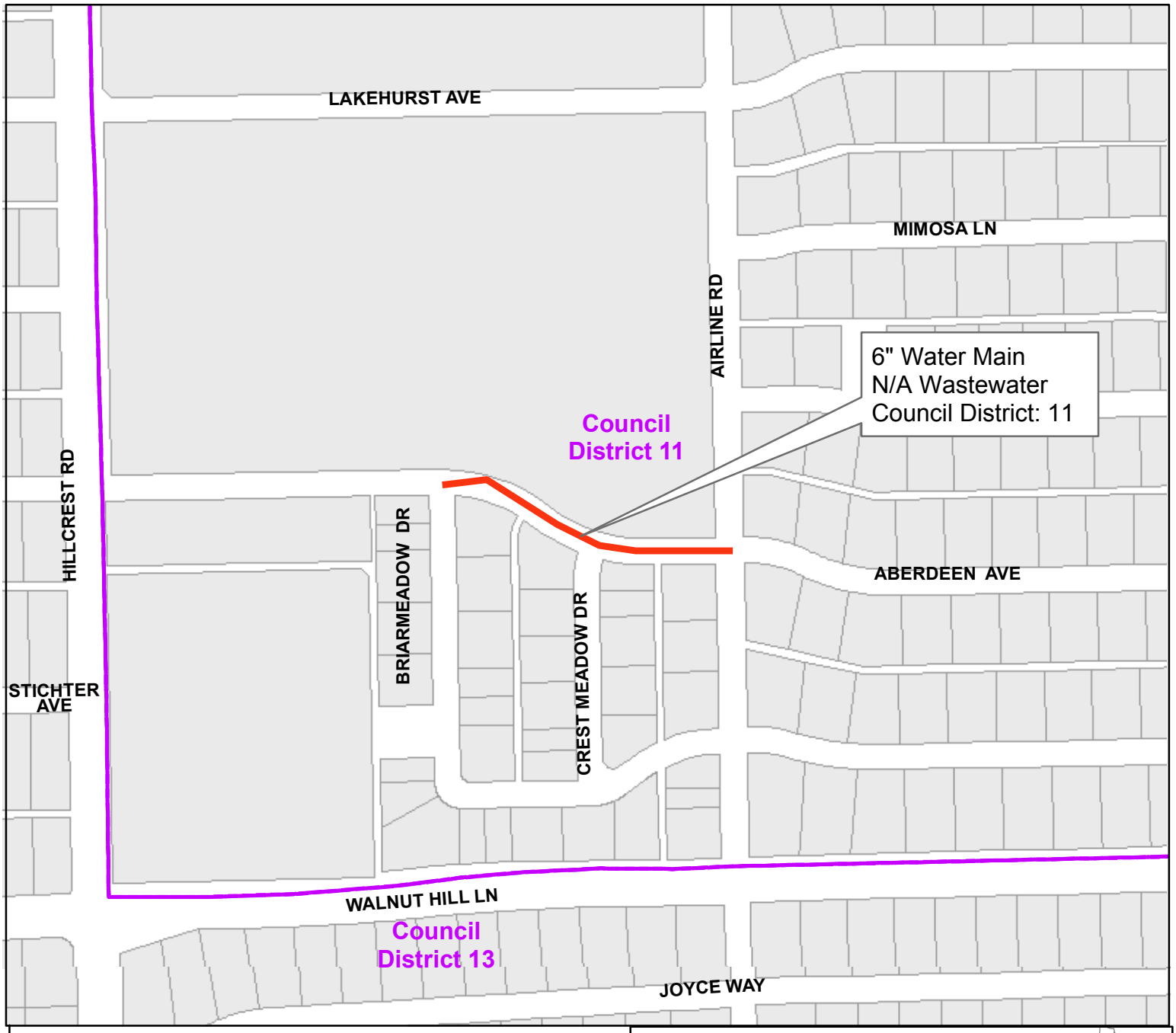
Lorna Lane
from Brendenwood Drive to Pickens Street



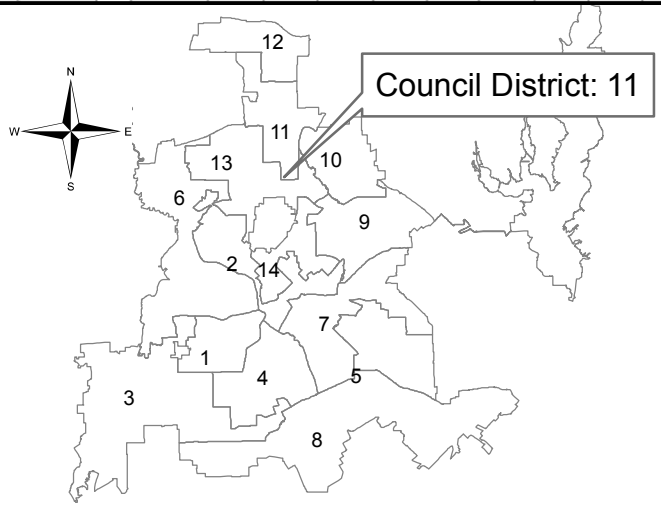
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 6141

Segment 8 of 18



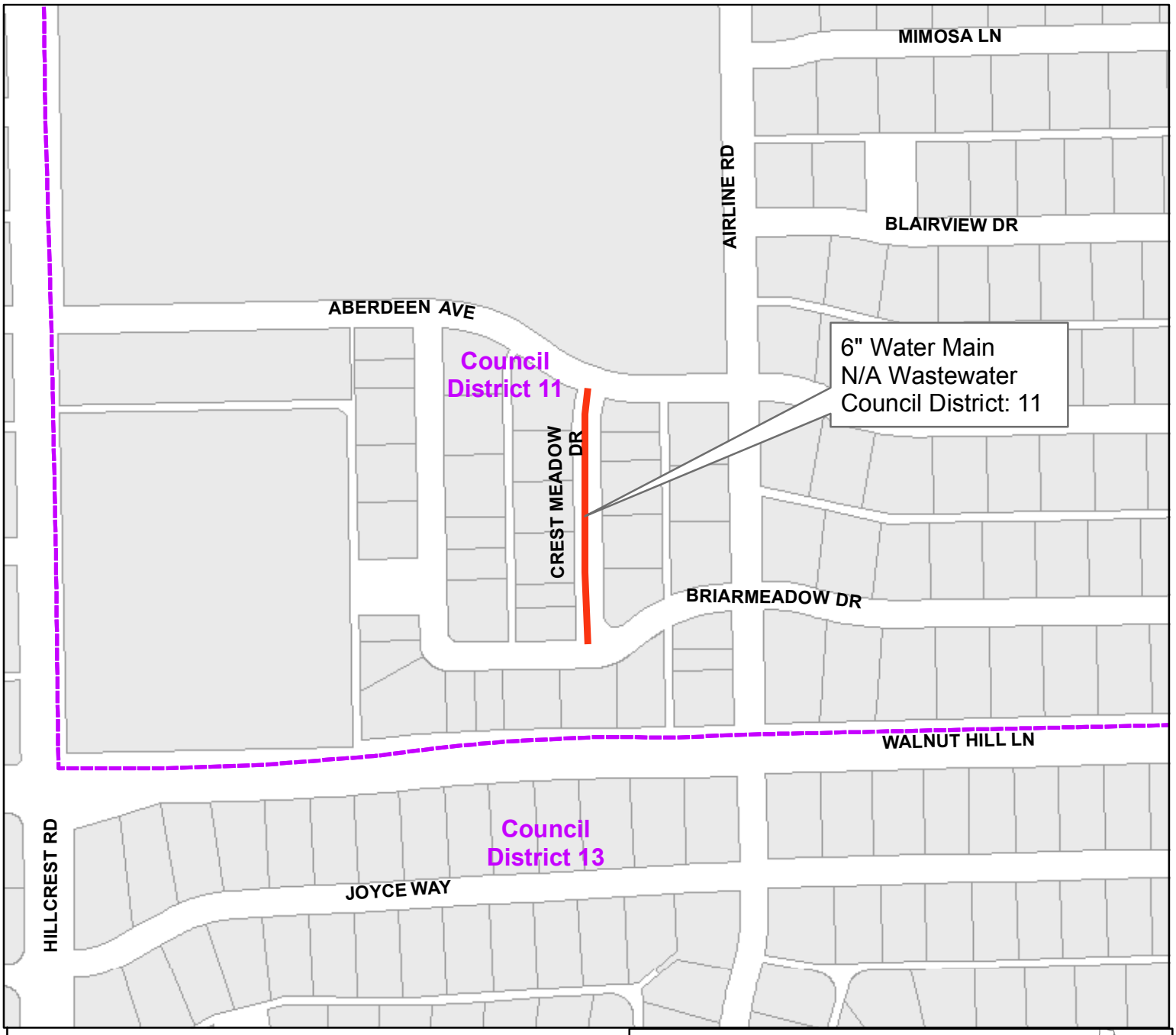
Aberdeen Avenue
from Briarmeadow Drive to Airline Road



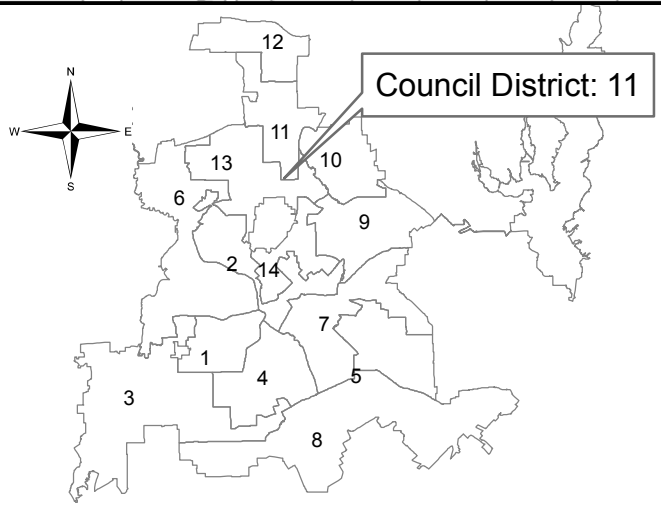
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 2911

Segment 9 of 18



Crest Meadow Drive
from Aberdeen Avenue to Briarmeadow Drive



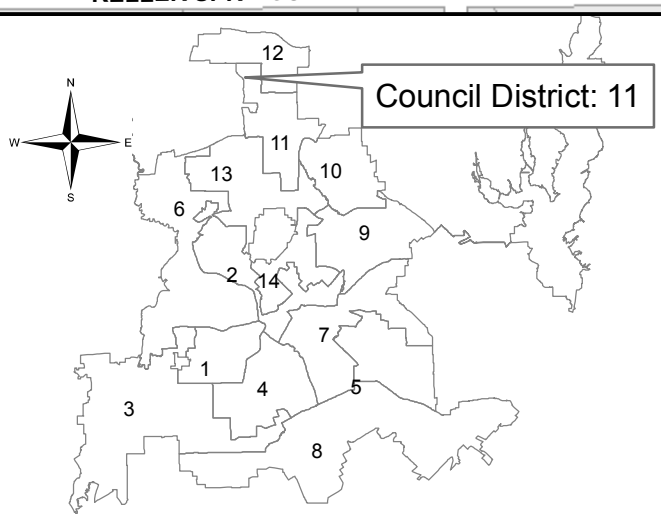
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 2912

Segment 10 of 18



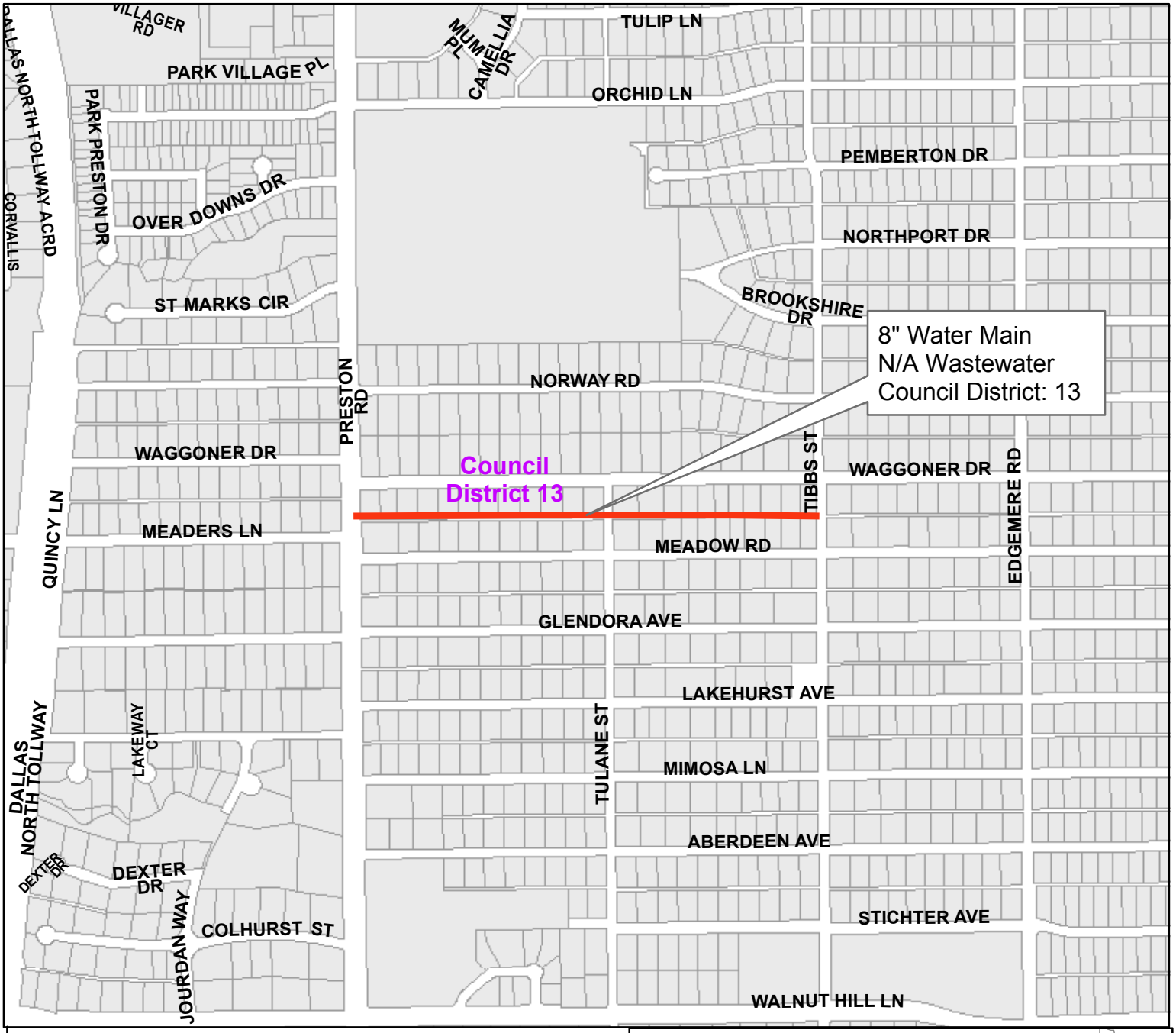
Easement north of Knoll Trail Drive
from Westgrove Drive east



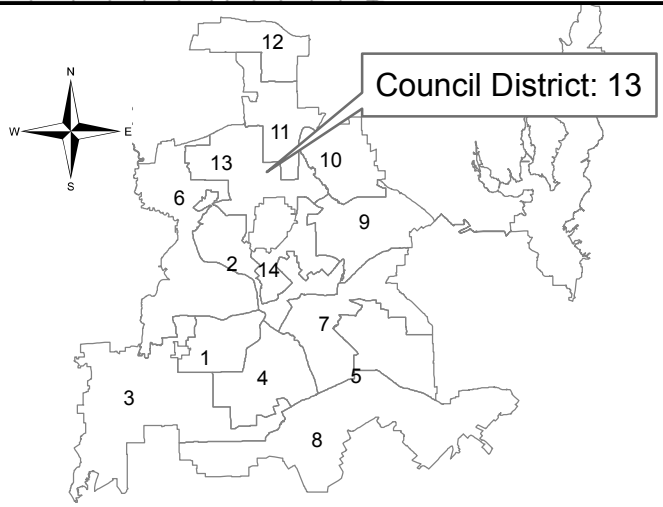
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 5881

Segment 11 of 18



Alley between Meadow Road and Waggoner Drive from Preston Road to Tibbs Street



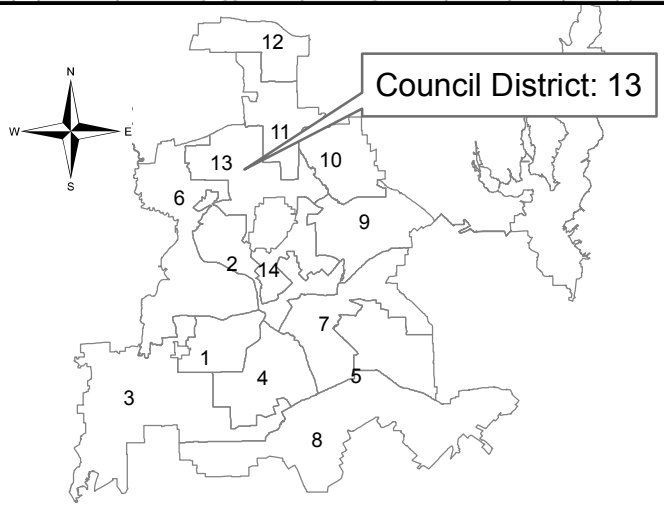
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 2900

Segment 12 of 18



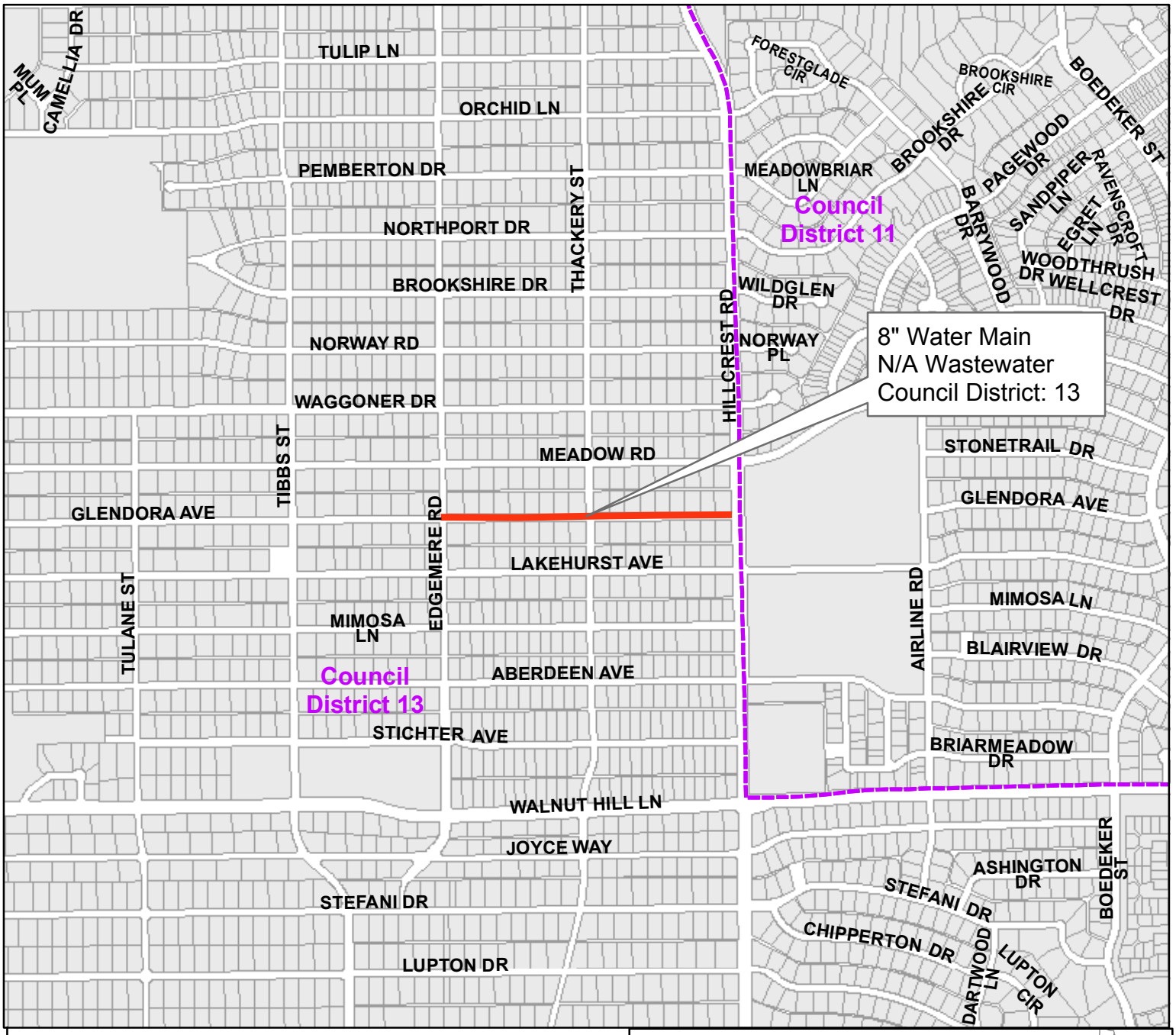
Easement south of Manson Court
from Strait Lane to Inwood Road



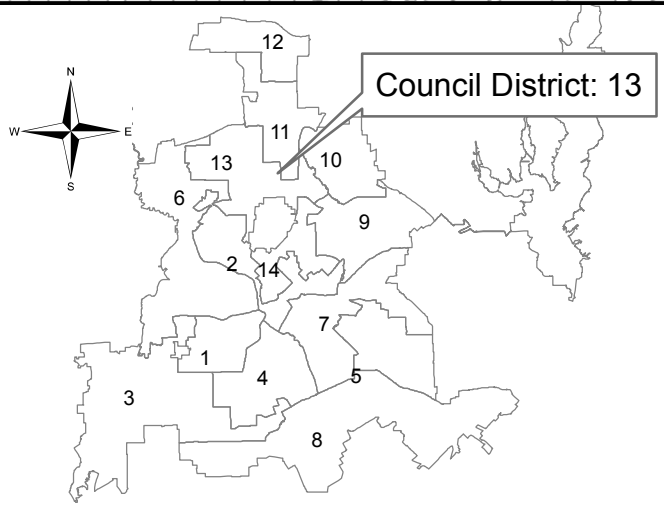
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 5876

Segment 13 of 18



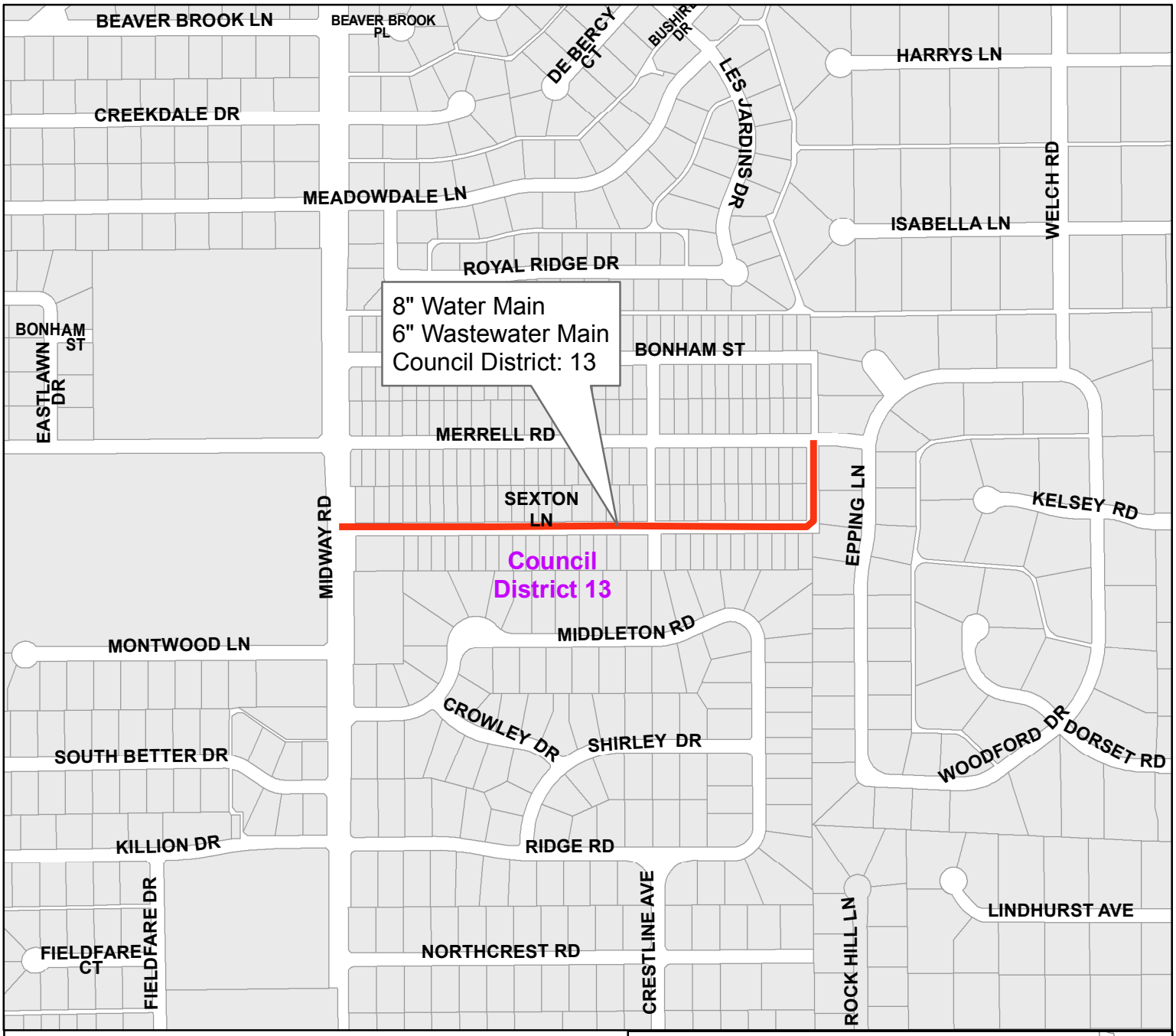
Glendora Avenue
from Edgemere Road to Hillcrest Road



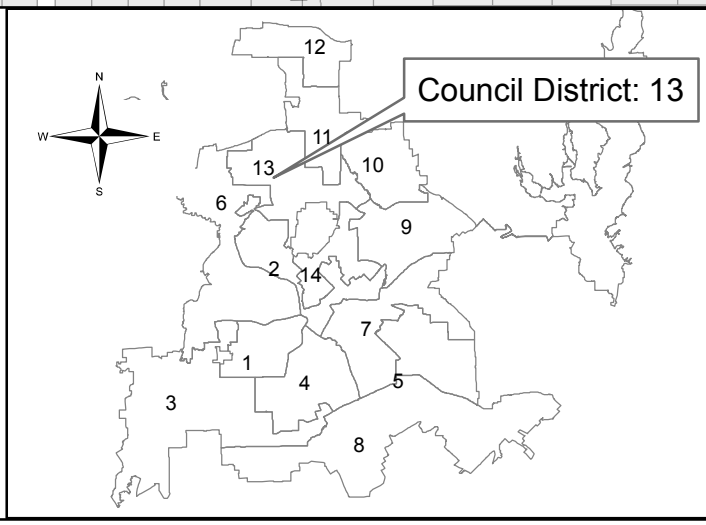
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 2904

Segment 14 of 18



Sexton Lane
from Midway Road to Merrell Road



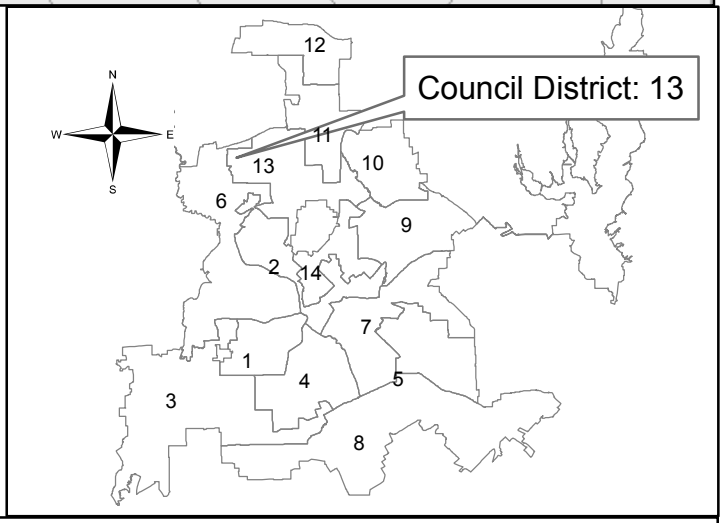
Contract No. 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 2895

Segment 15 of 18



Webb Chapel Court
from Webb Chapel Road east



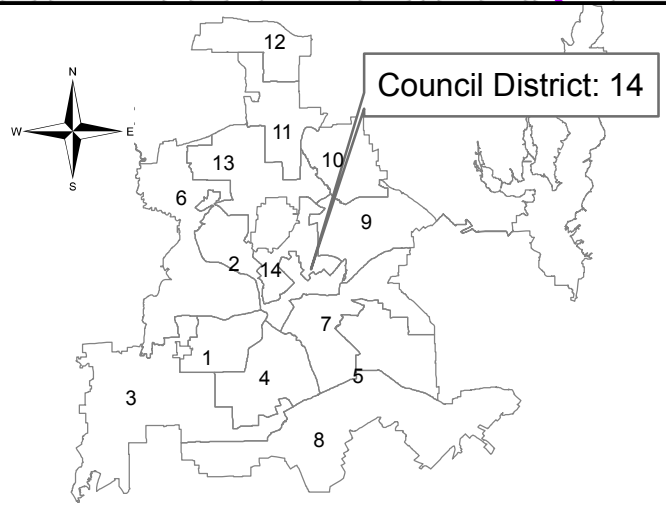
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 3467

Segment 16 of 18



Beacon Street from alley north of Junius Street to alley south of Worth Street



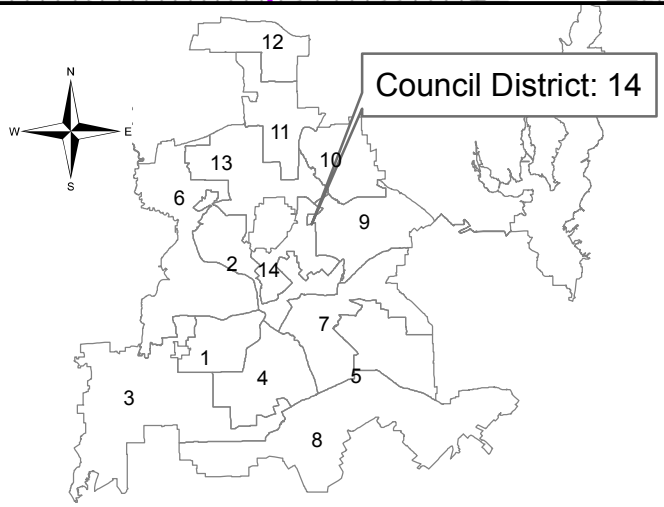
Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 4330

Segment 17 of 18



Saratoga Circle
from Woodcrest Lane to alley east of Abrams Road



Contract No.: 18-283/284E
Water and Wastewater Main Renewals
at 18 Locations

PID: 6154

Segment 18 of 18

January 23, 2019

WHEREAS, this action consists of providing engineering services for the replacement and rehabilitation of water and wastewater mains at 166 locations; and

WHEREAS, deteriorated water and wastewater mains require excessive maintenance; and

WHEREAS, engineering services are required for the design, survey, and construction administration to replace deteriorated water mains, and replace and rehabilitate deteriorated wastewater mains; and

WHEREAS, seven engineering firms have submitted acceptable proposals to provide these engineering services.

Now, Therefore,

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

SECTION 1. That the proposals submitted by seven consultants in the amount of $8,067,049.79 be approved and the consultants be authorized to perform the required engineering services.

SECTION 2. That the City Manager is hereby authorized to execute the contracts after they have been approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $8,067,049.79 as follows:

a. Kimley-Horn and Associates, Inc., 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 for engineering design services for the renewal of water and wastewater mains at 22 locations:

Water Drinking Water TWDB Fund
Fund 1150, Department DWU, Unit FW40
Object 4111, Program 718269 Vendor 135447
Encumbrance/Contract No. CX-DWU-2019-00008311 $ 459,098.07

Wastewater Clean Water TWDB Fund
Fund 1151, Department DWU, Unit FS40
Object 4111, Program 718270, Vendor 135447
Encumbrance/Contract No. CX-DWU-2019-00008311 $ 370,942.93

SECTION 3. (continued)

b. Binkley & Barfield, Inc., 1801 Gateway Boulevard, Suite 101, Richardson, Texas 75080 for engineering design services for the renewal of water and wastewater mains at 34 locations:

Water Drinking Water TWDB Fund
Fund 1150, Department DWU, Unit FW40
Object 4111, Program 718271 Vendor 240395
Encumbrance/Contract No. CX-DWU-2019-00008345 $ 677,559.27

Wastewater Clean Water TWDB Fund
Fund 1151, Department DWU, Unit FS40
Object 4111, Program 718272, Vendor 240395
Encumbrance/Contract No. CX-DWU-2019-00008345 $ 509,815.73

c. Gresham Smith, 500 North Akard Street, Suite 3210, Dallas, Texas 75201 for engineering design services for the renewal of water and wastewater mains at 24 locations:

Water Drinking Water TWDB Fund
Fund 1150, Department DWU, Unit FW40
Object 4111, Program 718273 Vendor 503071
Encumbrance/Contract No. CX-DWU-2018-00007476 $ 580,319.72

Wastewater Clean Water TWDB Fund
Fund 1151, Department DWU, Unit FS40
Object 4111, Program 718274, Vendor 503071
Encumbrance/Contract No. CX-DWU-2018-00007476 $ 835,094.23

d. BGE, Inc., 700 North Pearl Street, Suite 2100, Dallas, Texas 75201 for engineering design services for the renewal of water and wastewater mains at 19 locations:

Water Drinking Water TWDB Fund
Fund 1150, Department DWU, Unit FW40
Object 4111, Program 718275 Vendor VS0000050141
Encumbrance/Contract No. CX-DWU-2019-00008564 $ 585,034.50

Wastewater Clean Water TWDB Fund
Fund 1151, Department DWU, Unit FS40
Object 4111, Program 718276, Vendor VS0000050141
Encumbrance/Contract No. CX-DWU-2019-00008564 $ 462,475.50

SECTION 3. (continued)

e. Hayden Consultants, Inc., 5646 Milton, Suite 500, Dallas, Texas 75206 for engineering design services for the renewal of water and wastewater mains at 25 locations:

Water Drinking Water TWDB Fund	
Fund 1150, Department DWU, Unit FW40	
Object 4111, Program 718279 Vendor 352614	
Encumbrance/Contract No. CX-DWU-2019-00008563	$ 654,180.50
Wastewater Clean Water TWDB Fund	
Fund 1151, Department DWU, Unit FS40	
Object 4111, Program 718280, Vendor 352614	
Encumbrance/Contract No. CX-DWU-2019-00008563	$ 673,264.50

f. Criado & Associates, Inc., 4100 Spring Valley Road, Suite 1001, Dallas, Texas 75244 for engineering design services for the renewal of water and wastewater mains at 24 locations:

Water Drinking Water TWDB Fund	
Fund 1150, Department DWU, Unit FW40	
Object 4111, Program 718281 Vendor VS89559	
Encumbrance/Contract No. CX-DWU-2019-00008334	$ 618,992.59
Wastewater Clean Water TWDB Fund	
Fund 1151, Department DWU, Unit FS40	
Object 4111, Program 718282, Vendor VS89559	
Encumbrance/Contract No. CX-DWU-2019-00008334	$ 466,524.16

g. Pacheco Koch Consulting Engineers, Inc., 7557 Rambler Road, Suite 1400, Dallas, Texas 75231 for engineering design services for the renewal of water and wastewater mains at 18 locations:

Water Drinking Water TWDB Fund	
Fund 1150, Department DWU, Unit FW40	
Object 4111, Program 718283 Vendor 342980	
Encumbrance/Contract No. CX-DWU-2019-00008333	$ 634,006.86
Wastewater Clean Water TWDB Fund	
Fund 1151, Department DWU, Unit FS40	
Object 4111, Program 718284, Vendor 342980	
Encumbrance/Contract No. CX-DWU-2019-00008333	$ 539,741.23
Total amount not to exceed	$8,067,049.79

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

Agenda Information Sheet

File #: 19-55 **Item #:** 48.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 5

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize an increase in the construction services contract with Ark Contracting Services, LLC for emergency work associated with the replacement of a 24-inch wastewater main - Not to exceed $1,340,715.00, from $12,291,878.00 to $13,632,593.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On October 14, 2015, City Council authorized a contract with Ark Contracting Services, LLC for the installation of water and wastewater mains at 46 locations by Resolution No. 15-1887. This action consists of providing additional construction services for the installation of 2,890 feet of water and wastewater mains, including 1,060 feet of 6-inch and 8-inch water mains and 890 feet of 8-inch and 940 feet of 24-inch wastewater mains in Fairhaven Lane from Riverway Drive to Blanton Street.

On October 27, 2018, Dallas Water Utilities (DWU) staff investigated a pipe failure near 9111 Fairhaven Lane causing a sanitary sewer overflow. DWU staff discovered that the bottom section of the 24-inch main was missing and required emergency replacement. After assessing the situation, DWU determined that the resources of a private construction company will be necessary due to the depth of the main and volume of wastewater required to be bypassed during replacement activities. In addition, the existing small diameter water and wastewater mains in Fairhaven were planned for replacement in the near future. To avoid returning in the near future and further impacting area residents, the existing small diameter mains will be replaced in conjunction with replacement efforts for the 24-inch main.

The mains targeted for replacement were built between 1959-1961 and contribute to excessive maintenance and service interruptions. Further, the existing 24-inch wastewater main transports a significant amount of wastewater flow from southeast Dallas to the Southside Wastewater Treatment Plant.

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2017
Completed Design	November 2018
Began Construction	December 2018
Complete Construction	March 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 14, 2015, City Council authorized a construction services contract with Ark Contracting Services, LLC for the installation of water and wastewater mains at 46 locations by Resolution No. 15 -1887.

On December 14, 2016, City Council authorized an engineering services contract with Burgess & Niple, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations by Resolution No. 16-1946.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $1,340,715.00

Design	$ 2,754,802.00
Construction Contract	$12,291,878.00
Change Order No. 1 (this action)	$ 1,340,715.00
Total Project Cost	$16,387,395.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,340,715.00	Construction	N/A	N/A	N/A
• M/WBE Goal Waived				
• The Business Inclusion and Development Plan does not apply to Emergency Change Orders.				

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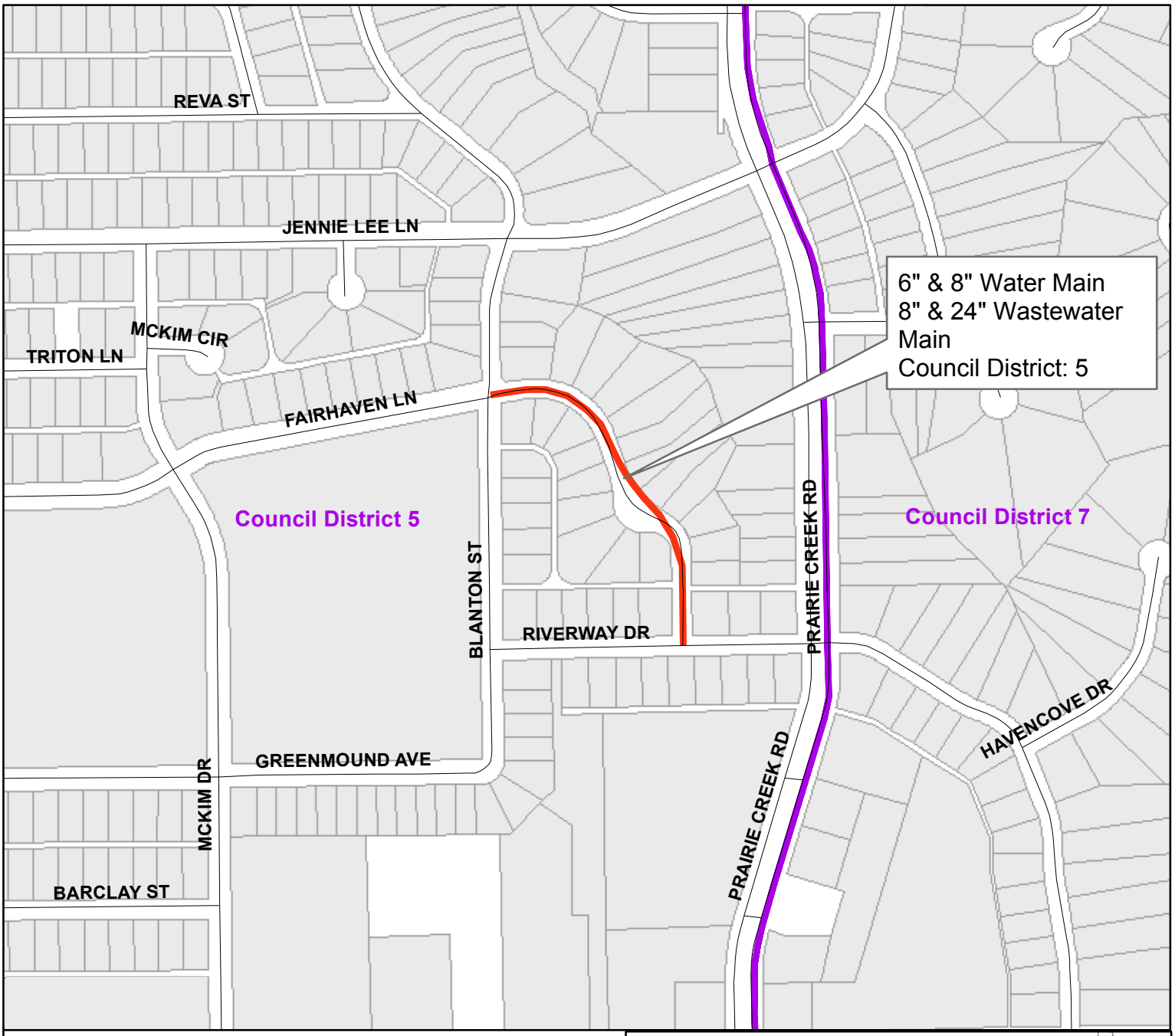
OWNER

Ark Contracting Services, LLC

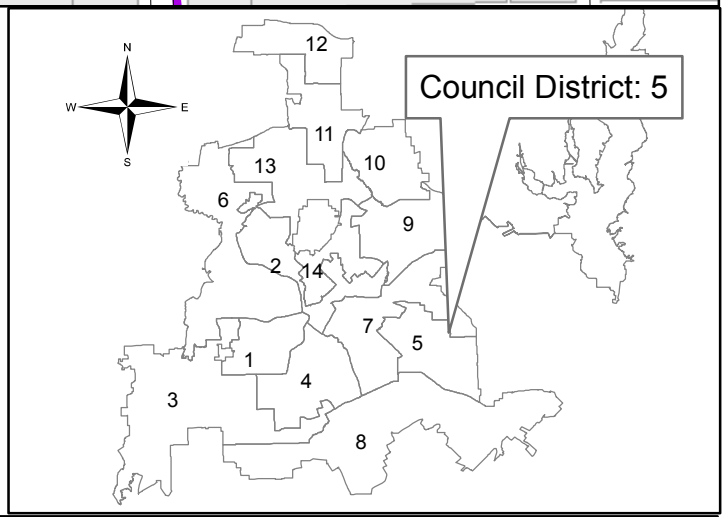
Steve C. Bowman, President
Michael Calvert, Vice President

MAP

Attached



Fairhaven Lane
from Riverway Drive to Blanton Street



Dallas Water Utilities
Contract No. 15-175/176, Change Order No. 1
Water and Wastewater Main Installation

PID: 5975

WHEREAS, on October 14, 2015, City Council authorized a contract with Ark Contracting Services, LLC for the installation of water and wastewater mains at 46 locations, in an amount not to exceed $12,291,878.00, by Resolution No. 15-1887; and

WHEREAS, additional work is required for the emergency replacement of a 24-inch wastewater main and the installation of water and wastewater mains in Fairhaven Lane from Riverway Drive to Blanton Street; and

WHEREAS, Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, has submitted an acceptable proposal for this additional work; and

WHEREAS, Dallas Water Utilities recommends that Contract No. 15-175/176 be increased by $1,340,715.00, from $12,291,878.00 to $13,632,593.00.

Now, Therefore,

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

SECTION 1. That an increase in the construction services contract with Ark Contracting Services, LLC (Change Order No. 1) is authorized for emergency work associated with the replacement of a 24-inch wastewater main and the installation of water and wastewater mains in Fairhaven Lane from Riverway Drive to Blanton Street, in an amount not to exceed $1,340,715.00, increasing the contract amount from $12,291,878.00 to $13,632,593.00.

SECTION 2. That the proposed Change Order No. 1 with Ark Contracting Services, LLC be accepted and that Contract No. 15-175/176 be revised accordingly.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,340,715.00 to Ark Contracting Services, LLC, as follows:

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW40	
Object 4550, Program 715175, Vendor VS0000017816	
Encumbrance CT-DWU-715175CP	$ 227,915.00
Wastewater Capital Improvement Fund	
Fund 2116, Department DWU, Unit PS40	
Object 4560, Program 715176, Vendor VS0000017816	
Encumbrance CT-DWU-715176CP	$1,112,800.00
Total amount not to exceed	$1,340,715.00

SECTION 4. That this contract is designated as Contract No. DWU-2018-00008850.

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

Agenda Information Sheet

File #: 19-132 **Item #:** 49.

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary’s Office

SUBJECT

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

Agenda Information Sheet

File #: 19-64 **Item #:** 50.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of an alley (also known as Howland Street) to OR Asset Holdings, L.P., the abutting owner, containing approximately 3,588 square feet of land, located near the intersection of Howland and Routh Streets; and authorizing the quitclaim; and providing for the dedication of approximately 3,651 square feet of land needed for a wastewater easement - Revenue: $640,458.00, plus the $20.00 ordinance publication fee (This item was deferred on November 28, 2018 and December 12, 2018)

BACKGROUND

This item authorizes the abandonment of a portion of an alley (also known as Howland Street) to OR Asset Holdings, L.P., the abutting owner. The area will be included with the property of the abutting owner for the construction of a mixed-use development. The owner will dedicate approximately 3,651 square feet of land needed for a wastewater easement. The abandonment fee is based on an independent appraisal.

Notices were sent to 28 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 26, 2018.

On November 28, 2018, this item was deferred by Councilmember Philip T. Kingston.

On December 12, 2018, this item was deferred by Councilmember Philip T. Kingston.

FISCAL INFORMATION

Revenue: $640,458.00, plus the $20.00 ordinance publication fee

OWNER

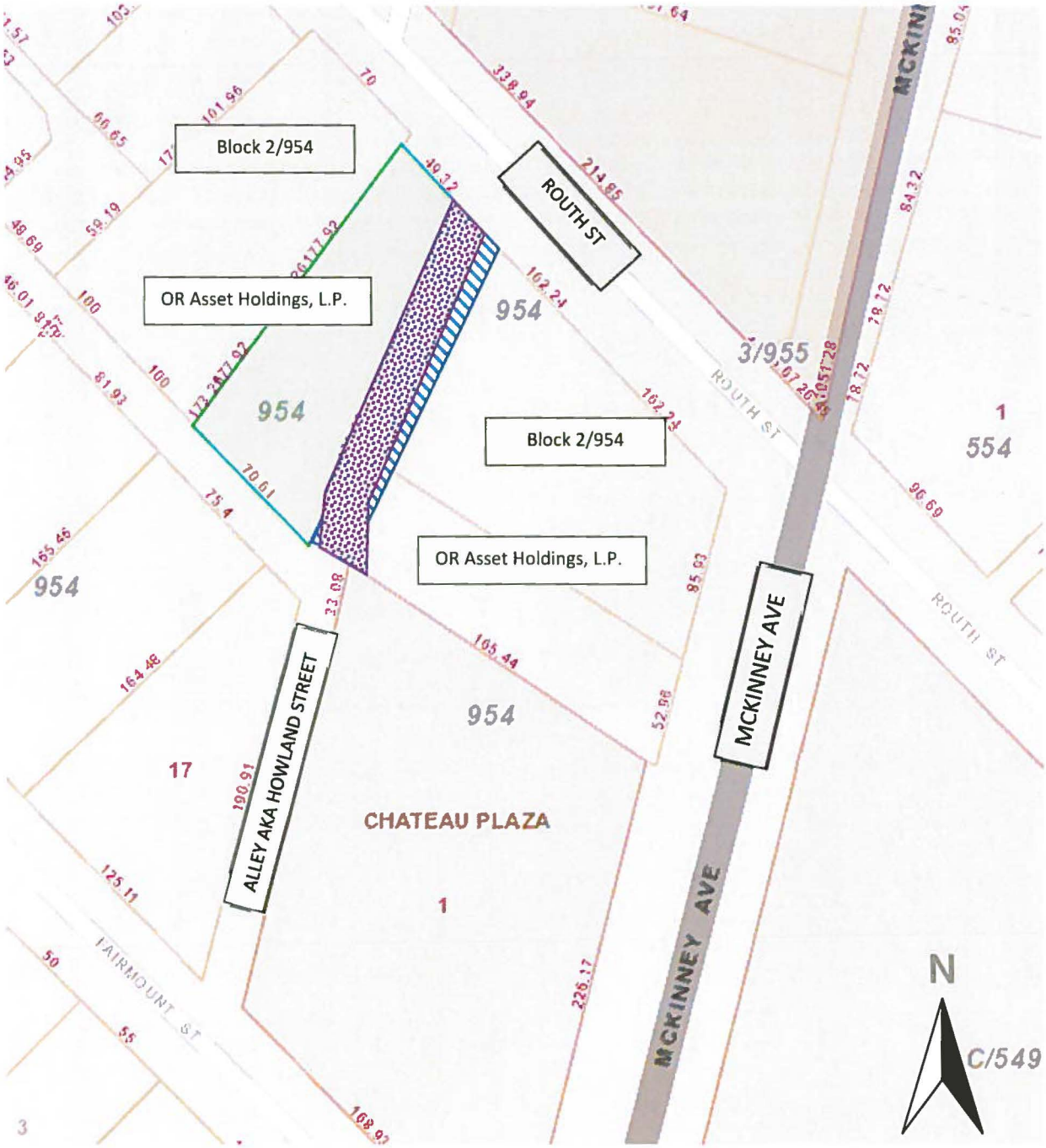
OR Asset Holdings, L.P.

OR Asset Holdings Management, LLC, General Partner

Oscar Renda, Manager

MAP

Attached



ABANDONMENT AREA:

DEDICATION AREA:

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of an alley (also known as Howland Street) located adjacent to City Block 2/954 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to OR Asset Holdings, L.P; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of OR Asset Holdings, L.P., a Texas limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of an alley also referred publicly as Howland Street is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **SIX HUNDRED FORTY THOUSAND FOUR HUNDRED FIFTY-EIGHT AND NO/100 DOLLARS ($640,458.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11 and 13, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE,** its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

> "(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator's action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005";

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**,

its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey a wastewater easement to the City of Dallas, within 90 days of the effective date of this ordinance, in, under, through, across and along certain properties located in City Block 2/954 containing approximately

3,651 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and no further effect.

SECTION 11. That at such time as the instrument described in Section 10 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 13. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay and completion of the dedication set forth in Section 10, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of

Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 14. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00005620.

SECTION 15. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

ALLEY RIGHT-OF-WAY ABANDONMENT

Exhibit A

MAHONS SUBDIVISION OF HOMESTEAD
ADJACENT TO BLOCK 2/954
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 3,588 square foot (0.082 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, adjacent to City of Dallas Block 2/954, Dallas County, Texas, and being a part of an unnamed public right-of-way (called 40 foot right-of-way), created by Mahons Subdivision of Homestead, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 90, Page 610, Deed Records, Dallas County, Texas, adjacent to a tract of land conveyed to OR Asset Holdings, LP, a Texas limited partnership, described as Tract 1 and Tract 2, by Special Warranty Deed recorded in Instrument No. 201000127406, Official Public Records, Dallas County, Texas, said 3,600 square foot tract being also part of a 20 foot alley called out in Deed from S.A. Mahon to J.G. Davis, filed December 22, 1894, recorded in Volume 192, Page 262, Deed Records, Dallas County, Texas, and in Deed from S.A. Mahon to W.S. Shaw, filed April 9, 1892, recorded in Volume 153, Page 556, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found at the common North corner of Lot 1, Block 2/954 of Chateau Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 85012, Page 3579, Deed Records, Dallas County, Texas and the Southwest corner of said OR Asset Holdings Tract I, said point being on the East right-of-way line of said alley;

THENCE North 12 degrees 13 minutes 51 seconds East, along the West line of said OR Asset Holdings Tract 1, a distance of 0.52 feet to a point for corner and the POINT OF BEGINNING;

THENCE North 62 degrees 54 minutes 31 seconds West, leaving said West line of OR Asset Holdings Tract 1 and traversing through said alley, a distance of 24.06 feet to a point for corner on the East line of a tract of land conveyed to said OR Asset Holdings, LP, described as Tract 2, from which a 1/2 inch iron rod found at the Southeast corner of said OR Asset Holdings Tract 2, for witness having a bearing and distance of South 26 degrees 58 minutes 41 seconds West, 0.50 feet;

THENCE North 26 degrees 58 minutes 41 seconds East, along the East line of said OR Asset Holdings, Tract 2, a distance of 182.87 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Northeast corner of said OR Asset Holdings, Tract 2, said point being on the Southwest right-of-way line of Routh Street (50 foot right-of-way), created by said Mahons Subdivision of Homestead (southerly 25 feet);

THENCE South 36 degrees 13 minutes 22 seconds East, leaving said corner and traversing through said alley, a distance of 22.41 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the North corner of aforementioned OR Asset Holdings, Tract 1;

THENCE traversing along the West line of said OR Asset Holdings, Tract 1 as follows:

South 26 degrees 58 minutes 41 seconds West, a distance of 157.39 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner;

South 12 degrees 13 minutes 51 seconds West, a distance of 15.95 feet to the POINT OF BEGINNING and containing 3,588 square feet or 0.082 of an acre of land.

(For SPRG use only)
Reviewed By: JD
Date: 10/11/2018
SPRG No.: 4426

GENERAL NOTES:
BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011).

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

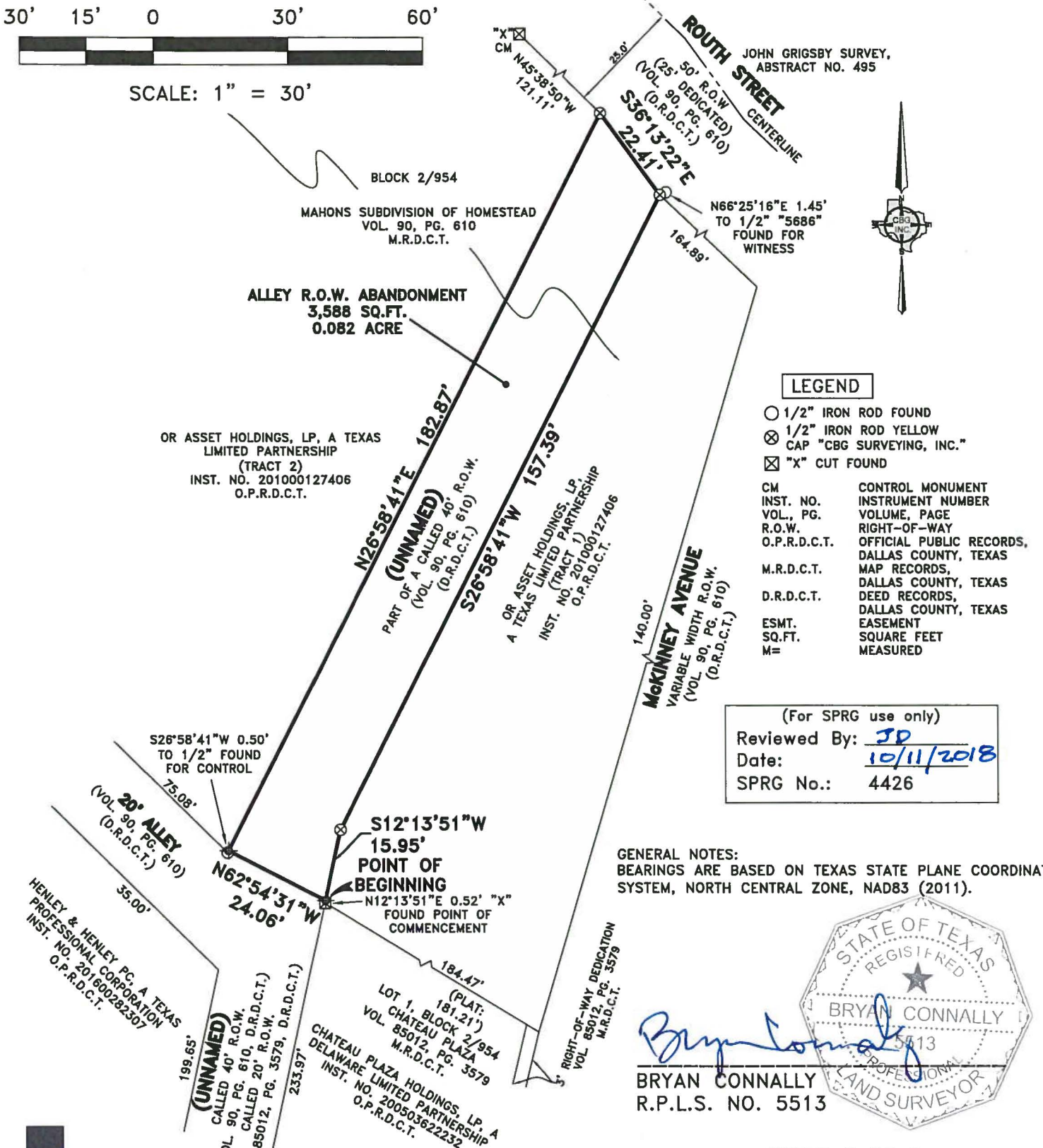
BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.
PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SHEET 1 OF 2
JOB NO. 1726059-1
DRAWN BY: MC
DATE: 12/27/17
REV: 08/27/18

ALLEY RIGHT-OF-WAY ABANDONMENT
MAHONS SUBDIVISION OF HOMESTEAD
ADJACENT TO BLOCK 2/954
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A



LEGEND

- ○ 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD YELLOW CAP "CBG SURVEYING, INC."
- ☒ "X" CUT FOUND

CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET
M=	MEASURED

(For SPRG use only)
Reviewed By: JD
Date: 10/11/2018
SPRG No.: 4426

GENERAL NOTES:
BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011).

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

BRYAN CONNALLY
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SHEET 2 OF 2
JOB NO. 1726059-1
DRAWN BY: MC
SCALE: 1"=30'
DATE: 12/27/17
REV: 08/27/18

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

Exhibit C

WASTEWATER EASEMENT
MAHONS SUBDIVISION OF HOMESTEAD
ADJACENT TO AND A PART OF BLOCK 2/954
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 3,651 square foot (0.0838 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 2/954, Dallas County, Texas, and being a part of an unnamed public right-of-way (called 40 foot right-of-way), created by Mahons Subdivision of Homestead, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 90, Page 610, Deed Records, Dallas County, Texas, being a part of a tract of land conveyed to OR Asset Holdings, LP, a Texas limited partnership, described as Tract 1 and Tract 2, by Special Warranty Deed recorded in Instrument No. 201000127406, Official Public Records, Dallas County, Texas, said 3,651 square foot tract also being a part of a 20 foot alley as called out in Deed from S.A. Mahon to J.G. Davis, filed December 22, 1894, recorded in Volume 192, Page 262, Deed Records, Dallas County, Texas, and in Deed from S.A. Mahon to W.S. Shaw, filed April 9, 1892, recorded in Volume 153, Page 556, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found at the common North corner of Lot 1, Block 2/954 of Chateau Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 85012, Page 3579, Deed Records, Dallas County, Texas and the Southwest corner of said OR Asset Holdings Tract 1, said point being on the East right-of-way line of said alley;

THENCE North 12 degrees 13 minutes 51 seconds East, along the West line of said OR Asset Holdings Tract 1, a distance of 0.52 feet to an "X" set for corner;

THENCE leaving said West line of OR Asset Holdings Tract 1 and traversing through said alley as follows:

North 62 degrees 54 minutes 31 seconds West, a distance of 18.37 feet to an "X" set for corner;

North 12 degrees 33 minutes 09 seconds East, passing at a distance of 22.84 feet, the East line of said tract of land conveyed to said OR Asset Holdings, LP, described as Tract 2, and traversing through said Tract 2 a total distance of 33.30 feet to a mag nail set for corner;

THENCE North 25 degrees 08 minutes 33 seconds East, continuing to traverse through said OR Asset Holdings, Tract 2, a distance of 153.06 feet to an "X" set for corner on the Southwest right-of-way line of Routh Street (50 foot right-of-way), created by said Mahons Subdivision of Homestead (southerly 25 feet), from which an x-cut found for witness, bears North 45 degrees 38 minutes 50 seconds West, a distance of 113.25 feet;

THENCE South 45 degrees 38 minutes 50 seconds East, along said Southwest right-of-way line of Routh Street, a distance of 7.87 feet to an "X" set at the East corner of said OR Asset Holdings, Tract 2;

THENCE leaving said corner and traversing through said alley as follows:

South 36 degrees 13 minutes 22 seconds East, a distance of 14.32 feet to an "X" set for corner;

South 25 degrees 08 minutes 33 seconds West, a distance of 141.40 feet to a mag nail set for corner;

South 12 degrees 33 minutes 09 seconds West, passing at a distance of 10.78 feet, the West line of aforementioned OR Asset Holdings, Tract 1, and traversing through said Tract 1 a total distance of 36.97 feet to a "Y" set for corner on the North line of aforementioned Lot 1, Block 2/954;

THENCE North 58 degrees 50 minutes 38 seconds West, along the North line of said Lot 1, Block 2/954, a distance of 2.34 feet to the POINT OF BEGINNING and containing 3,651 square feet or 0.0838 of an acre of land.

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 10/10/18
SPRG No.: 4640

GENERAL NOTES:
BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83 (2011).

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513

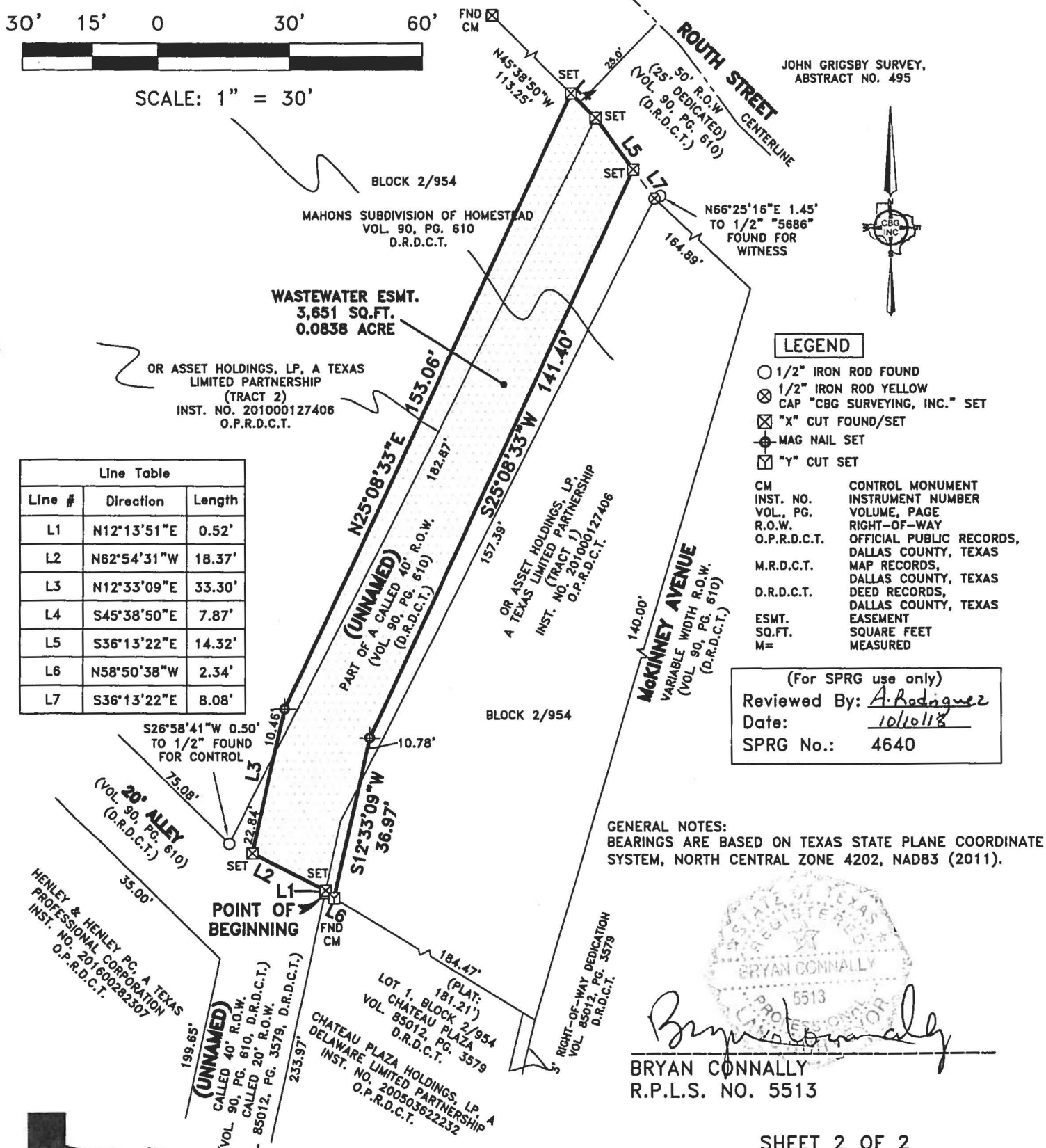
BRYAN CONNALLY
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PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SHEET 1 OF 2
JOB NO. 1726059-2
DRAWN BY: MC
DATE: 10/02/18

Exhibit C

WASTEWATER EASEMENT
MAHONS SUBDIVISION OF HOMESTEAD
ADJACENT TO AND A PART OF BLOCK 2/954
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Line Table		
Line #	Direction	Length
L1	N12°13'51"E	0.52'
L2	N62°54'31"W	18.37'
L3	N12°33'09"E	33.30'
L4	S45°38'50"E	7.87'
L5	S36°13'22"E	14.32'
L6	N58°50'38"W	2.34'
L7	S36°13'22"E	8.08'

LEGEND

- ○ 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD YELLOW CAP "CBG SURVEYING, INC." SET
- ⊠ "X" CUT FOUND/SET
- ⊕ MAG NAIL SET
- ⊡ "Y" CUT SET

CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET
M=	MEASURED

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 10/10/18
SPRG No.: 4640

GENERAL NOTES:
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STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

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SHEET 2 OF 2
JOB NO. 1726059-2
DRAWN BY: MC
SCALE: 1"=30'
DATE: 10/02/18

Agenda Information Sheet

File #: 19-104 **Item #:** 51.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 844 by creating a new subdistrict on property zoned an R-7.5(A) Single Family District, on the south side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z178-254(JM)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-254(JM) **DATE FILED:** May 2, 2018

LOCATION: South side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive

COUNCIL DISTRICT: 5 **MAPSCO:** 58 Q; L

SIZE OF REQUEST: ±18.37 acres **CENSUS TRACT:** 92.02

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for an expansion of Planned Development District No. 844 by creating a new subdistrict on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to add the existing Pleasant Grove Field athletic complex to PD No. 844 [Pleasant Grove Stadium] to allow for enhancements to the facility including the addition of a lighted running track and replacement of other light standards.

CPC RECOMMENDATION: **Approval**, subject to a development/landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development/landscape plan and conditions.

BACKGROUND INFORMATION:

- PD No. 844 was established in 2011 and contains 8.62 acres for an athletic facility for a public school district. The PD area contains various facilities for organized sports as well as a parking lot area along Alto Garden Drive.

- The purpose of this request is to add the existing Pleasant Grove Field athletic complex to PD No. 844 [Pleasant Grove Stadium] to allow for enhancements to the facility including the addition of a lighted running track and replacement of other light standards.

- The proposed expansion of the PD area would allow for updates to Pleasant Grove Field, south of PD area across Alto Garden Drive. The proposed Tract 2 would add 18.37 acres to the PD including an indoor swimming pool, soccer field, proposed track field, and baseball field. All fields currently exist except for the proposed track field which will surround the existing soccer field.

Zoning History: There have been three zoning requests at two sites within the area in the last five years.

1. **Z156-183:** On August 9, 2017, the City Council determined proper zoning on property zoned Planned Development District No. 366, with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in Planned Development District No. 366 generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east.

2. **Z167-402:** An application for an RR-D Regional Retail District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south line of Maddox Street, east of South Buckner Boulevard. *Withdrawn December 19, 2017.*

3. **Z178-187:** On May 16, 2018, SUP No. 1869 for the sale of alcoholic beverages for off-premise consumption as part of the operation of general merchandise or food store 3,500 square feet or less was automatically renewed for a five-year period, pursuant to Section 51A-4.219 of Chapter 51A Part II of the Dallas Development Code, of the Dallas City Code, as amended, on property zoned Subdistrict 2 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, generally located on the South East corner of South Buckner Boulevard and Alto Garden Drive.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Alto Garden Drive	Local	50 feet	--
Dell Garden Avenue	Local	60 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.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Athletic field for public school
North	CR, PD No. 844, R-7.5(A)	Retail and personal service, Vehicle display, sales, or service, Vacant, Athletic field for public school, Single family
East	R-7.5(A)	Single family
South	R-7.5(A), PD No. 366 Subdistrict 5	College and Single family
West	PD No. 366 Subdistrict 5	Retail and personal service

Land Use Compatibility:

The request site is currently developed with a natatorium, soccer field, and lighted baseball/softball field [Pleasant Grove Field] used by the Dallas Independent School District and not open to the public. Surrounding land uses include an athletic field for public school use [Pleasant Grove Stadium], retail and personal service, vehicle display, sales, and service, vacant structure, and single family to the north; single family to the east; college and single family to the south; and, retail and personal service to the west.

PD No. 844 was established in 2011 and contains 8.62 acres for an athletic facility for a public school district. The PD was created to allow the private recreation, club, or area limited to an athletic field for public school use by right, rather than by SUP. The PD area contains various facilities for organized sports as well as a parking lot area along Alto Garden Drive, within the proposed Tract 2 area.

According to Historic Aerials and DCAD records, all of the Pleasant Grove athletic complex facilities were constructed between the late 1950s and early 1960s. Similarly, most of the houses with immediate adjacency were erected between the 1940s and 1960s. The purpose of this request is to add the existing Pleasant Grove Field athletic complex to PD No. 844 to allow for enhancements to the facility including the addition of a lighted running track and replacement of light standards up to 80 feet-in-height.

The proposed Tract 2 would add 18.37 acres to the PD including an indoor swimming pool, soccer field, proposed track field, and baseball field. All fields currently exist except for the proposed track field which will surround the existing soccer field. Currently, the baseball/softball field is already a lighted field with four 60-foot, two 70-foot, and one 80-foot light standards. All of these light standards are proposed to be replaced and one new 80-foot standard would be added at the north end of the baseball field. Additionally, the new track surrounding the soccer field would add four 40-foot and four 80-foot light standards. With this amendment, the PD will now provide hours of operation for all athletic fields within Tract 2. Lights can be used for scheduled games from Monday through Saturday between the hours of 8:00 a.m. to 10:00 p.m. Lights must be switched off within 15 minutes of the completion of any game, except that the one light standard for each field must remain on for 30 minutes after the completion of the game to allow for maintenance of the fields. For practice sessions, lights may be switched on from 8:00 a.m. to 6:30 p.m.

The new conditions also limit the use of amplified sound within Tract 2. Amplified sound speakers for the athletic fields may only be used during games and practice games, from 8 a.m. to 10:00 p.m. and must be directed toward the seating areas in each field and away from any residential use.

New dugout additions will contribute 1,000 square feet to the existing floor area, for a total of 16,175 square feet. No major building additions are planned.

Development Standards:

District	Setbacks		Height	Lot Cover-age	Special Standards	Max Floor Area	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	Single Family: 0'/0' OTHER: 10'/15'	30'	45% res 25% nonres.	Residential Proximity Slope	No Max.	Single family.
Proposed: PD No. 844 Tract 2	20' on Alto Garden and Dell Garden	R-7.5(A) or 5'/5'	R-7.5(A) or No Max	60%	Residential Proximity Slope but lighting standards and screening elements excluded	For Tract 2: 16,175 square feet	Single family and private recreation center, club, or area limited to an athletic facility for a public school district.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is adjacent to Category H to the east, south, and west. Category H is found in all directions beyond immediate adjacency.

Parking:

Pursuant to the Dallas Development Code, if an SUP is required for this use, the off-street parking requirement may be established by the ordinance granting the SUP, otherwise three spaces for each game court and one space for each additional 150 square feet of floor area. The PD does not require an SUP for the private recreation center, club, or area. Tract 1 is required to provide 520 parking spaces and Tract 2 is required to provide 220 parking spaces at minimum.

Tract 2 contains a soccer field, proposed track, baseball/softball field, and natatorium. According to the development plan, there will be 16,175 square feet of floor area plus the three game courts identified which would equal 117 required off-street parking spaces. The Engineering Division reviewed the request and did not find it to represent a parking reduction. The 220 parking spaces provided are sufficient.

Landscaping:

PD No. 844 currently exempts a private recreation center, club, or area limited to an athletic facility for a public school district from landscaping requirements. For the proposed Tract 2, landscaping must be provided according to the proposed development/landscape plan. The city arborist reviewed this plan, which calls for screening of the existing parking lot within the center of the development from single family uses to the east, and landscaping along the existing parking lot at the north end of the property from Alto Garden Drive. For all other uses, landscaping will be provided per Article X, as amended.

CPC Action
December 13, 2018

Motion: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 844, subject to a development/landscape plan and conditions to include a modification to the language in SEC. 51P-844.114. ADDITIONAL PROVISIONS,(c)(3) to read "…, except that one light standard for each field *may* remain on for 30 minutes after the completion of the game...," on property zoned an R-7.5(A) Single Family District, on the south side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive.

Maker: Shidid
Second: Murphy
Result: Carried: 12 to 0

For: 12 - Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7
Abstain: 1 - MacGregor***

***abstained due to absence from bus tour

Notices: Area: 500 Mailed: 121
Replies: For: 3 Against: 1

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

List of Officers

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores, 1st Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, President
District 4	Jaime Resendez
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman, 2nd Vice President
District 7	Audrey Pinkerton, Board Secretary
District 8	Miguel Solis
District 9	Bernadette Nutall

CPC Recommended Amending Conditions

ARTICLE 844.

PD 844.

SEC. 51P-844.101. LEGISLATIVE HISTORY.

PD 844 was established by Ordinance No. 28118, passed by the Dallas City Council on February 9, 2011. (Ord. 28118)

SEC. 51P-844.102. PROPERTY LOCATION AND SIZE.

PD 844 is established on property bounded by Seaford Drive, Maddox Avenue, Coston Drive, and Alto Garden Drive. The size of PD 844 is approximately ~~8.62~~ 26.99 acres. (Ord. 28118)

SEC. 51P-844.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. 28118)

SEC. 51P-844.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit 844A: Tract 1 development plan. (Ord. 28118)

(2) Exhibit 844B: Tract 2 development/landscape plan

SEC. 51P-844.105. DEVELOPMENT PLAN.

(a) For a private recreation center, club, or area limited to an athletic facility for a public school district, development and use of the Property must comply with the development plan (Exhibit 844A and 844 B). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 28118)

SEC. 51P-844.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following additional main use is permitted by right:

-- Private recreation center, club, or area limited to an athletic facility for a public school district.

(Ord. 28118)

SEC. 51P-844.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 28118)

SEC. 51P-844.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Required yards.

(1) Tract 1.

For a private recreation center, club, or area limited to an athletic facility for a public school district, the minimum setback is five feet on Seaford Drive and 20 feet on Maddox Avenue, Coston Drive, and Alto Garden Drive.

(2) Tract 2.

For a private recreation center, club, or area limited to an athletic facility for a public school district, the minimum setback is 20 feet on Alto Garden Avenue and Dell Garden Avenue. Fences and gates exceeding 4 feet in height are allowed in the required setbacks. A five foot setback is required for side and rear yards.

(c) Floor area.

(1) Tract 1.

For a private recreation center, club, or area limited to an athletic facility for a public school district, maximum floor area is 15,000 square feet excluding seating area.

(2) Tract 2.

Maximum floor area for a private recreation center, club, or area limited to an athletic facility for a public school district is 16,175 square feet exclusive of seating areas.

(d) Height.

(1) Except as provided in this subsection, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) For a private recreation center, club, or area limited to an athletic facility for a public school district, no maximum structure height.

(e) Lot coverage. Maximum lot coverage for nonresidential structures is 30 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. For a private recreation center, club, or area limited to an athletic facility for a public school district, no minimum lot size. (Ord. 28118)

SEC. 51P-844.109. 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 private recreation center, club, or area limited to an athletic facility for a public school district:

(1) Tract 1: A minimum of 520 spaces are required.

Tract 2: A minimum of 220 spaces are required.

(2) Parking lot and loading screening is not required.

(3) Parking is permitted in the required yards. (Ord. 28118)

SEC. 51P-844.110. ENVIRONMENTAL PERFORMANCE

STANDARDS. See Article VI. (Ord. 28118)

SEC. 51P-844.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Tract 1: For a private recreation center, club, or area limited to an athletic facility for a public school district, no landscaping is required.

(c) Tract 2: For a private recreation center, club, or area limited to an athletic facility for a public school district, landscaping must comply with the development/landscape plan (Exhibit 844B).

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. 28118)

SEC. 51P-844.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) For a private recreation center, club, or area limited to an athletic facility for a public school district, minimum setback for detached signs is 15 feet. (Ord. 28118)

SEC. 51P-844.112.1. AMPLIFIED SOUND SPEAKERS.

In Tract 2, amplified sound speakers for the athletic fields may only be used during games and practice games, from 8 a.m. to 10:00 p.m. and must be directed toward the seating areas in each field and away from any residential use.

SEC. 51P-844.112.2. RESIDENTIAL PROXIMITY SLOPE.

In Tract 2, the standards for residential proximity slope do not apply to the following shown on the development plan:

(1) the light poles,

(2) the support poles for the protective screens, and

(3) the fair/foul ball line poles for the baseball and softball fields, as shown on the development plan.

SEC. 51P-844.113. FENCING.

For a private recreation center, club, or area limited to an athletic facility for a public school district:

(1) Fencing must be provided as shown on the development plan.

(2) Fencing may be provided in the required yards.

(3) Maximum fence height is eight feet. (Ord. 28118)

(4) For fences in a required front yard in Tract 2, the surface area of fence panels must be a minimum of 50 percent open.

SEC. 51P-844.114. 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. (Ord. 28118)

(c) In Tract 2, the lighted fields and track are subject to the following restrictions:

(1) Lighted use of the fields is limited to University Interscholastic League (UIL) games or practices involving at least one Dallas Independent School District team.

(2) Lights may be switched on Mondays through Fridays, and on Saturdays for scheduled games only between the hours of 8:00 a.m. to 10:00 p.m. Lighted use of the fields on Sundays is prohibited.

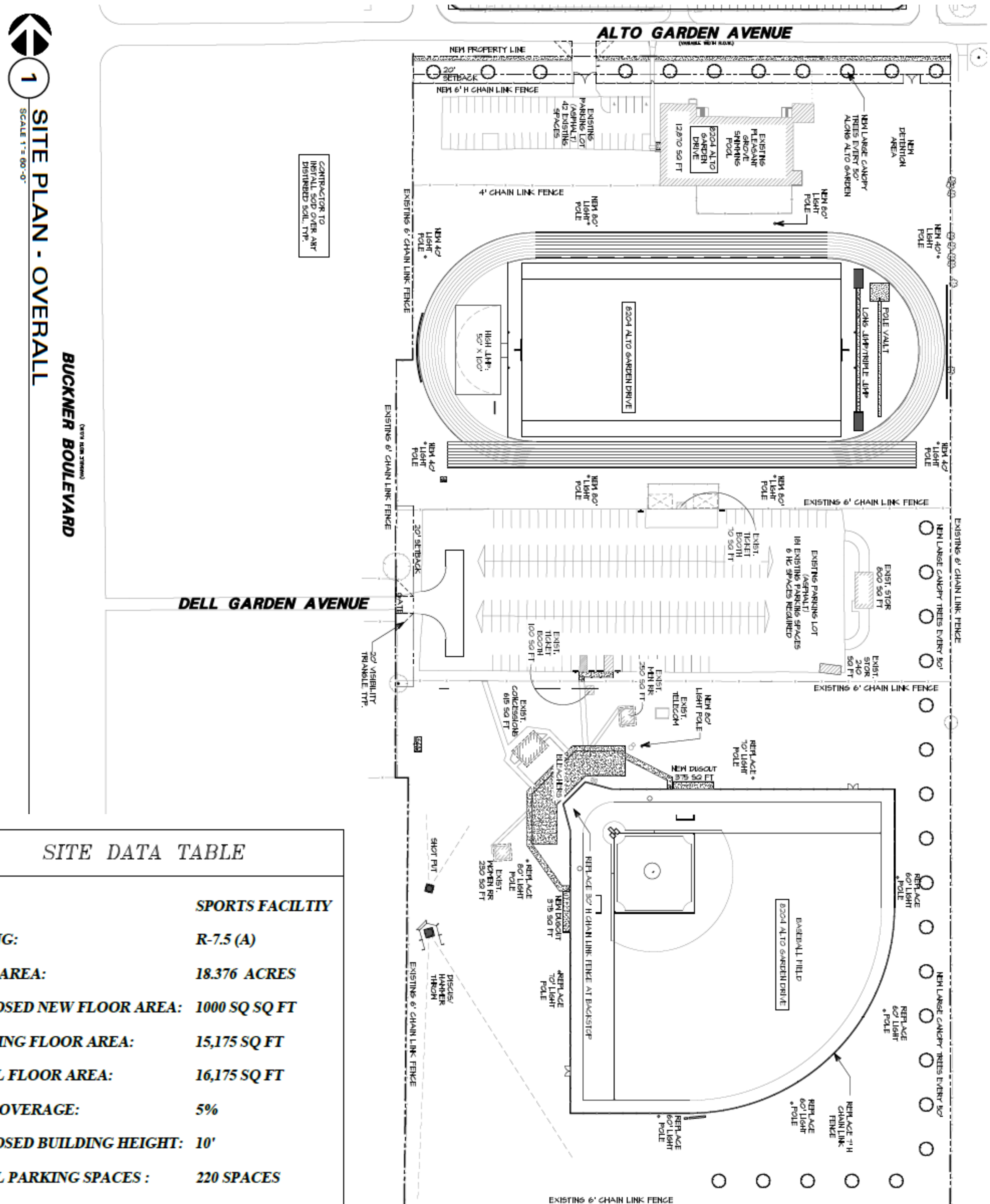
(3) Lights must be switched off within 15 minutes of the completion of any game, except that the one light standard for each field may remain on for 30 minutes after the completion of the game to allow for maintenance of the fields. For practice sessions, lights may be switched on from 8:00 a.m. to 6:30 p.m.

SEC. 51P-844.115. 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.

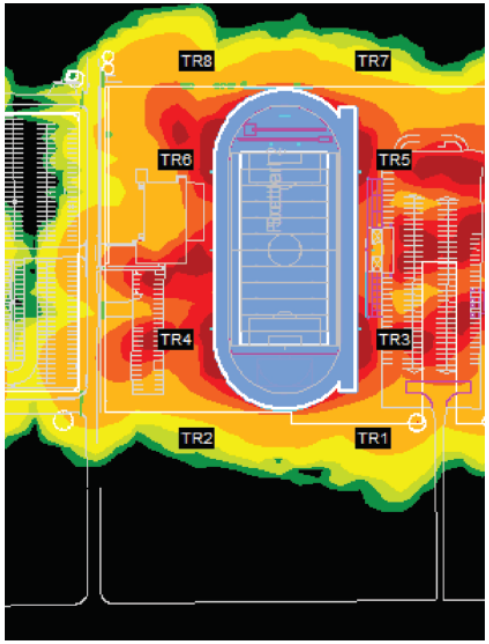
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 28118)

Proposed Development Plan

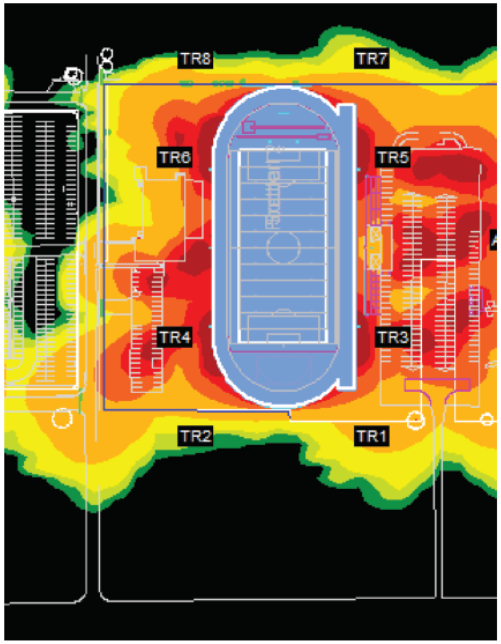


SITE DATA TABLE	
USE:	SPORTS FACILTIY
ZONING:	R-7.5 (A)
LAND AREA:	18.376 ACRES
PROPOSED NEW FLOOR AREA:	1000 SQ SQ FT
EXISTING FLOOR AREA:	15,175 SQ FT
TOTAL FLOOR AREA:	16,175 SQ FT
LOT COVERAGE:	5%
PROPOSED BUILDING HEIGHT:	10'
TOTAL PARKING SPACES :	220 SPACES





TR3, TR4, TR5, TR6: 60' poles
TR1, TR2, TR7, TR8: 50' poles



TR3, TR4, TR5, TR6: 80' poles
TR1, TR2, TR7, TR8: 50' poles

GLARE IMPACT

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

GLARE

Candela Levels

High Glare: 150,000 or more candela
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

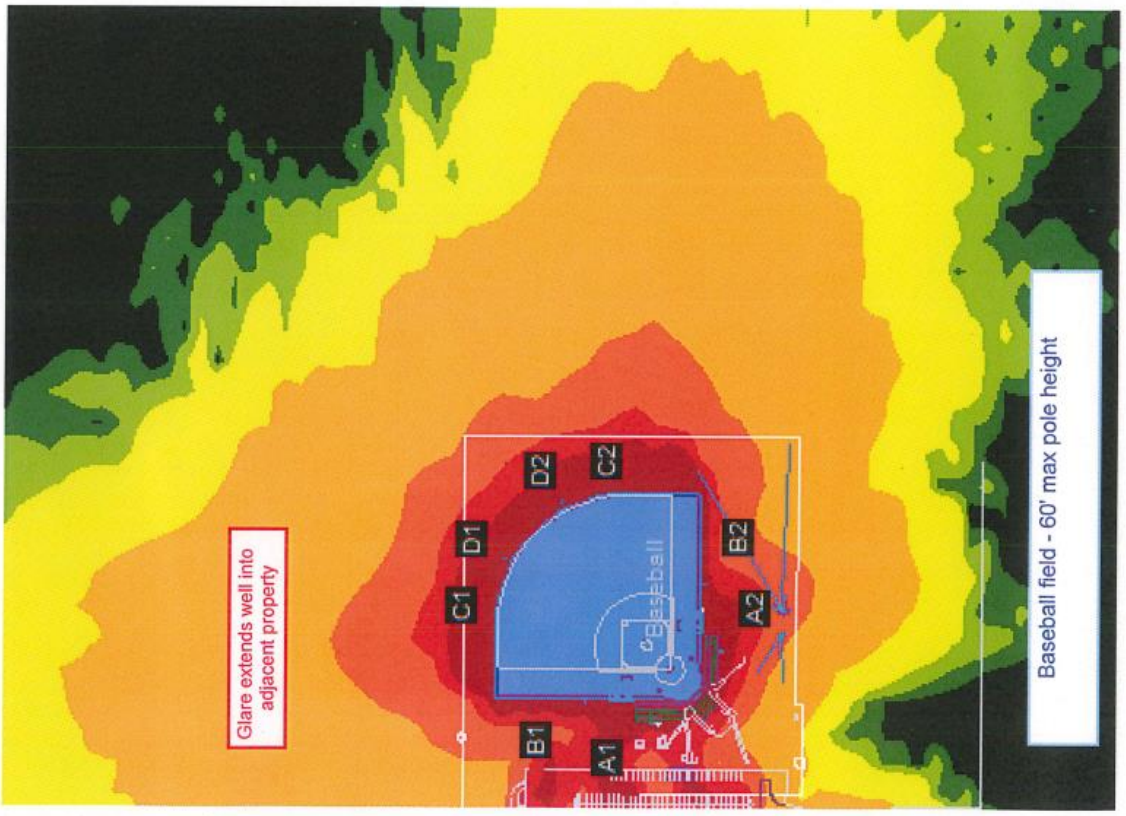
Significant Glare: 25,000 to 75,000 candela
Equivalent to high beam headlights of a car.

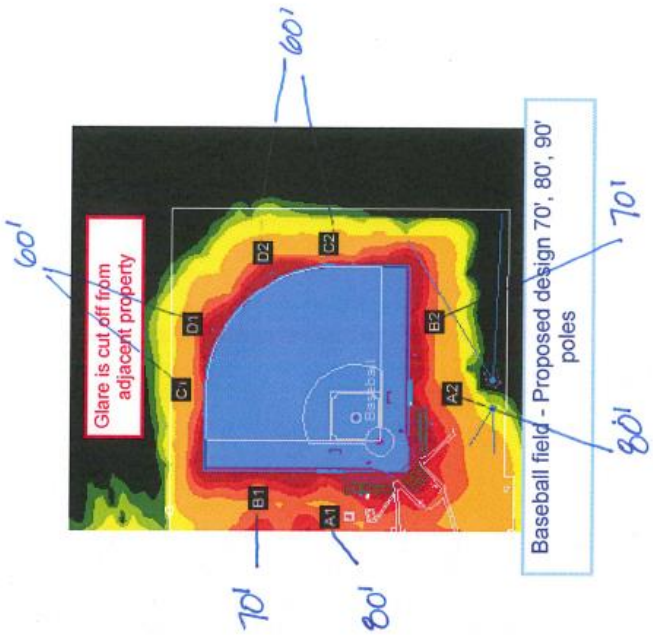
Minimal to No Glare: 500 or less candela
Equivalent to 100W incandescent light bulb.

Glare Study

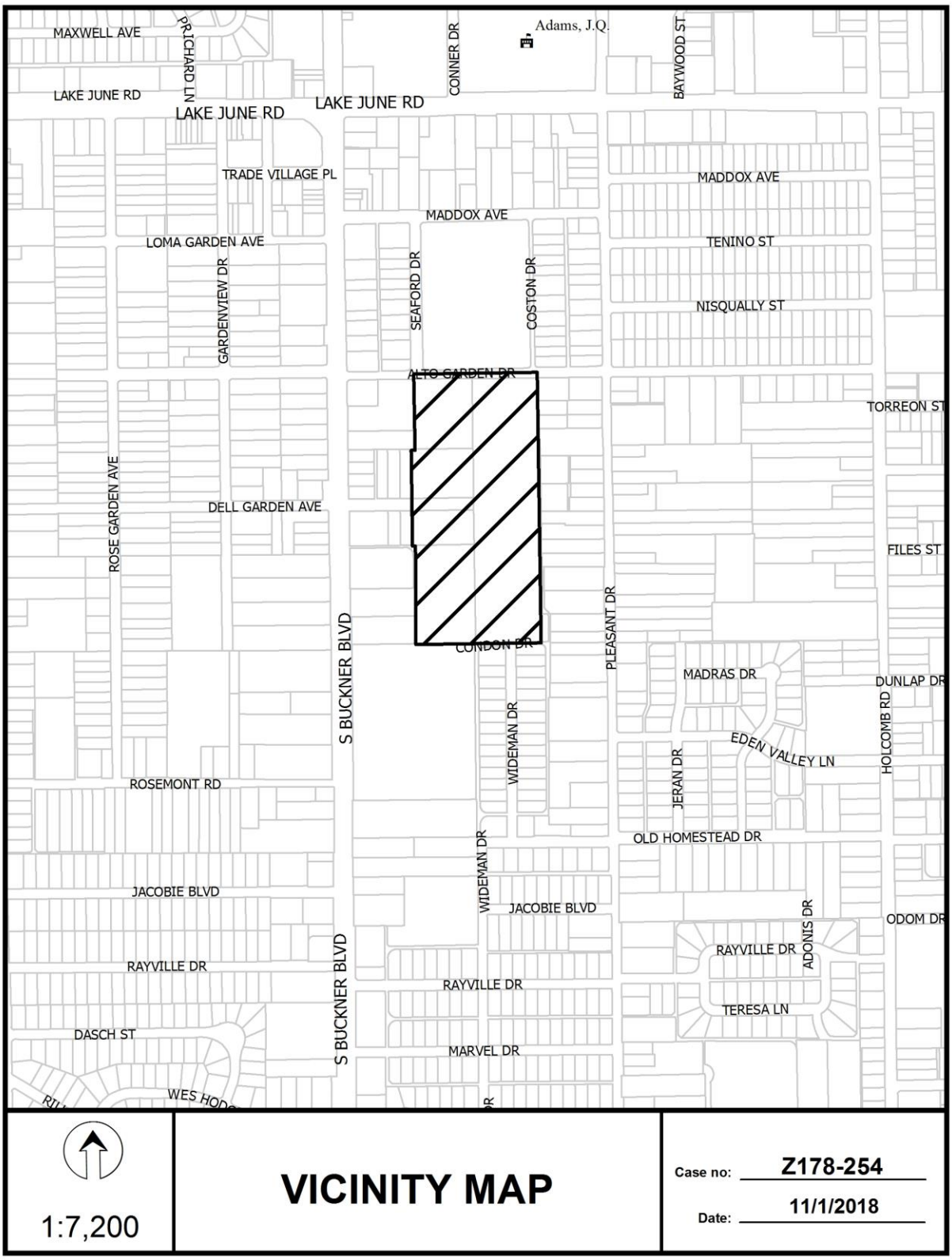
Pleasant Grove Track - Glare
(Calculations provided by Musco)

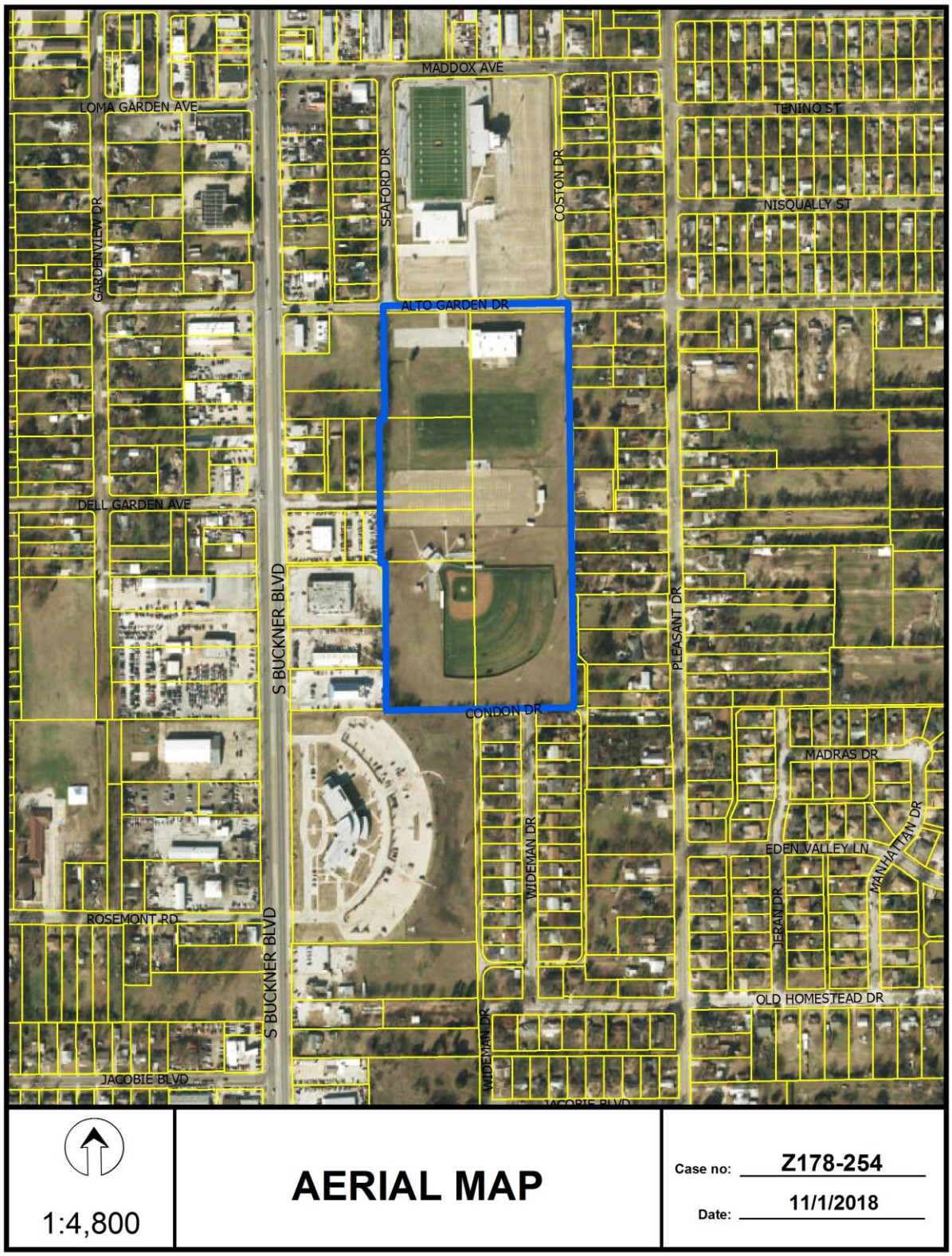
Glare Study

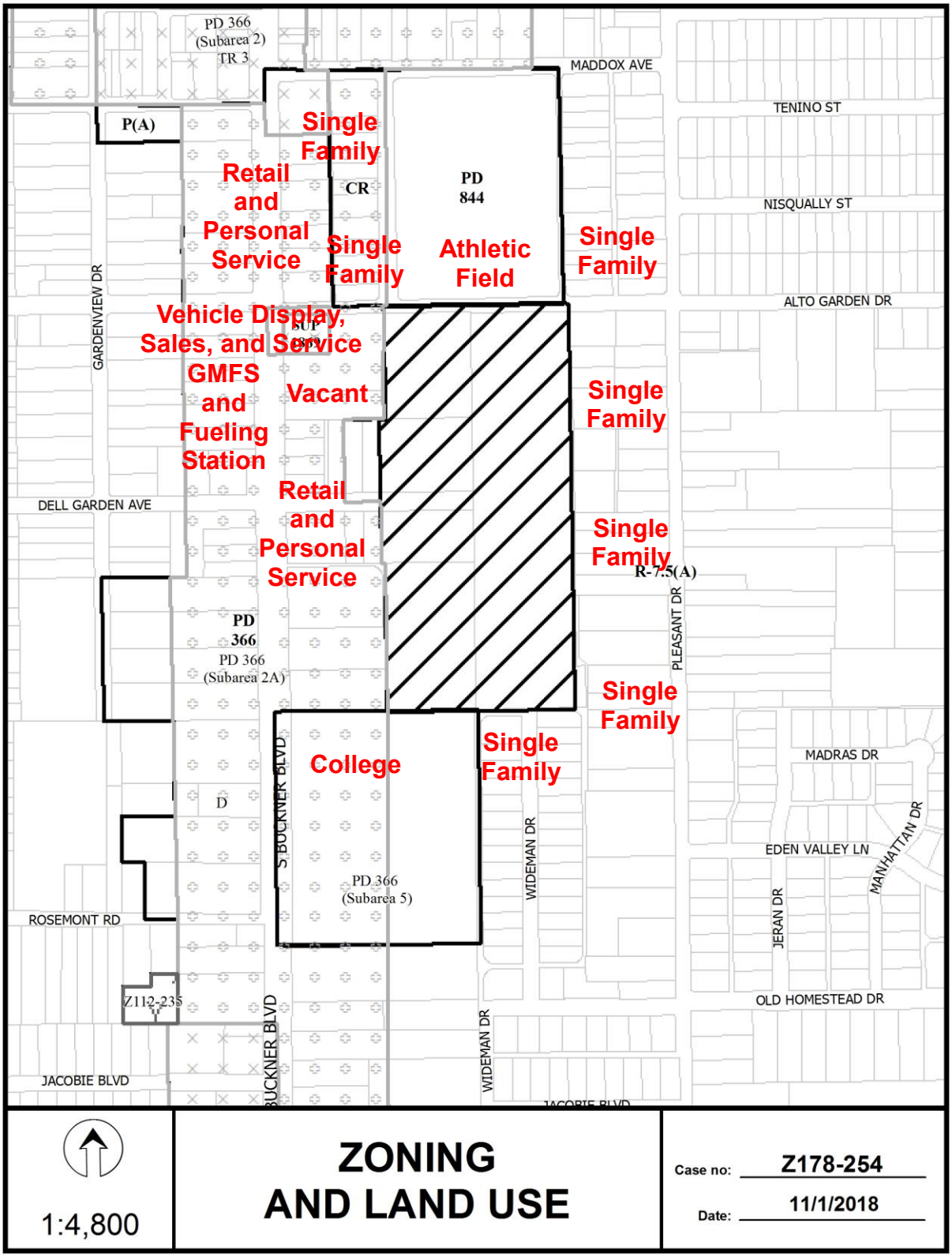


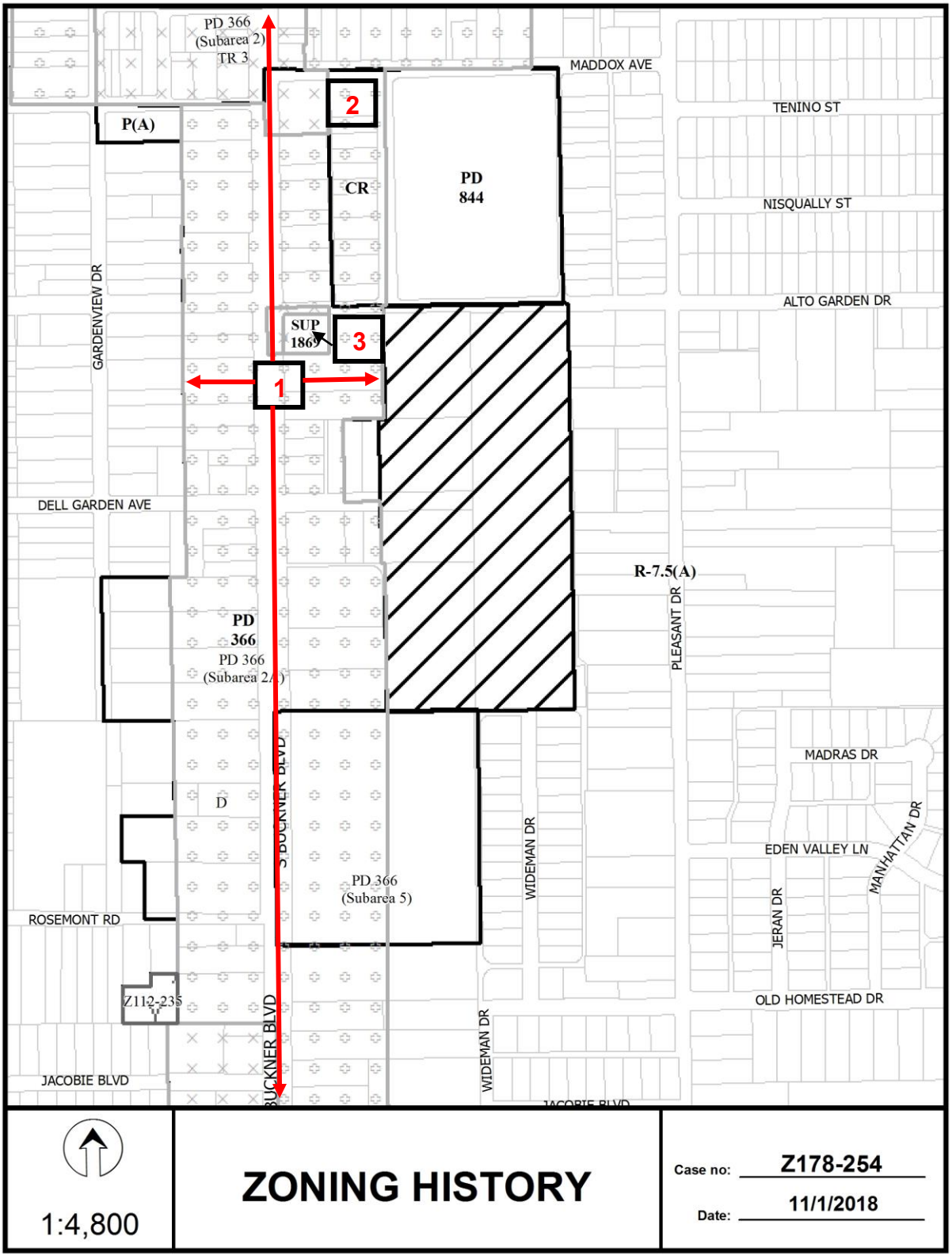


Pleasant Grove - Baseball Field - Glare
(Calculations provided by Musco)

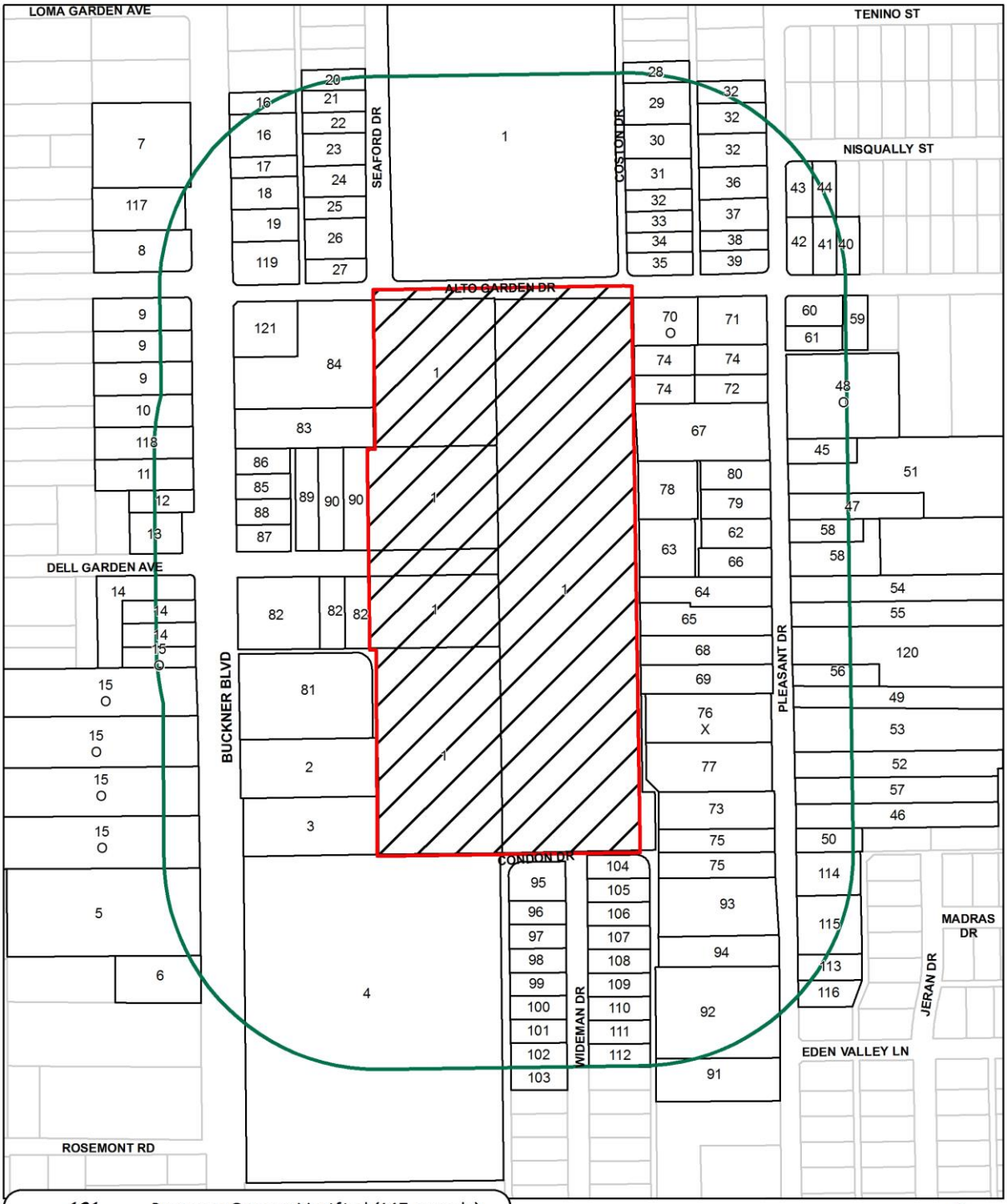

MAXWELL AVE
PRICHARD LN
LAKE JUNE RD
LAKE JUNE RD
LAKE JUNE RD
CONNER DR
Adams, J.Q.
BAYWOOD ST
TRADE VILLAGE PL
MADDOX AVE
MADDOX AVE
LOMA GARDEN AVE
TENINO ST
GARDENVIEW DR
SEAFORD DR
COSTON DR
NISQUALLY ST
ALTO GARDEN DR
TORREON ST
ROSE GARDEN AVE
DELL GARDEN AVE
FILES ST
S BUCKNER BLVD
CONDON DR
PLEASANT DR
MADRAS DR
DUNLAP DR
WIDEMAN DR
EDEN VALLEY LN
HOLCOMB RD
JERAN DR
ROSEMONT RD
OLD HOMESTEAD DR
WIDEMAN DR
JACOBIE BLVD
JACOBIE BLVD
ODOM DR
ADONIS DR
RAYVILLE DR
RAYVILLE DR
RAYVILLE DR
TERESA LN
DASCH ST
S BUCKNER BLVD
MARVEL DR
1:7,200
VICINITY MAP
Case no: Z178-254
Date: 11/1/2018


MADDOX AVE
LOMA GARDEN AVE
TENINO ST
NISQUALLY ST
GARDENVIEW DR
SEAFORD DR
COSTON DR
ALTO GARDEN DR
DELL GARDEN AVE
S BUCKNER BLVD
PLEASANT DR
CONDON DR
MADRAS DR
EDEN VALLEY LN
MANHATTAN DR
WIDEMAN DR
JERAN DR
ROSEMONT RD
OLD HOMESTEAD DR
JACOBIE BLVD
1:4,800
AERIAL MAP
Case no: Z178-254
Date: 11/1/2018


PD 366
(Subarea 2)
TR 3
MADDOX AVE
TENINO ST
P(A)
Single Family
Retail and Personal Service
CR
PD 844
NISQUALLY ST
Single Family
Athletic Field
Single Family
GARDENVIEW DR
ALTO GARDEN DR
Vehicle Display, Sales, and Service
SUP
GMFS and Fueling Station
Vacant
Single Family
DELL GARDEN AVE
Retail and Personal Service
Single Family
R-7.5(A)
PD 366
PD 366
(Subarea 2A)
PLEASANT DR
Single Family
College
Single Family
MADRAS DR
D
S BUCKNER BLVD
WIDEMAN DR
EDEN VALLEY LN
MANHATTAN DR
PD 366
(Subarea 5)
JERAN DR
ROSEMONT RD
Z112-235
OLD HOMESTEAD DR
BUCKNER BLVD
WIDEMAN DR
JACOBIE BLVD
JACOBIE BLVD
1:4,800
ZONING
AND LAND USE
Case no: Z178-254
Date: 11/1/2018


PD 366
(Subarea 2)
TR 3
MADDOX AVE
TENINO ST
NISQUALLY ST
ALTO GARDEN DR
P(A)
CR
PD
844
2
3
1
SUP
1869
GARDENVIEW DR
DELL GARDEN AVE
R-7.5(A)
PLEASANT DR
PD
366
PD 366
(Subarea 2A)
D
S BUCKNER BLVD
WIDEMAN DR
MADRAS DR
EDEN VALLEY LN
MANHATTAN DR
JERAN DR
PD 366
(Subarea 5)
ROSEMONT RD
Z112-235
OLD HOMESTEAD DR
BUCKNER BLVD
WIDEMAN DR
JACOBIE BLVD
1:4,800
ZONING HISTORY
Case no: Z178-254
Date: 11/1/2018

CPC RESPONSES



12/12/2018

Reply List of Property Owners

Z178-254

121 Property Owners Notified ***3 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	8208	MADDOX AVE	Dallas ISD
	2	920	S BUCKNER BLVD	CHILDRESS DENNIS KEITH JR
	3	908	S BUCKNER BLVD	BWINGRAM INVESTMENTS LTD
	4	802	S BUCKNER BLVD	DALLAS COUNTY COMMUNITY
	5	845	S BUCKNER BLVD	SEBASTIAN PROPERTIES
	6	829	S BUCKNER BLVD	MAYHALL JAMES & JANE
	7	1125	S BUCKNER BLVD	ACE MANOR PROPERTY MGMT I LTD
	8	1105	S BUCKNER BLVD	OCAMPO MARIA M
	9	1045	S BUCKNER BLVD	MCALEXANDER PROPERTIES LLC
	10	1025	S BUCKNER BLVD	MARTINEZ MARIA E
	11	1015	S BUCKNER BLVD	CAMACHO JAVIER &
	12	1011	S BUCKNER BLVD	CONTRERAS JOSE H &
	13	1001	S BUCKNER BLVD	NGUYEN QUOC PHU & HA THI THU
	14	953	S BUCKNER BLVD	MONTOYA VICKIE P &
O	15	941	S BUCKNER BLVD	MEI INVESTMENTS LP
	16	1132	S BUCKNER BLVD	PATTERSON LEOPOLD &
	17	1120	S BUCKNER BLVD	OCAMPO O MARIA M O
	18	1114	S BUCKNER BLVD	PATTERSON LEOPOLD &
	19	1110	S BUCKNER BLVD	PATTERSON LEOPOLD & CAROLYN
	20	1137	SEAFORD DR	ESTALA MARIA JACOBO
	21	1133	SEAFORD DR	IRWIN CHARLES H
	22	1129	SEAFORD DR	WRIGHT ADOLPIS & ANNE
	23	1127	SEAFORD DR	RODRIGUEZ PATRICIA F &
	24	1117	SEAFORD DR	CANAS ALVARO A &
	25	1113	SEAFORD DR	MARTINEZ IGNACIO
	26	1105	SEAFORD DR	SANCHEZ VICTORIA

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	27	1101	SEAFORD DR	HURTADO GUADALUP & MARTHA
	28	1138	COSTON DR	RODRIGUEZ SEVERO ESTATE OF
	29	1130	COSTON DR	SANDERS W J & AUDREY
	30	1124	COSTON DR	HERNANDEZ MOISES
	31	1116	COSTON DR	HERNANDEZ DELFINO &
	32	1112	COSTON DR	SANDERS W J
	33	1110	COSTON DR	AGUILAR EDUARDO &
	34	1104	COSTON DR	WONDERLANDS HOMES LLC
	35	1102	COSTON DR	BAILEY ALICE
	36	1117	PLEASANT DR	LOPEZ ADOLFO
	37	1109	PLEASANT DR	RAMIREZ ELIAZAR
	38	1105	PLEASANT DR	STARR CHARLSIE
	39	1101	PLEASANT DR	GUTIERREZ VICTOR & RACHEL
	40	8309	ALTO GARDEN DR	FLOWERS MICHAEL J & KELLY B
	41	8305	ALTO GARDEN DR	VALENZUELA ARLINDA
	42	8303	ALTO GARDEN DR	CARRILLO ALEXANDER &
	43	8302	NISQUALLY ST	SANDERS AUDREY ET AL
	44	8306	NISQUALLY ST	TORRES JUAN FABIAN &
	45	1012	PLEASANT DR	BENAVIDES CARLOS
	46	908	PLEASANT DR	NARRO SANTOS F &
	47	1002	PLEASANT DR	GAMEZ MARIA O &
O	48	1026	PLEASANT DR	BARAHONA KATHY
	49	928	PLEASANT DR	CONTRERAS JAVIER
	50	902	PLEASANT DR	BERNARDO AZALIA VERONICA
	51	1008	PLEASANT DR	SUSTAITA EDUARDO
	52	916	PLEASANT DR	CAVAZOS JOSE I ETAL
	53	922	PLEASANT DR	BLANCO TERESA &
	54	950	PLEASANT DR	CISNEROSTORRES MARIA DE CARMEN
	55	944	PLEASANT DR	HARRISON KARL L
	56	930	PLEASANT DR	RODRIGUEZ TOMAS
	57	910	PLEASANT DR	ALVARADO ERASMO J

12/12/2018

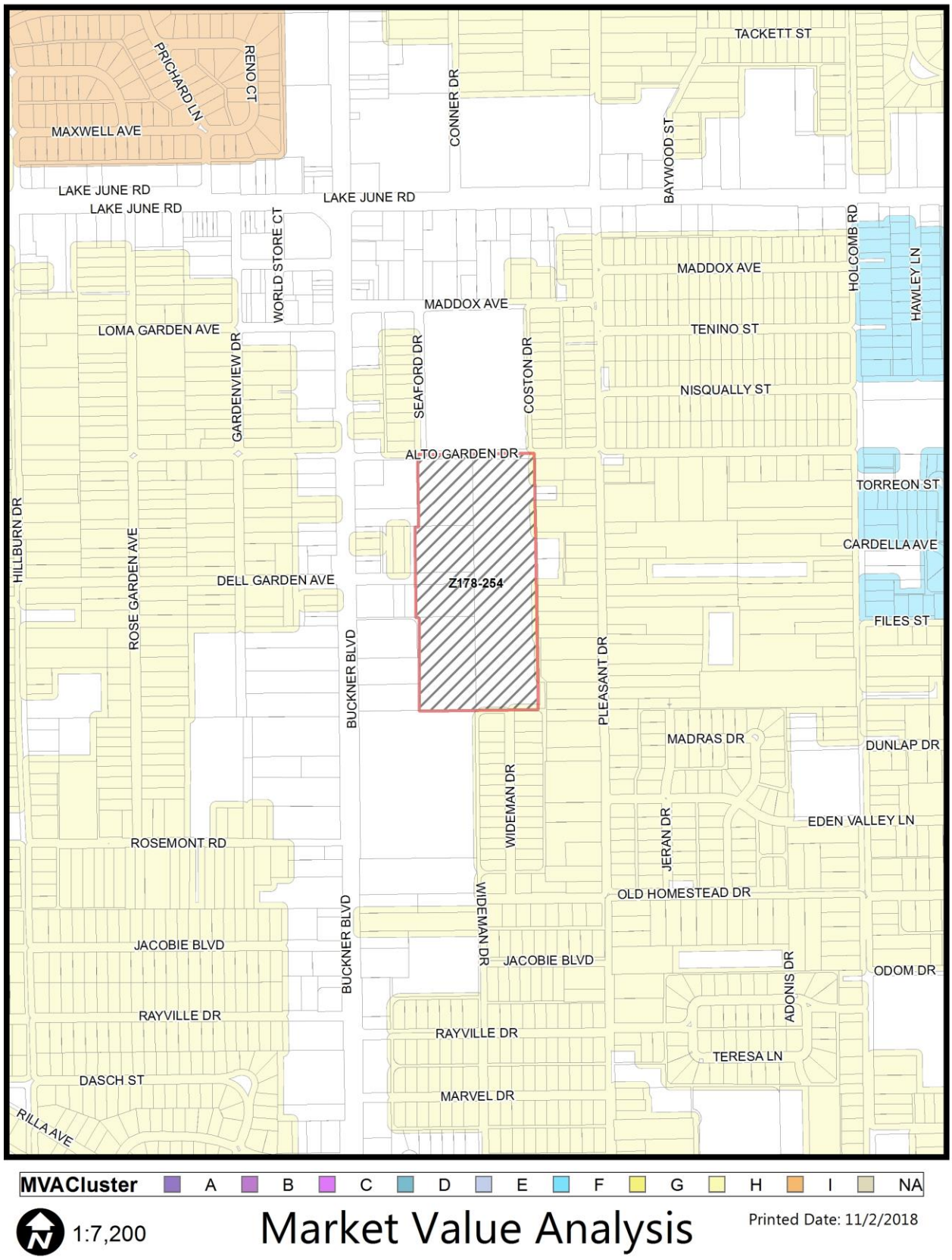
Reply	*Label #*	*Address*		*Owner*
	58	960	PLEASANT DR	PRASIL MARGARET N
	59	8312	ALTO GARDEN DR	SILVA MARTIN G
	60	1038	PLEASANT DR	MOLINA SANDRA
	61	1032	PLEASANT DR	MOLINA SANDRA
	62	959	PLEASANT DR	ESPINOSA EDUARDO
	63	947	PLEASANT DR	PANTOJA CAROLINA
	64	947	PLEASANT DR	MUNOZ JOSE J
	65	943	PLEASANT DR	MARIANO JESUS & EDILBERTA
	66	953	PLEASANT DR	PANTOJA CAROLINA H
	67	1019	PLEASANT DR	ROBLES JESSE L & MARY O
	68	939	PLEASANT DR	CARRIZALES ANDREA &
	69	933	PLEASANT DR	CARRIZALES JAVIER F
O	70	8214	ALTO GARDEN DR	WELCH DOROTHY N
	71	1039	PLEASANT DR	BAKER DOROTHY S
	72	1025	PLEASANT DR	GARCIA MAXIMO
	73	907	PLEASANT DR	GARCIA ERIC &
	74	1029	PLEASANT DR	MA ST PARTNERS 5
	75	849	PLEASANT DR	AGUILAR MARIA ROSELIA
X	76	917	PLEASANT DR	MEREDITH ANNE B
	77	915	PLEASANT DR	MEDRANO DELCIDA D
	78	1003	PLEASANT DR	CORDOBA MODESTO &
	79	1003	PLEASANT DR	CORDOBA MODESTO & RUTH
	80	1007	PLEASANT DR	FLINT GEORGE W EST OF
	81	928	S BUCKNER BLVD	GRG PROPERTIES INC
	82	944	S BUCKNER BLVD	LARCK PPTIES LTD
	83	1024	S BUCKNER BLVD	MORELIA MEXICAN
	84	1034	S BUCKNER BLVD	MORELIA MEXICAN RESTAURANT INC
	85	1012	S BUCKNER BLVD	BROCKER GEORGE M
	86	1018	S BUCKNER BLVD	MEDINA MARIA
	87	1002	S BUCKNER BLVD	MEDINA MARIA &
	88	1006	S BUCKNER BLVD	MEDINA MARIA

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	89	8115	DELL GARDEN AVE	MEDINA MARIA C
	90	8119	DELL GARDEN AVE	MEDINA JOSE LUIS
	91	807	PLEASANT DR	DIAZ FELIPE & SYLVIA
	92	823	PLEASANT DR	VALENCIANA OSCAR
	93	833	PLEASANT DR	CARTAGENA SANDRA
	94	827	PLEASANT DR	LEE SUZANNE
	95	863	WIDEMAN DR	FAYSHA ENTERPRISES LLC
	96	859	WIDEMAN DR	RAMIREZ EDWIN
	97	855	WIDEMAN DR	SILVA LUCIO &
	98	851	WIDEMAN DR	HADNOT SONYA
	99	847	WIDEMAN DR	VALDEZ MARY JANE
	100	843	WIDEMAN DR	FAGG L STEVAN & ALMA A
	101	839	WIDEMAN DR	BERRYHILL RONALD H
	102	835	WIDEMAN DR	VASQUEZ BERTHA
	103	831	WIDEMAN DR	RESCOM INVESTMENT GROUP LLC
	104	866	WIDEMAN DR	FLORES RAMON
	105	862	WIDEMAN DR	RIVERA JAVIER
	106	858	WIDEMAN DR	MARTINEZ ROMAN H
	107	854	WIDEMAN DR	JACKSON EFFIE
	108	850	WIDEMAN DR	GONZALEZ MIREYA LUMBRERASPEREZ
	109	846	WIDEMAN DR	ROJO ROBERTO
	110	842	WIDEMAN DR	HARGRAVE ALTON & BERNICE
	111	838	WIDEMAN DR	BEEZLEY JACK L & BARBARA
	112	834	WIDEMAN DR	TORRES JOSE O & MARIA DELALUZ ESPINOSA
	113	826	PLEASANT DR	CHAVEZ RICARDO H
	114	842	PLEASANT DR	GAMIZ ARTURO
	115	832	PLEASANT DR	BURNETT ARTHUR C EST OF
	116	820	PLEASANT DR	LEE EDDIE
	117	1115	S BUCKNER BLVD	MARSAW CARLA D
	118	1021	S BUCKNER BLVD	SALAZAR MARCIAL
	119	1102	S BUCKNER BLVD	M J AUTO SALES INC

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	120	934	PLEASANT DR	GALINDO JESUS
	121	1044	S BUCKNER BLVD	SUHANI CORP INC


TACKETT ST
PRICHARD LN
RENO CT
MAXWELL AVE
CONNER DR
BAYWOOD ST
LAKE JUNE RD
LAKE JUNE RD
LAKE JUNE RD
WORLD STORE CT
HOLCOMB RD
HAWLEY LN
MADDOX AVE
MADDOX AVE
LOMA GARDEN AVE
GARDENVIEW DR
SEAFORD DR
COSTON DR
TENINO ST
NISQUALLY ST
ALTO GARDEN DR
TORREON ST
HILLBURN DR
ROSE GARDEN AVE
DELL GARDEN AVE
Z178-254
CARDELLA AVE
FILES ST
BUCKNER BLVD
PLEASANT DR
MADRAS DR
DUNLAP DR
WIDEMAN DR
JERAN DR
EDEN VALLEY LN
ROSEMONT RD
OLD HOMESTEAD DR
WIDEMAN DR
BUCKNER BLVD
JACOBIE BLVD
JACOBIE BLVD
ADONIS DR
ODOM DR
RAYVILLE DR
RAYVILLE DR
TERESA LN
DASCH ST
MARVEL DR
RILLA AVE
MVACluster A B C D E F G H I NA
1:7,200
Market Value Analysis
Printed Date: 11/2/2018

Agenda Information Sheet

File #: 19-105 **Item #:** 52.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for Townhouse District uses on property zoned an R-7.5(A) Single Family District, generally bounded by Ridan Lane, Cherry Laurel Lane, Sportsmans Parkway, and Cavalcade Drive
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z178-308(PD)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-308(PD) **DATE FILED:** July 25, 2018

LOCATION: Generally bounded by Ridan Lane, Cherry Laurel Lane, Sportsmans Parkway, and Cavalcade Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 52 J

SIZE OF REQUEST: ± 6.226 acres **CENSUS TRACT:** 107.03

OWNER: Sierra Linda, LLC

APPLICANT: Peyman Horri, sole owner

REQUEST: An application for a Planned Development District for Townhouse District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The request proposes to allow for a shared access development consisting of approximately 62 dwelling units, with a minimum lot area of 2,000 square feet per dwelling unit.

CPC RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

BACKGROUND INFORMATION:

- The request site contains approximately 6.226 acres of undeveloped land and is surrounded by low density residential districts to the west and south with medium density residential to the east, and a public school to the north.

- The request site is presently platted with 31 shared access lots and a dedicated open space area.

- The applicant is proposing to develop the property with 62 townhouses with a density of 9.96 dwelling units per acre.

- The TH-2(A) Townhouse District allows a maximum of 9 dwelling units per acre netting a total of 54 dwelling units which is below the requested density.

- The TH-3(A) Townhouse District allows a maximum of 12 dwelling units per acre netting a total of 74 dwelling units; however staff does not support this amount of density.

- A PDD is requested for consideration of the following: 1) increase the density, and 2) restrict the maximum height to 30 feet from 36 feet.

Zoning History: There have been no zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ridan Lane	Local Collector	24 feet
Cherry Laurel Lane	Local Collector	24 feet
Sportsmans Parkway	Local Collector	24 feet
Cavalcade Drive	Local Collector	24 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	PDD No. 680	Public school other than open-enrollment charter school
East	MF-2(A)	Multifamily
South	R-7.5(A)	Undeveloped
West	R-7.5(A)	Single Family

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 proposed request is consistent with the following land use policies:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing Economic conditions.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

GOAL 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences

Policy 5.1.3 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

GOAL 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Land Use Compatibility:

The 6.226-acre request site is undeveloped and heavily wooded. The site possesses some challenging topography, as it tends to have contours through various portions of the parcel marked by significant drops.

Exclusive of the institutional and community service use to the north, the request site is adjacent to low-density residential property to the west with medium-density residential to the east. Staff's focus has been to ensure the increase in development rights does not impact the stable residential character of the subject site's immediate adjacencies. The request site lies between the low-density and medium-density residential districts and will act as a transitional district separating the low-density single family to the west from the medium-density multifamily use to the east.

As noted in the conditions, while the applicant is requesting more density than would be allowed in a TH-2(A) Townhouse District that was recommended by staff, the proposed request will provide a maximum height of 30-feet which is less than the 36 feet allowed in the TH-2(A) District. Additionally, the request is proposing sidewalks at a minimum width of four-feet with two-foot wide planting strips along one side of each shared access drive. This will encourage walkability and provide connectivity and pedestrian safety. The request also proposes to provide increased off-street parking for guests, and a dedicated community open space area with a fenced dog run.

A planned development district is a marriage of uses and development standards that provides for flexibility of development that is sensitive to adjacent uses as well as preserving significant natural features. Staff believes this request does just that. While the density for the site does increase over that which is typically provided in an R-7.5(A) District, the applicant has worked to ensure the closest residential uses (south and southwest) are adequately transitioned from by reduced structure height, adequate landscape screening, and a single access point along Cavalcade Drive.

The applicant is also providing additional provisions and amenities as a compromise for the increase density. These provisions and amenities include a two-foot planting strip for added pedestrian safety, a 0.50 of unassigned guest parking, a dedicated community open space inclusive of an off-leash dog area with benches, trash receptacles, pedestrian light and bicycle racks.

As a result, staff supports the request subject to the attached conceptual plan and conditions.

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 sqft.	30’	45%	N/A	Single family
Proposed							
Townhouse uses	0’	0’	9.96 Dwelling Units per acre	30’	60%	Min. Lot: 2,000 sq. ft	Single family

Parking:

Required off-street parking must be provided in accordance with the Dallas Development Code and conditions. In addition to parking spaces required for each dwelling unit, guest parking will be provided at 0.50 rather than 0.25 spaces per unit.

Landscaping:

Landscaping will be in accordance with Article X, as amended. In addition, a 10-foot landscape buffer with a 6-foot-tall wrought iron fence is proposed.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an MVA cluster, however the request site is adjacent to “E” MVA clusters to the northwest and east.

CPC ACTION
December 13, 2018

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a Planned Development District for Townhouse District uses, subject to a conceptual plan and conditions on property zoned an R-7.5(A) Single Family District, in an area generally bounded by Ridan Lane, Cherry Laurel Lane, Sportsmans Parkway, and Cavalcade Drive.

Maker: Carpenter
Second: Housewright
Result: Carried: 12 to 1

For: 12 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Jung
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 36
Replies: For: 0 Against: 0

Speakers: For: Peyman Horri, 2215 Cedar Springs Rd., Dallas, TX, 75201
Against: None

CPC RECOMMEDNDED 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 a property located northwest of the intersection of Cherry Laurel Lane and Sportsmans Parkway, between Cherry Laurel Lane and Cavalcade Drive. The size of PD ___ is approximately 6.226 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. EXHIBITS.

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) Except as provided in this section, a development plan that complies with the conceptual plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(b) For single family uses, a final plat may serve as the development plan.

SEC. 51P-___.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the TH-2(A) Townhouse District, subject to the same conditions applicable in the TH-2(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-2(A) Townhouse 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 TH-2(A) Townhouse District is subject to DIR in this district; etc.

SEC. 51P-___.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 accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Accessory community center (private) is permitted by right, may be located on a separate lot from the main use, and is permitted within a shared Access development.

SEC. 51P-___.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: the yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A- 4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the TH-2(A) Townhouse District apply.

(b) Density. For single family use, maximum number dwelling units is 62.

(c) Height. Maximum structure height is 30 feet.

SEC. 51P-___.110. OFF-STREET PARKING AND LOADING.

(a) For single family uses, two off-street parking spaces are required.

(b) Parking spaces located in an enclosed structure must be 20 feet away from the shared access drive or sidewalk, if provided.

SEC. 51P-___.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X, as amended.

(b) Except for Section 10.125(a)(2)(A)(ii), the Article X, as amended requirements for a Shared Access development with more than 36 lots are required.

(c) A minimum required landscape area of 25% of the total shared access development area shall be provided. Landscape areas in individual lots may be included in the total landscape area.

(d) 10' landscaping buffer with 6-foot high wrought iron fence shall be provided along Cherry Laurel Lane and Cavalcade Drive.

(e) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-___.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-___.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Except as provided in this subsection, a shared access development must comply with Section 51A-4.411.

(1) No more than 62 individual lots may be platted as a shared access development.

(2) The shared access drives shall be paved a minimum of 22' wide. The drives are required to be striped as fire lanes and parking is prohibited.

(3) A 4-foot wide sidewalk with a 2-foot planting strip between the sidewalk and the shared access drive shall be provided adjacent to one side of each shared access drive. Sidewalks shall be connected through Common Areas to provide overall walkability from the homes to the development perimeter and to the Community Open Space.

(4) Guest parking requirements. In addition to any parking spaces required for each dwelling unit, shared access developments must provide 0.50 unassigned spaces available for use by visitors and residents for each dwelling unit. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point.

(d) Community Open Space of a minimum of one acre shall be dedicated by plat as a Common Area. The location of the Community Open Space is shown on the Conceptual Plan provided as Exhibit A. The Community Open Space shall be interconnected to the lot areas by walkways, either within the Shared Access Area or adjacent Common areas. The Community Open Space shall contain walkways constructed of a combination of reinforced concrete, brick pavers, decomposed granite or other suitable materials. The Community Open Space shall be cleared of underbrush and debris, with healthy trees preserved. Construction activities within the Community Open Space shall be limited to walkway construction and required drainage improvements necessary to support the subdivision development. The Community Open Space walkway shall loop through the Open Space. The Community Open Space shall be supplied with the following amenities:

(1) A minimum of two benches;

(2) A minimum of two trash receptacles;

(3) A minimum of two bike racks, for three bicycles each;

(4) A minimum of one pedestrian street lighting spaced from 45 feet to 60 feet on center.

(e) The Community Open Space shall contain a fenced Dog-run to serve as an off-leash area for dog activities. A minimum of ten percent of the community open space must be designated for the fenced off-leash dog area with a maximum not to exceed twelve percent. The off-leash area shall be supplied with the following amenities:

(1) A minimum of one bench;

(2) A minimum of one trash receptacle.

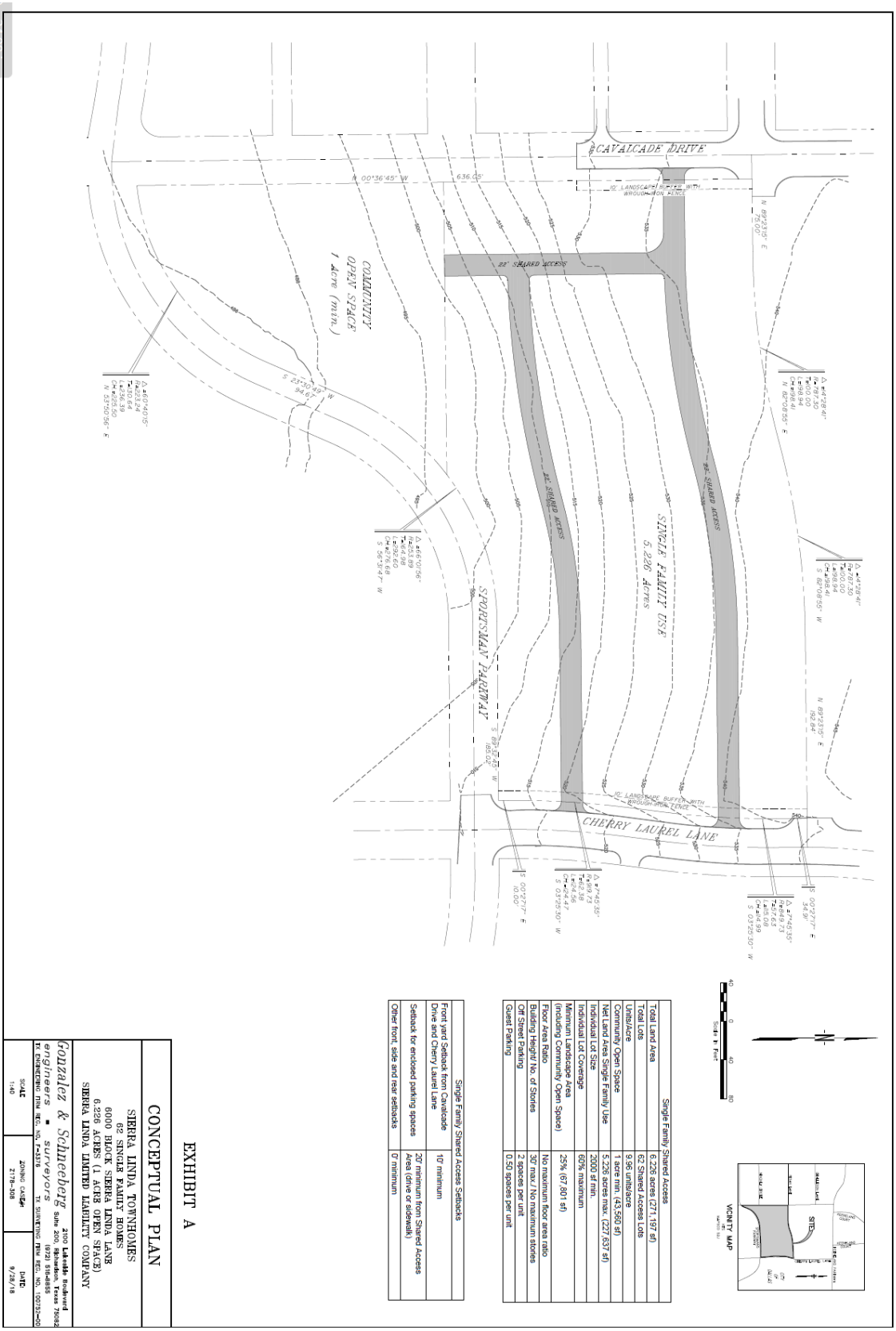
(f) The Community Open Space shall be enclosed with a perimeter fence and shall be served with landscape irrigation for dedicated planting areas. As a Common Area, the Community Open Space will be maintained by a Homeowners Association to be established on a form approved by the City Attorney as required by the Shared Access Development rules.

SEC. 51P-7___.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.

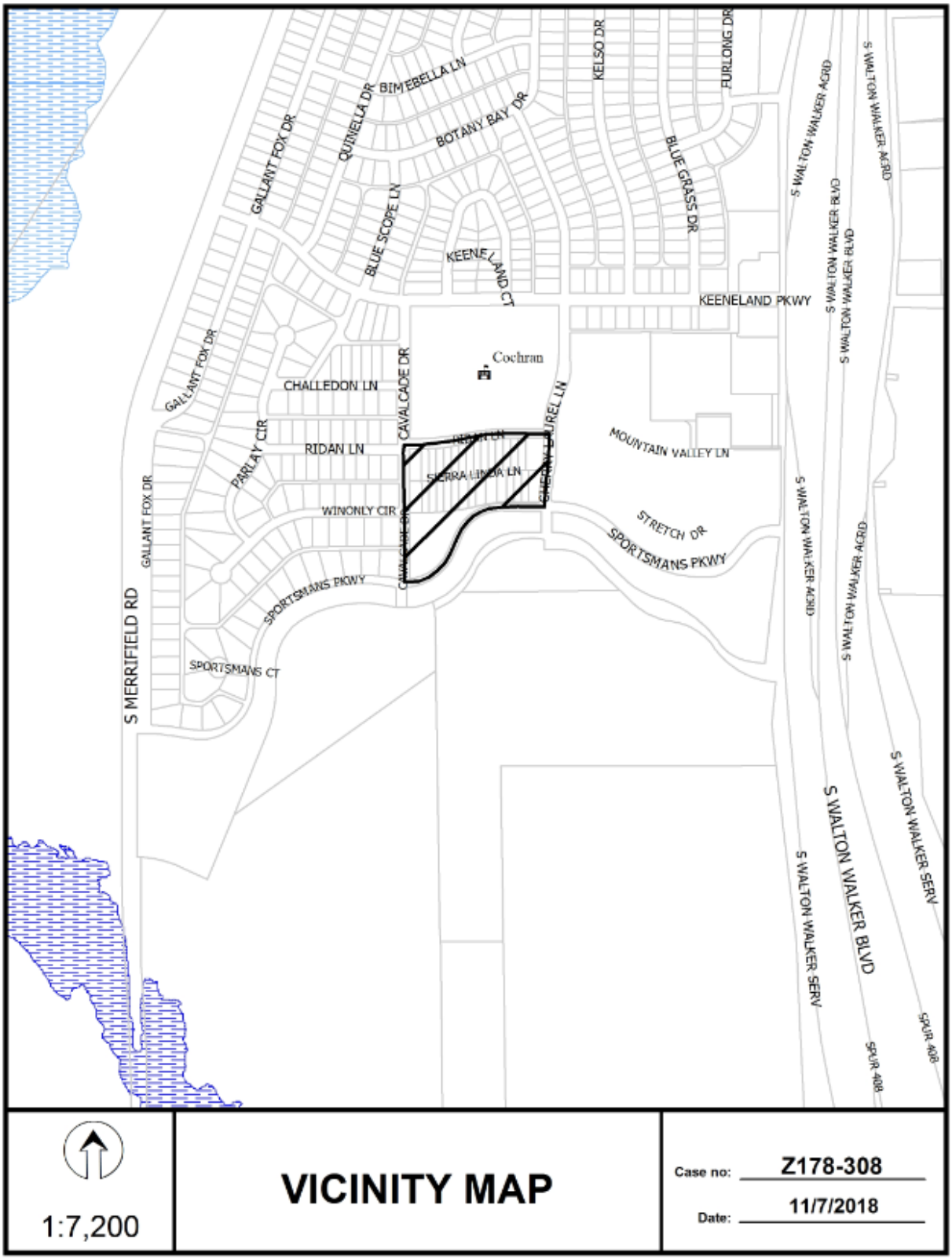
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Conceptual Plan

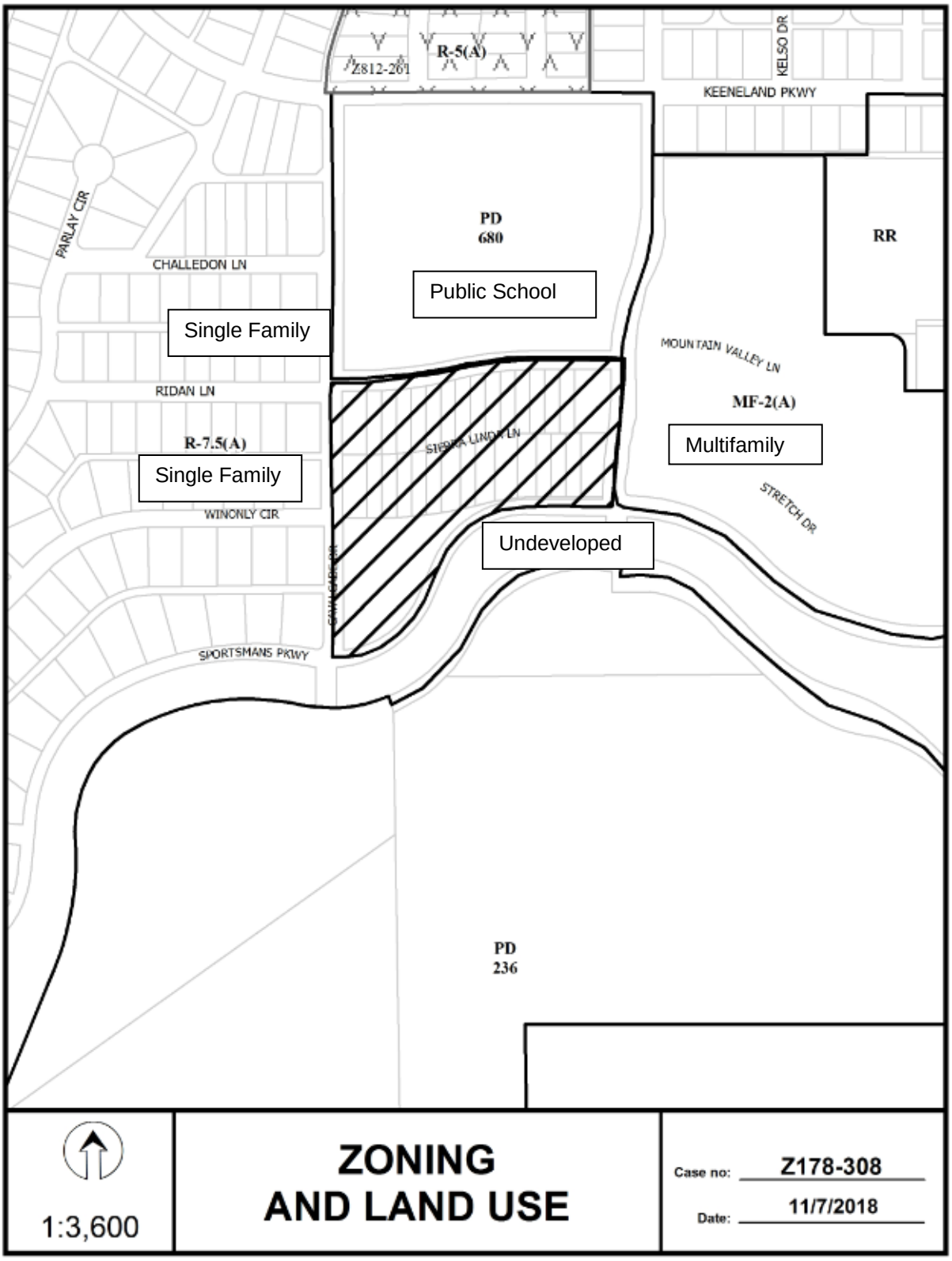


Single Family Shared Access	
Total Land Area	6.226 acres (271,197 sf)
Total Lots	62 Shared Access Lots
Units/Acre	9.96 units/acre
Community Open Space	1 acre min. (43,560 sf)
Net Land Area Single Family Use	5.226 acres max. (227,637 sf)
Individual Lot Size	2000 sf min.
Individual Lot Coverage	60% maximum
Minimum Landscape Area (including Community Open Space)	25% (67,801 sf)
Floor Area Ratio	No maximum floor area ratio
Building Height/ No. of Stories	30' max / No maximum stories
Off Street Parking	2 spaces per unit
Guest Parking	0.50 spaces per unit

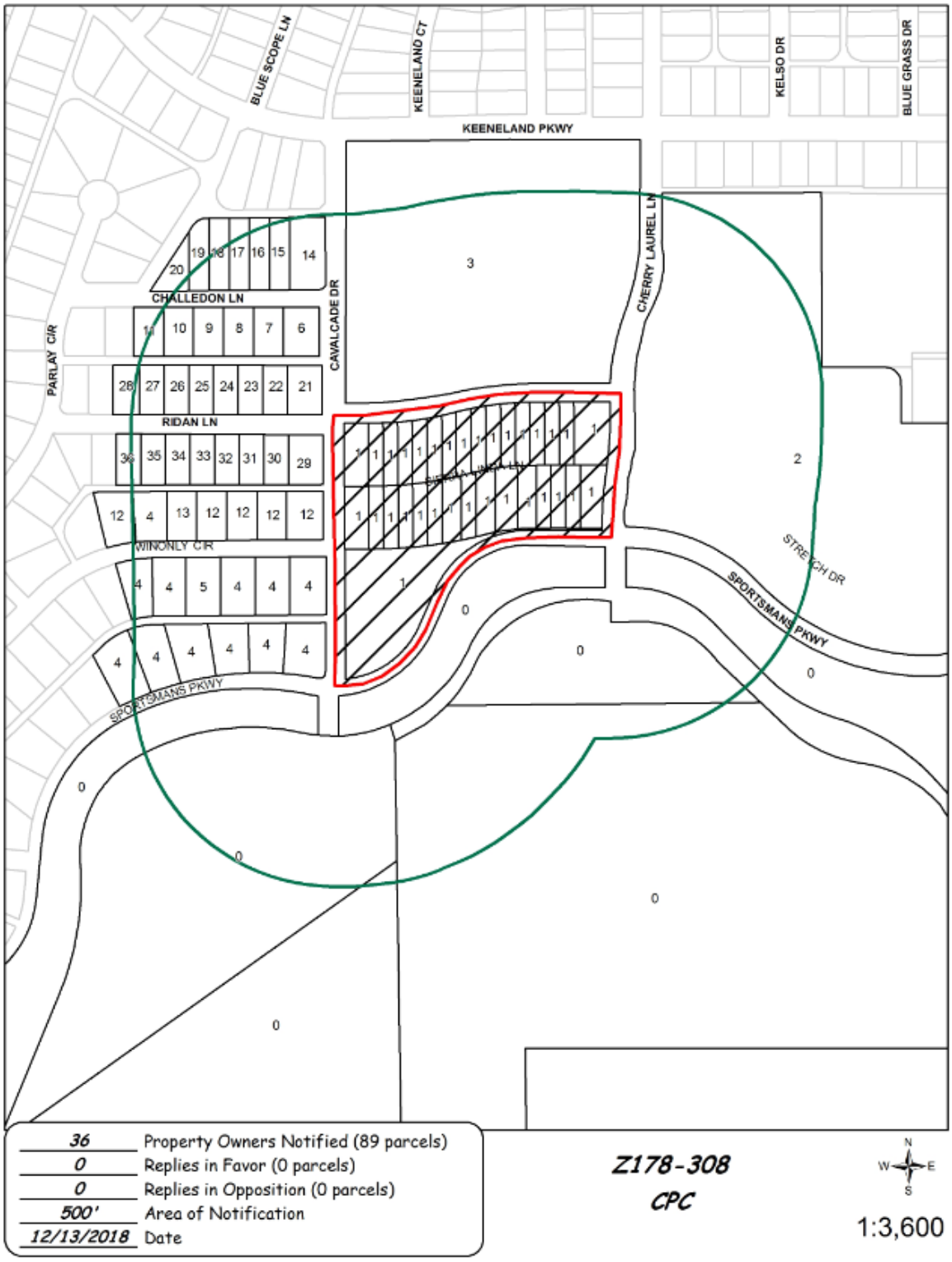
Single Family Shared Access Setbacks	
Front yard Setback from Cavalcade Drive and Cherry Laurel Lane	10' minimum
Setback for enclosed parking spaces	20' minimum from Shared Access Area (drive or sidewalk)
Other front, side and rear setbacks	0' minimum


GALLANT FOX DR
QUINELLA DR
BIMEBELLA LN
BOTANY BAY DR
KELSO DR
FURLONG DR
BLUE GRASS DR
S WALTON WALKER RD
S WALTON WALKER ACRD
BLUE SCOPE LN
KEENELAND CT
KEENELAND PKWY
Cochran
CHALLEDON LN
CAVALCADE DR
GALLANT FOX DR
PARLAY CIR
RIDAN LN
SIERRA LINDA LN
WINONLY CIR
MOUNTAIN VALLEY LN
STRETCH DR
SPORTSMANS PKWY
SPORTSMANS CT
S MERRIFIELD RD
S WALTON WALKER SERV
S WALTON WALKER BLVD
SPUR 408
1:7,200
VICINITY MAP
Case no: Z178-308
Date: 11/7/2018


KEENELAND CT
KEENELAND CT
KELSO DR
BLUE GRASS DR
KEENELAND PKWY
PARLAY CIR
CHALLEDON LN
CAVALCADE DR
CHERRY LAUREL LN
MOUNTAIN VALLEY LN
RIDAN LN
RIDAN LN
SUGAR LINDY LN
STRETCH DR
WINONLY CIR
SPORTSMANS PKWY
CAVALCADE DR
SPORTSMANS PKWY
1:3,600
AERIAL MAP
Case no: Z178-308
Date: 11/7/2018


R-5(A)
Z812-261
KELSO DR
KEENELAND PKWY
PARLAY CIR
CHALLEDON LN
PD
680
Public School
RR
Single Family
MOUNTAIN VALLEY LN
RIDAN LN
MF-2(A)
Multifamily
R-7.5(A)
Single Family
STRETCH DR
WINONLY CIR
Undeveloped
SPORTSMANS PKWY
PD
236
1:3,600
ZONING
AND LAND USE
Case no: Z178-308
Date: 11/7/2018

CPC RESPONSES



12/12/2018

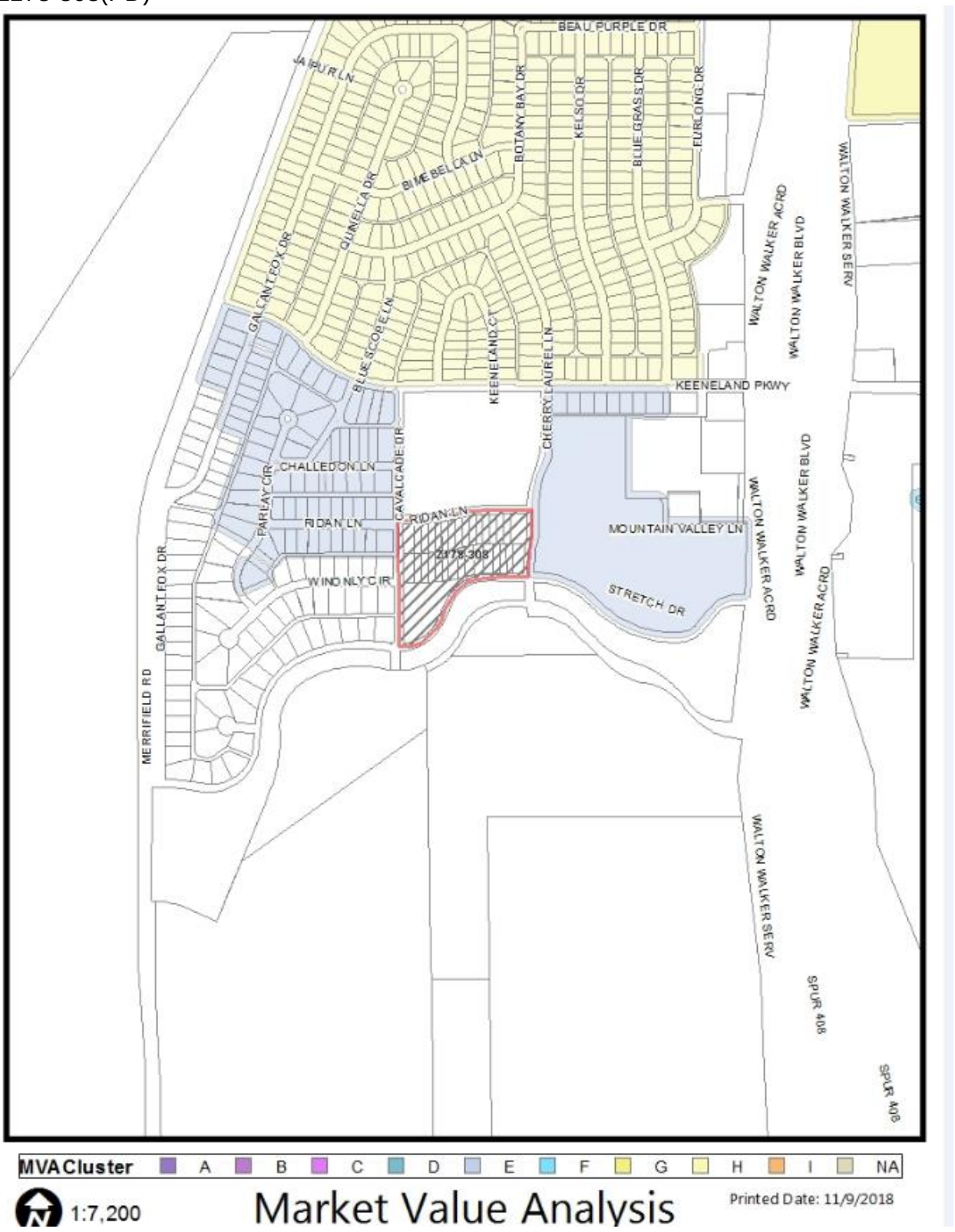
Reply List of Property Owners

Z178-308

36 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	6000	SPORTSMANS PKWY	SHEIKHINEJAD FATAMEH
	2	5800	SPORTSMANS PKWY	NVTX1 APARTMENTS LLC
	3	6000	KEENELAND PKWY	Dallas ISD
	4	6131	SPORTSMANS PKWY	ALVIN CONSTRUCTION INC
	5	6122	WIN ONLY CIR	BALDERES JAVIER
	6	6106	CHALLEDON LN	ALVAREZMANCIA ERIC A
	7	6110	CHALLEDON LN	GREEN JAMES
	8	6116	CHALLEDON LN	PINEDA RODOLF
	9	6120	CHALLEDON LN	THOMPSON JAMES D & LOUISE
	10	6126	CHALLEDON LN	THOMPSON JAMES D &
	11	6130	CHALLEDON LN	ELEGANT INVESTMENTS GROUP INC
	12	6135	WIN ONLY CIR	DRAGHICI ION
	13	6125	WIN ONLY CIR	BALDERAS JAVIER
	14	6103	CHALLEDON LN	BENITEZ PABLO C
	15	6111	CHALLEDON LN	RIOS JESUS JR
	16	6115	CHALLEDON LN	UMANZOR OSCAR A
	17	6119	CHALLEDON LN	RAMIREZ JONATHAN CRISTIAN SALAS &
	18	6123	CHALLEDON LN	GOROSTIETA FILADELFO &
	19	6127	CHALLEDON LN	EQUITY TRUST CO CUSTODIAN FBO
	20	6131	CHALLEDON LN	DFW CASAS & HOMES SERIES A LLC
	21	6103	RIDAN LN	SWEET HOME SOLUTIONS LLC
	22	6107	RIDAN LN	CAMPOS SABE H &
	23	6111	RIDAN LN	CHAVEZ OMAR
	24	6115	RIDAN LN	AZPEITIA FERNANDO &
	25	6119	RIDAN LN	PHOMMACHACK LINA
	26	6123	RIDAN LN	DOMINGUEZ MARY A

Reply	*Label #*	*Address*		*Owner*
	27	6127	RIDAN LN	TREVINO NORMA A & ALBERT A
	28	6131	RIDAN LN	QUINONES TEODORO
	29	6102	RIDAN LN	CONTRERAS FRANK &
	30	6106	RIDAN LN	RAMIREZ RAQUEL
	31	6110	RIDAN LN	NUNEZ PEDRO &
	32	6114	RIDAN LN	DELGADO NOE M &
	33	6118	RIDAN LN	MOLINA MARIA &
	34	6122	RIDAN LN	PHRUTHONKUL METHEE
	35	6126	RIDAN LN	RAMIREZ VICTOR & VERONICA
	36	6130	RIDAN LN	DIAZ FREDDY B & MARTHA F


BEAU PURPLE DR
JAIPUR LN
BOTANY BAY DR
KELSO DR
BLUE GRASS DR
FURLONG DR
BLUEBELL LN
QUINELLA DR
GALLANT FOX DR
BLUE SCOPE LN
KEENELAND CT
CHERRY LAUREL LN
KEENELAND PKWY
WALTON WALKER SERV
WALTON WALKER BLVD
CHALLEDON LN
CAVALCADE DR
PARLAY CIR
RIDAN LN
Z178-308
MOUNTAIN VALLEY LN
WINONLY CIR
STRETCH DR
MERRIFIELD RD
SPUR 408
MVACluster A B C D E F G H I NA
1:7,200
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-108 **Item #:** 53.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the placement of fill material use on property zoned an R-10(A) Single Family District at the intersection of Dixie Garden Lane, Dixie Garden Court, and Cliff Haven Drive
Recommendation of Staff and CPC: Approval for a three-year period, subject to a Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, an Operations plan, and conditions
Z178-337(PD)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-337(PD) **DATE FILED:** August 13, 2018

LOCATION: Intersection of Dixie Garden Lane, Dixie Garden Court, and Cliff Haven Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 61B M

SIZE OF REQUEST: ± 3.039 acres **CENSUS TRACT:** 165.21

APPLICANT/OWNER: Quincy Roberts

REQUEST: An application for a Specific Use Permit for the placement of fill material use on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant is requesting permission to place approximately 5,353 cubic yards of fill material in the rear of the subject site.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, an Operations plan, and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, an Operations plan, and conditions.

BACKGROUND:

- The 3.039-acre site is currently developed with an approximately 5,639-square-foot single family dwelling constructed in 2007.

- The applicant purchased the property on June 29, 2015, according to Dallas Central Appraisal District records.

- The prior owners provided an escarpment study and received previous approval of an Escarpment permit [E890-2] to construct the single family dwelling, however the permit did not extend to the rear of the property. Thus, the rear of the property maintained the natural vegetation.

- Due to receiving erroneous information from the City, the applicant believed the existing escarpment permit allowed filling of the GSA and Escarpment Zone and brought in approximately 16,503 cubic yards of fill material without the necessary SUP, to fill a portion of the request site.

- Although the rear portion of the request site subject to the SUP is not entirely within the Escarpment Zone, due to adjacency to the Escarpment Zone, a portion of the rear property is within a Geologically Similar Area, (GSA). The proposed fill of the GSA triggers authorization from the Escarpment Area Review Committee, (EARC).

- The EARC is an advisory board composed of several departments that provides guidance to the Director who authorizes an escarpment permit.

- As a result, the Engineering Division and Arborist Division advised the applicant to remove the already filled material from the Escarpment Zone and GSA allowing for the restoration of these areas.

- Therefore, staff required the applicant to provide two alternative site improvement and recommended vegetation plans for remediation of the Escarpment Zone and GSA. Upon review of the two alternative plans, staff approved the second site improvement and recommended vegetation plan for remediation of the Escarpment Zone and GSA that required the applicant to restore and fill 11,150 cubic yards of fill in the Escarpment Zone and GSA with 5,353 cubic yards of fill material to remedy and remain in a portion of the GSA that has already been placed.

- The applicant has removed the natural vegetation to level the ground with the fill material for additional landscaping that is proposed to include a garden and fruit trees. However, the full estimation of size, species, and diversity of removed vegetation is unknown.

- Additionally, while no immediate construction is intended, the applicant has previously constructed a retaining wall without a permit along the rear of the property within the GSA to contain the fill material.

- Ultimately, actions taken by staff are to remedy the Escarpment Zone and GSA to the original condition rather than to develop on it. Therefore, an escarpment study or permit is not required, at this juncture.

Zoning History: There has been no recent zoning case in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Dixie Garden Court	Collector	60 feet
Dixie Garden Lane	Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

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 use is consistent with the following land use policy:

Environment Element

GOAL 6.6 Increase Recycling and Conservation of Renewable Resources

Policy 6.4.4 Restore and manage sensitive areas.

Neighborhood Plus Element

GOAL 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Policy 5.2.1 Pilot a Master Development Program in target areas for single family infill development to address infrastructure and other development impediments that are difficult to address on individual lots.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A)	Single Family
North	Zone 3 within PDD No. 743, PDD No. 953	Private Recreation Center, Undeveloped
East	A(A)	Undeveloped
South	A(A), PDD No. 226	Single Family
West	PDD No. 226	Single Family

Land Use Compatibility:

The property is zoned an R-10(A) Single Family District and surrounded by low-density single family development in an A(A) Agricultural District and Planned Development District No. 226 to the south and west, a private recreation center zoned Zone 3 within Planned Development District No. 743 to the north with undeveloped property in Planned Development District No. 953 to the north, and undeveloped property in an A(A) Agricultural District to the east.

The Dallas Development Code contains several provisions regarding the placement of fill material. First, fill material must be qualified fill material[1] which is composed of nonhazardous earth material and does not include industrial waste[2] or solid waste[3]. Second, the provisions of this use require that in addition to the findings required by Section 51A-4.219, a Specific Use Permit may not be granted for this use except upon a finding that the placement of fill material:

1. will not adversely affect surrounding uses;
2. will be conducted in a manner which eliminates unnecessary dust, noise and odor;
3. will not damage any public improvement or public infrastructure as a result of the filling operation;
4. will not be placed in a flood plain, escarpment or geologically similar area unless authorized in accordance with the Dallas City Code;
5. will not alter drainage of the property that adversely affects the site or adjacent

[1] Reference Section 51A-4.206(5)(A) of the Dallas Development Code.
[2] INDUSTRIAL SOLID WASTE means solid waste resulting from or incidental to any process of industry or manufacturing, or mining or agricultural operations. Reference Chapter 18 of the Dallas City Code.
[3] 51A-2.102 of the Dallas Development Code

properties;
6. will be accomplished with safe and adequate ingress and egress to the site; and
7. will not damage or destroy any protected trees during the filling operation unless mitigation measures are provided in accordance with Article X of the Dallas Development Code.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because while it does not currently comply with all aforementioned findings, the applicant, at the recommendation of staff, will take considerable actions to comply with the findings. More specifically, the applicant is required to:

1. Implement and comply with the approved Site Improvement and Recommended Vegetation Plan for Remediation of Escarpment Zone and GSA per Alternative 2 of the plan set for restoration of Escarpment Zone and GSA area and operations plan;
2. Apply for and receive a grading permit for the execution of the remediation plan;
3. Provide certification of completion by the record licensed engineer to the City ensuring that the construction and vegetation plan has been executed; and
4. Pass City inspection and approval of the completion of the remediation.

Alternatively, if the City deems no corrective action has been performed a “Hold” will be placed on the property until all approved corrective actions are made. A “Hold” on the property prevents anyone from receiving approval of any permits from the City.

Additionally, the regional office of the Texas Commission on Environmental Quality, (TCEQ) concluded that their office has not received an incident claim that would require an auditor or investigator to visit the site to address the claim/complaint. Therefore, the

Office of Environmental Quality & Sustainability, (OEQS) did not have any concerns regarding the fill that were not addressed by the City's Engineering Division and Arborist.

The applicant has confirmed that the fill material was borrowed from a dirt pit in Irving, TX and contains heavy clay and sand material. Because the fill material has been verified as to its contents and does not contain inert dirt, soil, rocks, etc., that may contain hazardous chemicals with SDS, (safety data sheets) or inert material co-mingled with the chemicals, it is determined that the fill material is qualified fill material.

The proposed use requires a site improvement and recommended vegetation plan for remediation of the Escarpment Zone and GSA, and an operations plan. The Operations Plan includes hours of operation; location and depth of fill; fences or any other barriers necessary for safety and screening; drainage and erosion measures; means of protection of trees; truck routes to be used; the length of time to complete the filling; and sufficient ingress and egress to and from the site. The detailed Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA specifies the required plant distribution and allows authorization of the grading plan review with the vegetation plan and inspection. The applicant has provided all the necessary plans and will be required to comply with all plans.

Staff supports the request because the time period recommended will provide the City and neighboring properties an opportunity to evaluate the use, allow the City to have oversight and monitoring authority over the site through review and approval of the Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, operations plan, and conditions. These measures will ensure that the use is not detrimental to the surrounding uses. Further, because the full estimation of size, species, and diversity of removed vegetation is unknown; and the ability to restore the Escarpment Zone and GSA to its original condition is impossible, the actions taken by staff and the applicant to remedy the Escarpment Zone and GSA, rather than to develop on it, is the most appropriate action.

Landscaping:

Landscaping will be in accordance with Article X, as amended, the approved site improvement and recommended vegetation plan for remediation of the Escarpment Zone and GSA.

Parking:

Parking will be provided in accordance with the Dallas Development Code, as amended.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is within a “D” MVA cluster.

CPC ACTION
December 13, 2018

Z178-337(PD) Planner: Pamela Daniel

Motion: It was moved to recommend **approval** of a Specific Use Permit for the placement of fill material use for a three-year period, subject to a Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA, an Operations Plan, and conditions on property zoned an R-10(A) Single Family District, at the intersection of Dixie Garden Lane, Dixie Garden Court, and Cliff Haven Drive.

Maker: Schultz
Second: Murphy
Result: Carried: 12 to 0

For: 12 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 16
Replies: For: 1 Against: 1

Speakers: For: Quincy Roberts, 6455 Dixie Garden Ct., Dallas, TX, 75236
Against: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is placement of fill material limited to qualified fill material. Qualified fill material means nonhazardous excess soil excavated from improvements containing only clean, uncontaminated soil, dirt, clay, or inert natural materials not regulated by the Texas Commission on Environmental Quality.

2. SITE IMPROVEMENT AND RECOMMENDED VEGETATION PLAN FOR REMEDIATION OF THE ESCARPMENT ZONE AND GSA: Use and development of the Property must comply with the attached site improvement and recommended vegetation plan for remediation.

3. OPERATIONS PLAN: Use and development of the Property must comply with the attached operations plan.

4. ENVIRONMENTAL TESTING: All appropriate environmental testing and studies regarding the condition of the qualified fill material must be performed prior to the issuance of a grading permit, and all sampling plans and results must be provided to the director of the Office of Environmental Quality to ensure compliance with this condition.

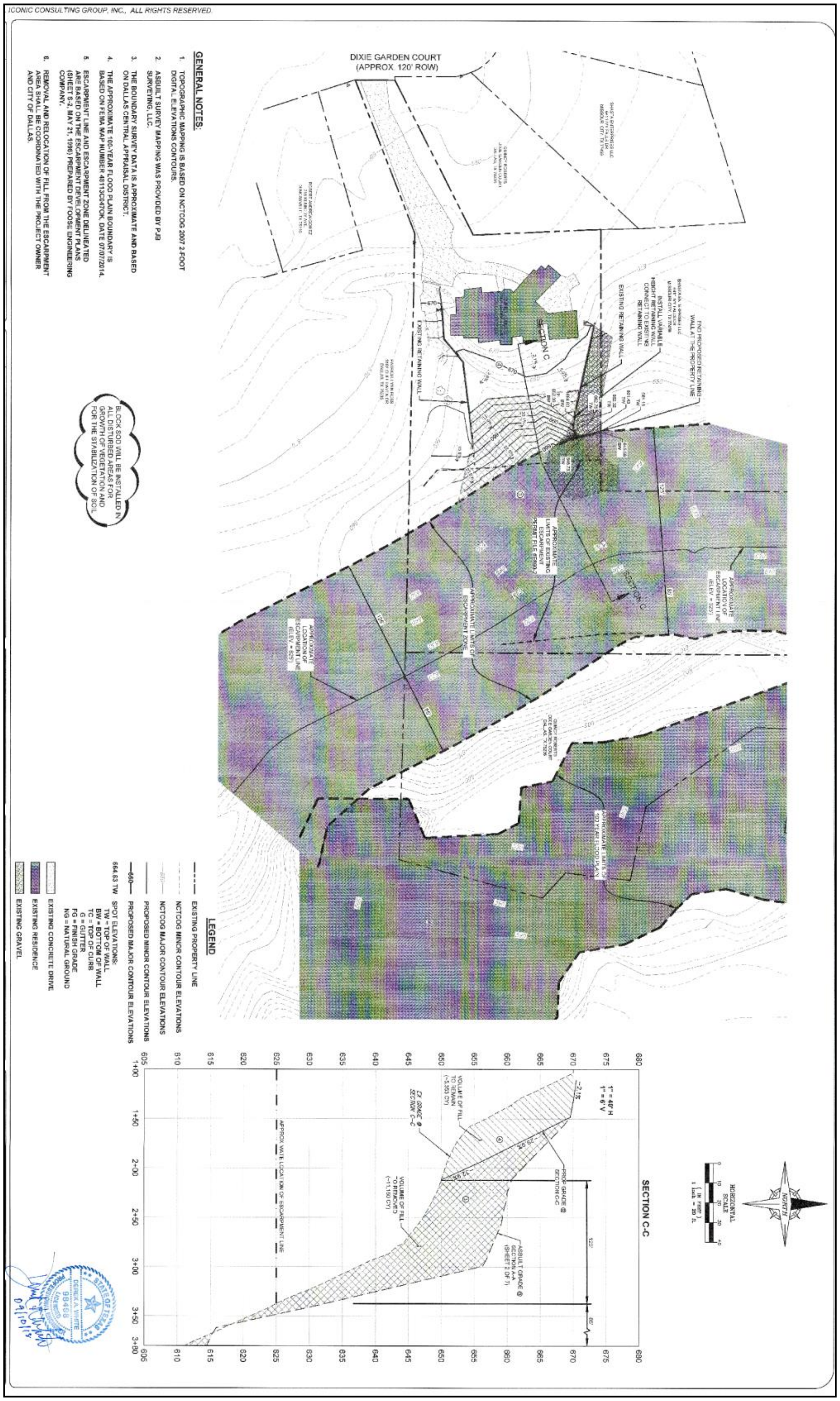
5. TIME LIMIT: This specific use permit expires on [three-years from the passage of this ordinance].

6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

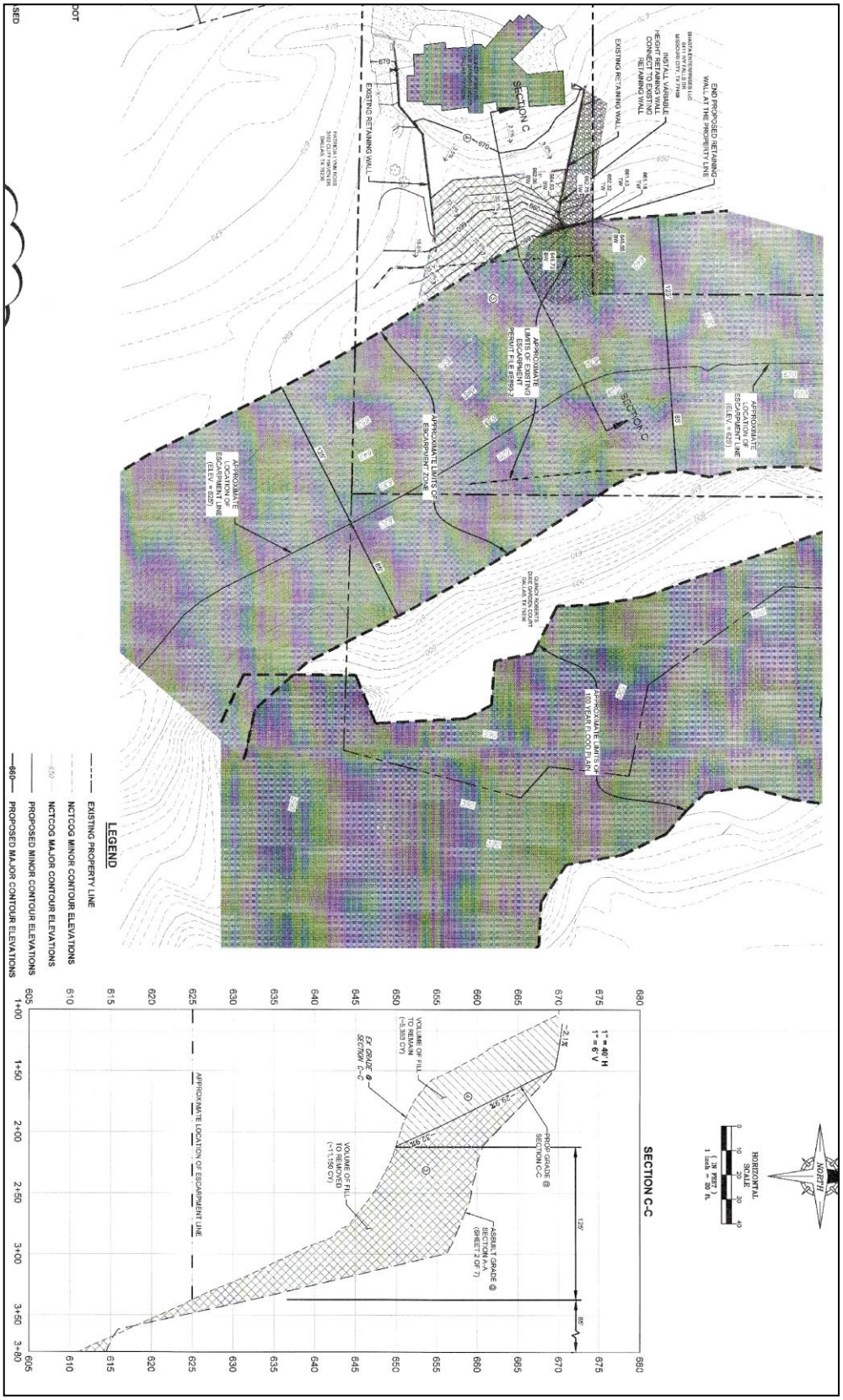
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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 Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA



Enlarged Proposed Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA



Detailed Proposed Site Improvement and Recommended Vegetation Plan for Remediation of the Escarpment Zone and GSA

ICONIC CONSULTING GROUP, INC.

2655 Villa Creek Drive, Suite 276
Dallas, Texas 75234
Tel: 214-705-3765
Fax: 214-705-3769
www.iconiccg.com

October 8, 2018

Phil Erwin
Chief Arborist
(214) 948-4117
philip.erwin@dallascityhall.com

RE: Revision to the Recommended Vegetation Remediation Plan (dated 09-28-18)

Dear Mr. Erwin,

The City of Dallas has requested that a written vegetation remediation plan be provided regarding the Quincy Roberts Site Improvements (Remediation Plan within Escarpment Zone and GSA) project.

ICONIC recommends the following vegetation plan for the anticipated remediation:

- Grading shall comply with the Grading Remediation Plan (Alt 2) sheet 4 of 11, dated 09-10-2018 from the previously mentioned project (see attached);
- Placement of topsoil shall be in accordance with NCTCOG 4th Edition, Item 202.2 (see attached);
- Fertilizing shall be in accordance with NCTCOG 4th Edition, Item 202.4 for pre-planting and post-planting (see attached);
- Turffgrass planting shall be in accordance with NCTCOG 4th Edition, Item 202.5 for sodding. Turfgrass sod shall be "Cynodon dactylon" (Common Bermudagrass). Turfing shall be executed across the slope, parallel to finished grade contours (see attached).
- Where the fill (within the Escarpment and GSA) of this project exceeds 3:1 slope, soil retention blankets shall be used. Soil retention blankets shall be in accordance with TxDOT Item 169 "Soil Retention Blanket". Soil retention blankets shall be of spray type blanket (Class 1, Type C, Flexterra) (see attached).

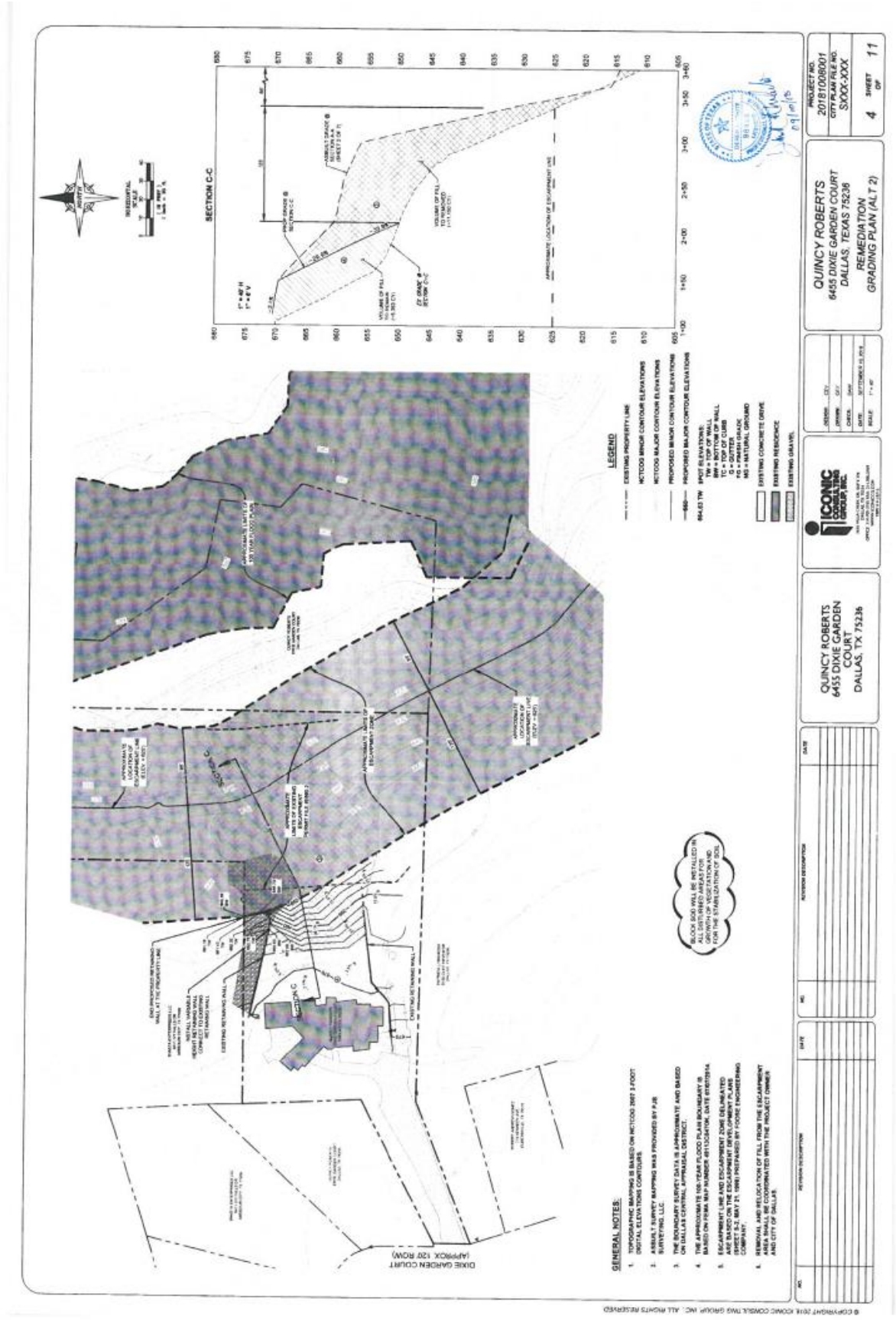
Please consider these recommendations for vegetation remediation so that this project can move forward. If you have any questions, my contact information is below.

ICONIC Consulting Group, Inc.
TBPE Firm No. F-10715



Derek A. White, Ph.D, P.E.
TBPE PE No. 98498
Office: 214-705-3765 ext. 130
www.iconiccg.com

NOTE: This document was prepared under the Texas Occupation Code §1052.003 (a) (11) (B) for landscaping and does not reflect recommendations from a landscape architect regulated under Chapter 1052 of the Texas Statues.


QUINCY ROBERTS
6455 DIXIE GARDEN COURT
DALLAS, TEXAS 75236
REMEDIATION
GRADING PLAN (ALT 2)
PROJECT NO.
20181008001
CITY PLAN FILE NO.
SXXX-XXX
4 SHEET OF 11
QUINCY ROBERTS
6455 DIXIE GARDEN COURT
DALLAS, TX 75236
ICONIC CONSULTING GROUP, INC.
SECTION C-C
LEGEND
EXISTING PROPERTY LINE
PROPOSED MINOR CONTOUR ELEVATIONS
PROPOSED MAJOR CONTOUR ELEVATIONS
EXISTING CONCRETE DRIVE
EXISTING RESIDENCE
EXISTING GRAVEL
GENERAL NOTES:
1. TOPOGRAPHIC MAPPING IS BASED ON INCTCOG 2007 1-FOOT DIGITAL ELEVATIONS CONTOURS.
2. AERIAL/T SURVEY MAPPING WAS PROVIDED BY PJE SURVEYING, LLC.
3. THE BOUNDARY SURVEY DATA IS APPROXIMATE AND BASED ON DALLAS CENTRAL APPRAISAL DISTRICT.
4. THE APPROXIMATE 100-YEAR FLOOD PLAIN BOUNDARY IS BASED ON FIRM MAP NUMBER 48113C0470K, DATE 07/07/2014.
5. ESCARPMENT LINE AND ESCARPMENT ZONE DELINEATED ARE BASED ON THE ESCARPMENT DEVELOPMENT PLANS (SHEET S-2, MAY 21, 1999) PREPARED BY FOORE ENGINEERING COMPANY.
6. REMOVAL AND RELOCATION OF FILL FROM THE ESCARPMENT AREA SHALL BE COORDINATED WITH THE PROJECT OWNER AND CITY OF DALLAS.
DIXIE GARDEN COURT
(APPROX. 120' ROW)
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ITEM 202. LANDSCAPING

202.1. REMOVAL, PROTECTION, AND REPLACEMENT OF TREES, SHRUBBERY, PLANTS, SOD, AND OTHER VEGETATION

No trees shall be removed unless so noted on the plans or upon the specific approval of the OWNER. Where trees, plants, shrubbery, etc., are adjacent to the line of the work and are not to be removed or are designated on the plans to be removed and replaced, the CONTRACTOR shall protect such trees, plants, shrubbery, etc. by substantial wooden boxes and guards and shall not permit machinery or employees to scrape, tear the limbs from, damage or attach guy cables to them. If, in the opinion of the OWNER, such trees, plants, shrubbery, etc., would be damaged by machinery, etc., hand excavation may be required. Shrubbery, plants, etc. shall be removed with a ball of dirt about their roots and shall be carefully stored and given proper attention.

Sod shall be removed in squares cut out with a sharp spade and of such sizes that they may be handled conveniently without breaking. They shall be carefully stored and given proper attention. During hot, dry weather, the stored sod shall be protected by covering with canvas or burlap.

The CONTRACTOR shall be responsible for all damage to adjacent trees, plants, shrubbery, etc., and any such damage shall be remedied to the satisfaction of the OWNER. All damaged limbs over 1-inch in diameter shall be sawed clean adjacent to the damaged area or at the trunk and dressed with acceptable tree wound treatment material, unless dressing is waived by the OWNER.

The cost of removal shall be paid for as a separate contract pay item if a separate pay item is provided; otherwise, the costs thereof shall be included in such pay items as are provided in the proposal and contract. The cost of protection shall not be paid for as a separate contract pay item; the costs thereof shall be included in such pay items as are provided for in the proposal and contract.

Where sod, shrubbery, plants, etc., are removed in making the excavation, such areas shall have the same sod, shrubbery, plants, etc., of the same kind and in good condition, replaced in their prior positions. Trees that are to be removed and subsequently replaced shall be designated on the plans. When backfilling is completed, the sod, shrubbery, plants, etc. shall be carefully replaced in their original location and the area thoroughly wet down.

The cost of such replacement shall be paid for as a separate contract pay item if a separate pay item is provided; otherwise, the costs thereof shall be included in such pay items as are provided in the proposal and contract.

202.2. TOPSOIL

202.2.1. Description. This Item shall consist of furnishing and placing topsoil, free from rock and foreign material, as indicated on the plans, to the lines and grades as established by the construction plans.

202.2.2. Materials and Storage. All excavated material which is suitable for topsoil shall be used before any topsoil is obtained from a borrow source. Topsoil shall be secured from borrow sources as required to supplement suitable material secured from project excavation. Topsoil material secured from excavations shall be stockpiled at locations approved by OWNER.

202.2.3. Construction Methods. Approved topsoil shall be a minimum thickness of 6-inches unless otherwise specified on the plans, and shall be placed on areas formed to the line and grade specified in the plans.

202.2.4. Measurement And Payment. Topsoil secured from borrow sources shall be measured by the square yard (m^2) in place on the project site. Measurement for payment shall be made only on topsoils secured from borrow sources. All work performed as ordered and measured as provided under this Item shall be paid for at the unit price bid for topsoil. The price shall be full compensation for excavating (except as noted below), loading, hauling, placing and furnishing all labor, equipment, tools, supplies and incidentals necessary to complete the work.

All labor, equipment, tools and incidentals necessary to place salvage topsoil as specified shall be included in the price bid for Item 203.4. Unclassified Street Excavation or Item 203.5. Unclassified Channel Excavation. All excavation required by this Item in cut section shall be measured in accordance with provisions for the various excavation items involved with the provision that excavation shall be measured and paid for once only, regardless of the manipulations involved.

202.3. SOIL AMENDMENTS

202.3.1. General. Where indicated on the plans and defined in the specifications, soil amendments shall be added as defined or as noted in these specifications.

202.3.2. Sand. All sand shall be thoroughly washed, coarse grade construction or brick sand, free of clay balls, weeds or grass. So-called cushion sand, blow sand, creek silt or water treatment solid byproducts shall not be acceptable. A quart sample of the sand proposed to be used shall be submitted for the OWNER'S approval.

202.3.3. Minerals.

202.3.3.1. Elemental Sulfur. Sulfur shall be a commercially produced, granular product of pure sulfur.

202.3.3.2. Gypsum. Gypsum (calcium sulphate) shall be ground to the size specified on the plans.

202.3.3.3. Lime. Lime shall be of finely ground or pulverized raw, commercial grade dolomitic limestone, all of which shall pass through a #10 (210mm) sieve, and at least half of which shall pass through a #100 (150mm) sieve. Solomitic lime shall contain roughly equal portions of magnesium and calcium carbonates, which together total 90-percent or more of the value of neutralizing power or the calcium oxide equivalent. A producer's specification or a sample label of the lime proposed to be used shall be submitted for the OWNER'S approval.

202.3.4. Compost. This Item shall govern for the furnishing and placing of approved compost material to the depths and area shown on the plans or as directed by the Engineer.

202.3.4.1. Materials. Compost material shall be an organic substance produced by the aerobic (biological) decomposition of organic matter. All compost is to be clean and free of visible refuse, live plants, seed, excessive cotton lint and any chemical elements harmful to plant growth. Composted matter may include, but is not limited to, leaves and yard trimmings, brush, biosolids, food scraps, food processing residues, manure and/or other agricultural residuals, forest residues and bark, and soiled and/or unrecyclable paper. Mixed municipal solid waste compost, and Class B Biosolids (as defined in 40 CFR part 503) shall not be allowed. Raw organics in the finished compost shall not be allowed.

Compost materials furnished shall meet all applicable Federal (40 CFR Part 503 Standards for Class A Biosolids) and TCEQ health and safety regulations (TAC Chapter 332). All compost material supplied shall be processed to meet the time and temperature standards in TAC Chapter 332 Subchapter B Part 23 to control noxious weeds, pathogen and vector attraction; and the physical requirements shown in Table 202.3.4.1.(a) Compost Physical Requirements.

Table 202.3.4.1.(a) Compost Physical Requirements

Compost for Manufactured Topsoil	Erosion Control Compost	General Use Compost
Organic Matter Content as determined by loss on ignition (ASTM D5268 Standard Specification for Topsoil Used for Landscaping Purposes @ 824°F)		
30% (dry mass)	40-60% (dry mass)	40-60% (dry mass)
Particle Size as determined by TEX-110-E Particle Size Analysis of Soils		
100% passing 1"	100% passing 3" <70% passing 2"	100% passing 3/4" <70% passing No. 20
Soluble Salts as determined by TEX-129-E Measuring the Resistivity of Soil Materials		
5.0 max. mmhos/cm)	5.0 max. mmhos/cm	5.0 max. mmhos/cm
Maturity		
Finished	Finished	Finished
pH as determined by TEX-128-E Determining Soil pH		
5.5 - 8.5	5.5 - 8.5	5.5 - 8.5

202.3.4.2. Construction Methods. After the designated areas have been completed to the lines, grades, and cross sections shown on the plans and as provided for in other items to the contract, compost of the type specified shall be placed in accordance with the requirements hereinafter described and as directed by the Engineer. Any stockpile areas shall be well drained, and shall be left in a neat and presentable condition upon completion of the removal of the materials. Where rolling is specified, the roller shall be a light corrugated drum roller of the type approved by the Engineer. Compost shall be loose and friable and not dusty at the time of application. Compost may be required to be brought to an acceptable moisture content, as directed by the Engineer. No compost materials shall be placed within 30-yards of any source of surface water or drinking water supply.

202.3.4.2.1. Compost Manufactured Topsoil. Compost manufactured topsoil shall consist of soil constituents amended with 5- to 30-percent compost, measured by volume, as shown on the plans. Any trash, stumps, roots, weeds, or other objectionable materials in the soil shall be removed and disposed of, as approved by the Engineer, prior to beginning the mixing process.

Blended On-Site. Compost shall be spread in a uniform layer over the previously prepared subgrade area and thoroughly incorporated into the soil materials, to the depths shown on the plans, by rototilling, harrowing, or other suitable methods. After the topsoil has been produced and shaped, it shall be sprinkled and rolled as directed by the Engineer.

Pre-Blended. Topsoil manufactured from sources outside the right-of-way shall be produced in accordance with the requirements for Blended On-Site topsoil, and spread over the prepared subgrade so as to form a uniform layer of loose material of the thickness shown on the plans. After the topsoil has been placed, it shall be raked carefully to remove all objectionable materials and to yield a consistent grade, and then sprinkled and rolled as directed by the Engineer.

202.3.4.2.2. Erosion Control Compost. Compost shall be spread evenly over the previously prepared subgrade or slopes so as to form a uniform layer of loose material of the thickness shown on the plans. Erosion Control Compost shall not be placed on any slope having a slope ratio steeper than 2:1. After the compost has been placed, it shall be sprinkled and rolled as directed by the Engineer.

202.3.4.2.3. General Use Compost. General use compost shall be applied as a top dressing by placing the material evenly upon established areas of turf, grass, or other ground cover growth to the depth specified on the plans or as directed by the Engineer. Compost applications shall not bury or kill existing vegetation. All stems, roots, or other debris larger than 2-inches diameter shall be removed from the ground surface.

202.3.5.3. Measurement and Payment. "Compost Manufactured Topsoil (Blended On-Site)", "Compost Manufactured Topsoil (Pre-Blended)", "Erosion Control Compost" and "General Use Compost" will be measured by the cubic-yard (m^3) in vehicles at the point of delivery.

The work performed and materials furnished in accordance with this Item and measured as provided for shall be paid for at the unit price bid for "Compost Manufactured Topsoil (Blended On-Site)", "Compost Manufactured Topsoil (Pre-Blended)", "Erosion Control Compost" or "General Use Compost" for the depth specified. This price shall be full compensation for securing any necessary source(s) and any royalty involved; for furnishing all materials, for all excavation, loading, hauling, stockpiling, placing, rototilling, harrowing, raking, rolling and sprinkling; and for furnishing all labor, tools, equipment and incidentals necessary to complete the work.

202.4. FERTILIZER

202.4.1. General. Fertilizer shall be a commercial product, uniform in composition, free flowing, with uniform particle size, minimal dust, and suitable for application with approved equipment. Fertilizer may be a natural organic, synthetic organic or inorganic fertilizer. A sample label or specification of proposed fertilizer(s) to be used shall be submitted to the OWNER for approval.

All fertilizer used shall be delivered in original bags or containers clearly labeled to show analysis of the contents. Fertilizer shall be in good physical condition. Fertilizer which has been exposed to high humidity and moisture or has become caked or otherwise damaged, making it unsuitable for use, shall be rejected.

The fertilizer is subject to testing by the OWNER in accordance with the Texas Fertilizer Law. A fertilizer shall be used with an analysis as indicated below. The figures in the analysis represent the percent of nitrogen, phosphoric acid and potash nutrients, respectively, as determined by the methods of the Association of Official Agricultural Chemists. In the event it is necessary to substitute a fertilizer of a different analysis with a lower concentration, the total amount of nutrients furnished and applied per unit area shall equal or exceed that specified for each nutrient.

202.4.2. Preplanting Application. Fertilizer analysis shall be based on soil test results and the nitrogen requirements for the turfgrass specified. If the OWNER waives soil testing, fertilizer analysis shall be, by weight, in a 1-1-1 or 1-2-1 (N-P-K) ratio (such as 13-13-13 or 10-20-10,) and 10- to 15-percent sulphate and traces of iron and zinc as required and approved by the OWNER.

Preplanting application rate shall be 10-lbs.-fertilizer-per-1,000-sq.ft.

202.4.3. Post Planting Application. Fertilizer analysis shall be based on soil test results and the nitrogen requirements for the turfgrass specified. If the OWNER waives soil testing, fertilizer analysis shall be as specified below except that for autumn applications a complete fertilizer with a 4-1-2 to 3-1-2 (N-P-K) ratio shall be applied.

Fertilizer shall contain 30- to 50-percent slow release nitrogen, unless specified otherwise by the OWNER.

202.4.3.1. Seeds or Sprigs. As soon as new growth starts after seeding or sprigging, grass shall be fertilized every 10- to 14-days with 0.75- to 1.0-lb.-nitrogen-per-1,000-sq.ft. Applications shall alternate between nitrogen only fertilizer whose analysis is, by weight, 21-0-0 or 45-0-0 (N-P-K) and a complete fertilizer with a 3-1-2 or 4-1-2 (N-P-K) ratio (such as 21-7-14.)

202.4.3.2. Sod. Fertilizer analysis shall be based on soil test results. Fertilizer shall be applied every 4- to 6-weeks at 1.0-lb.-(actual)nitrogen-per-1,000-sq.ft.

202.4.4. Measurement and Payment. Fertilizing may be paid for as a separate pay item or considered subsidiary to other pay items as specified by the OWNER.

202.5. SODDING

202.5.1. Description. Sodding shall consist of furnishing and planting grass as designated on the plans and in accordance with the requirements of this specification and special conditions.

202.5.2. Materials. Sod shall be "Stenotaphrum secundatum" (St. Augustine grass), "Cynodon dactylon" (Common Bermudagrass), "Buchloe dactyloides" (Buffalograss), an approved hybrid of Common Bermudagrass, or an approved Zoysiagrass. Sod shall consist of stolons, leaf blades, rhizomes, and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than 0.75-in. (2cm). Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials, weeds and grasses deleterious to its growth or which might affect its subsistence or hardiness when transplanted. The grass shall have been mowed prior to sod cutting so that the height of the grass shall not exceed 2-inches (5cm). St. Augustine grass sod shall have been produced on growing beds of clay or clay loam topsoil. Bermudagrasses and zoysiagrasses shall have been grown on sand or sandy loam soils. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival shall be affected. Sod shall be protected from exposure to wind, sun and freezing. If sod is stacked, it shall be kept moist and shall be stacked roots to roots and grass to grass.

Sod to be placed between curb and walk and on terraces shall be the same type grass as adjacent grass or existing lawn.

Sod to be placed during the dormant stage of these grasses shall be inspected by the OWNER to verify that the grass is acceptable.

202.5.2.1. Dimensions. All sod shall have been machine cut to uniform soil thickness of ½-in. (13mm) ± ⅛-in. (3mm). All sod shall be of the same thickness. Rectangular sections of sod may vary in length, but all shall be of equal width and of a size that permits the sod to be lifted, handled and rolled without breaking. Broken pads and torn, uneven ends shall be rejected.

202.5.3. Construction Methods. After the designated areas have been completed to the lines, grades and cross sections shown on the plans and as provided for in other items of the contract, sodding of the type specified shall be performed in accordance with the requirements hereinafter described. Sodding shall be either plugging or solid.

Care shall be taken at all times to retain native soil on the roots of the sod during the process of excavating, hauling and planting. Sod material shall be kept moist from the time it is dug until planted. When so directed by the OWNER, the sod existing at the source shall be watered to the extent required prior to excavating. Sod material shall be planted within 3-days after it is excavated unless preserved by techniques such as shrink wrapping and transporting in refrigerated trucks, in which case the OWNER shall approve the time interval between excavation and planting.

When necessary, the sodded areas shall be smoothed after planting has been completed and shaped to conform to the cross section previously provided and existing at the time sodding operations were begun. Any excess dirt from planting operations shall be spread uniformly over the adjacent areas or disposed of as directed by the OWNER, so that the completed surface shall present a sightly appearance.

202.5.3.1. Plugging. Furrows parallel to the curb line or sidewalk lines, 12-in. (300mm) on centers or to the dimensions shown on the plans, shall be opened on areas to be sodded. In all furrows, sod approximately 3-in.-square (75mm-square) shall be placed on 12-in. (300mm) centers at proper depth so that the top of the sod shall not be more than ½-in. (13mm) below finished grade. Holes of equivalent depth and spacing may be used instead of furrows. Soil shall be firm around each block; then the entire sodded area shall be carefully rolled with a heavy, hand roller developing 15- to 25-lb.-per-square-inch (100- to 170-kPa) compression. Hand tamping may be required on terraces.

202.5.3.2. Solid Sodding. At locations on the plans, or where directed, sod blocks shall be carefully placed on the prepared areas. Sod shall be so placed that the entire designated areas shall be covered. Any voids left in the solid sodding shall be filled with additional sod and tamped. The entire sodded area shall be rolled and tamped to form a thoroughly compact solid mass. Surfaces of solid sod which, in the opinion of the OWNER, may slide due to the height or slope of the surface or nature of the soil, shall, upon direction of the OWNER, be pegged with wooden pegs driven through the sod block to the firm earth, sufficiently close to hold the sod firmly in place.

202.5.3.3. Fertilizing Sod. Fertilizing shall consist of providing and distributing fertilizer over such areas as are designated on the plans and in accordance with these specifications. The fertilizer shall be applied uniformly over the area specified to be fertilized and in the manner directed. Fertilizer for sod shall comply with applicable provisions of Item 202.4. Fertilizer.

202.5.3.4. Watering and Finishing Sod. Sodded areas shall be thoroughly watered immediately after they are planted. Large areas shall be planted by irrigation zones, so areas can be watered as soon as they are planted. Sod shall be subsequently watered and mowed at such time and in a manner and quantity directed by the OWNER until completion and final acceptance of the project by the OWNER.

Sod shall not be considered finally accepted until the sod has started to peg down (roots growing into the soil), and is free from dead blocks or rolls of sod.

202.5.4. Measurement and Payment. Plugging and solid sodding shall be measured for payment in square yards (m^2) of sodded area completed in accordance with the plans and specifications. Plugging or solid sodding, as the case may be, shall be paid for at the contract unit price per square yard (m^2), complete in place, as provided in the proposal and contract. The contract unit price shall be the total compensation for furnishing and placing all sod, for all rolling and tamping, for all water, for disposal of all surplus material, and for all material, labor, equipment, tools and incidentals necessary to complete the work, all in accordance with the plans and these specifications.

202.6. SEEDING TURFGRASS

202.6.1. General. Seeding shall consist of preparing the ground, providing and planting seed or a mixture of seed of the kind specified along and across such areas as may be designated on the plans and in accordance with these specifications.

202.6.2. Materials. All material for turfgrass provided shall be in accordance with these specifications and as noted in the plans and contract documents. Prior to planting, CONTRACTOR shall provide the OWNER with the State of Texas Certificate stating analysis of purity and germination of seed.

Seed shall be labeled in accordance with U.S. Department of Agriculture rules and regulations.

202.6.2.1. Bermuda Grass Seed. Turfgrass seed shall be "Cynodon Dactylon" (Common Bermuda Grass). The seed shall be harvested within 1-year prior to planting, free of Johnsongrass, field bind weed, dodder seed, and free of other weed seed to the limits allowable under the Federal Seed Act and applicable seed laws. The seed shall not be a mixture. The seed shall be hulled, extra fancy grade, and have a germination and purity that shall produce, after allowance for Federal Seed Act tolerances, a pure live seed content of not less than 85-percent. Pure Live Seed (PLS) Percent shall be determined using the formula:

Percent Pure Live Seed = %Purity x [(%Germination + %Firm or Hard Seed) ÷ 100]

202.6.2.2. Ryegrass Seed. Turfgrass seed shall be "Lolium multiflorum" (Italian or Annual Ryegrass). The seed shall be harvested within 1-year prior to planting and shall be free of perennial ryegrass seed, other grass seed and weed seed to the limits allowable under the Federal Seed Act and applicable seed laws. Seed shall be at least 95-percent pure, treated with fungicide, and shall have a 90-percent minimum germination rate.

202.6.2.3. Sprigs. Turfgrass sprigs and stolons shall be "Cynodon Dactylon" (Common Bermuda Grass) (Hybrid Bermuda Grass of the Tifway 419/ Tifton 10/Tifgreen Strain). Sprigs shall be acquired from a healthy stand of grass, free of weeds and other grasses. The source is to be inspected and approved by the OWNER. Sprigs and stolons are to be delivered and planted within 24-hours of harvest unless special precautions are taken to prevent drying of sprigs to assure optimum rooting.

202.6.3. Planting Season and Application Rates. All planting shall be done between the dates specified for each grass type except when specifically authorized in writing. The seeds planted per acre shall be of a type specified with the mixture, rate and planting dates as shown in Table 202.6.3.(a) Seeding Turfgrass, or as specified by the OWNER.

Table 202.6.3.(a) Seeding Turfgrass

Type	Planting Season	Seed and Rate
Type I	March through September	Bermuda Grass, hulled, 50-lb.- (22.7-kg)-PLS[1]-per-acre
Type II	October through February	Rye Grass, 100-lb.- (45.4-kg)-PLS[1]-per-acre combined with Bermuda Grass, unhulled, 20-lb.- (9.1-kg)-PLS[1]-per-acre
Other	specified on the plans	specified on the plans

1. Pure Live Seed (PLS) is determined by multiplying the gross weight times purity times the germination. (For example, a 100-lb. (45.4-kg) bag with 85% purity and 80% germination: PLS = pounds (kg) in bag x purity x germination = 100-lb. (45.4-kg) x 0.85 x 0.80 = 60.8-lb. (27.6-kg) of pure live seed.)

202.6.4. Construction Methods.

202.6.4.1. General. After the designated areas have been completed to the lines, grades and cross sections shown on the plans and as provided for in other items of this contract, seeding of the type specified shall be performed in accordance with the requirements hereinafter described. All seeding operations shall be performed by either "drilling" or "cultipacker" process or approved equivalent. Seed shall be covered by + ¼" (6mm) topsoil.

The OWNER may reject seeded area on the basis of weed populations.

202.6.4.2. Broadcast Seeding. Area to be treated shall be rough graded and raked. Seed or seed mixture in the quantity specified shall be uniformly distributed over the areas shown on the plans and where directed. If the sowing of seed is by hand, rather than by mechanical methods, the seed shall be sown in two directions at right angles to each other. Seed and fertilizer may be distributed at the same time, provided the specified uniform rate of application for both is obtained.

202.6.4.3. Disced Seeding. Soil over the area shown on the plans as directed to be seeded shall be loosened to a minimum depth of 3-in. (75mm). All particles in the seedbed shall be reduced to less than 1-in. (25mm) in diameter, or they shall be removed. The area shall then be finished to the line and grade as specified under Item 202.6.4.6. Watering, Maintaining, and Finishing Seeded Areas.

Seed or seed mixture specified shall then be planted at the rate required, and application shall be made uniformly. If the sowing of seed is by hand rather than by mechanical methods, seed shall be sown in two directions at right angles to each other. Seed and fertilizer may be distributed at the same time, provided the specified uniform rate of application for both is obtained. After planting, the seed shall be raked or harrowed into the soil to a depth of approximately 0.125-in. (3mm).

202.6.4.4. Hydraulic Mulching. All mulch shall be cellulose fiber mulch and shall be refined specifically for lawn hydraulic mulch applications. Use "Conwed" or an approved equal. Adhesive (Tacking) agents for mulch may include guar gum, polyacrylamide, or other tacking agent, as approved by the OWNER. Tacking agent shall be evenly distributed in the hydraulic mulch before land application in the proportion recommended by the mulch manufacturer.

Seed or seed mixture, in the quantity specified, shall be uniformly distributed over the areas shown on the plans or where directed. Seed and fertilizer are to be distributed as a water slurry, and the mixture shall be applied to that area to be seeded within 30-minutes after all components are placed in the equipment. Fertilizer shall conform to the applicable requirements of Item 202.4. Fertilizer. After placement is completed, the planted area shall be watered sufficiently to assure uniform moisture from the surface to a minimum 6-in. (150mm) depth.

202.6.4.5. Fertilizing. Fertilizing shall consist of providing and distributing fertilizer over such areas as are designated on the plans and in accordance with applicable requirements of Item 202.4. Fertilizer. The fertilizer shall be applied uniformly over the area specified to be fertilized and in the manner directed.

202.6.4.6. Watering, Maintaining, and Finishing Seeded Areas. Seeded areas shall be thoroughly watered immediately after they are planted. Seeded areas shall be watered as directed by the OWNER at least twice daily for at least 14-days after seeding in such a manner as to prevent washing of the slopes or dislodgment of the seed. Water shall be applied to the cultivated areas until a minimum depth of 6-inches is thoroughly moistened. CONTRACTOR shall re-seed washed areas. The CONTRACTOR shall be responsible for proper watering until final acceptance.

Seeded areas shall be maintained, including watering and mowing, at such time and in a manner and quantity directed by the OWNER until completion and final acceptance of the project by the OWNER. At minimum, the CONTRACTOR shall maintain the seeded area until each of the following conditions is achieved: vegetation is evenly distributed, without large bare areas, and covers 70% of the seeded area.

Where applicable, the shoulders, slopes and ditches shall be smoothed after seeding has been completed and shaped to conform to the cross section previously provided and existing at the time planting operations were begun.

202.6.5. Measurement And Payment. Acceptable material for broadcast seeding, disced seeding, and hydraulic mulching shall be measured by the square-yard (m^2) or by the acre (m^2) complete in place. The work performed and materials furnished and measured as provided in this Item shall be paid for at the unit price for broadcast seeding, disced seeding, or hydraulic mulching of the type specified, as the case may be. The price shall be full compensation for furnishing all materials, including water for seed-fertilizer slurry and hydraulic mulching, fertilizer, and for performing all operations necessary to complete the work.

Water for sprinkling the cultivated area or seedbed when required shall meet the requirement of and shall be measured and paid for in accordance with the provisions governing Item 203.8. Dust Control.

202.7. REJECTION

Landscape materials may be rejected for failure to meet any of the requirements of this specification or as shown on the plans or in the contract specifications.

US-1S US-2S US-1X Winters Coir WR-1	

- Product names are arranged in alphabetical order.
- Contact information and private label names for products can be found on the Vendors List.
- Refer to the General Product Material Descriptions page for additional information about product material.

APPROVED PRODUCT LIST
ITEM 169 "SOIL RETENTION BLANKET"

Effective Date: August 2018

The Contractor has the option of utilizing the following approved products in accordance with the Class and Type as specified on the plans. The current Approved Product List may be found on TxDOT's Erosion Control Web Page at: http://www.txdot.gov/business/resources/erosion-control.html.

Direct all questions to Jacob Eickstead of the Maintenance Division, Vegetation Management Section, 125 E. 11th Street, Austin, TX 78701-2483, (512) 416-3092 or Jacob.eickstead@txdot.gov.

CLASS 1 – "SLOPE PROTECTION" (continued)

Type C – Slopes Steeper than 3:1 - CLAY Soils:

ROLL TYPE BLANKET	SPRAY TYPE BLANKET
AEC Premier Coconut AEC Premier Straw/Coconut BIOMAC S1 BIOMAC SC BIOMAC SS 027.2 Curlex I ECB S32 Double Net Straw ECS-2 Excel PP5-10 Excel R-1 Excel Rc-1 Excel S-1 Excel SR-1 All Natural Excel SS-2 Greenfix CFS072R Greenfix WS05 GreenSolutions™ DNS 2 Haymark HMI-350PP North American Green S150 North American Green P300 North American Green S75BN Rhino Erosion King Single Net S1000 Single Net Straw TerraGuard DS US-2S US-2X	CocoFlex ET-FGM EarthGuard Fiber Matrix EcoFlex HP FGM Flexterra FGM Flexterra HP-FGM Flexterra Ultra Hy-C4 Hydra CX2 Hydro-Blanket® BFM HydroStraw BFM Soil Guard® SprayMatrix FRM Wood-Lok HPM

DMS - 6370
SOIL RETENTION BLANKETS

EFFECTIVE DATE: JUNE 2009

6370.1. Description. This Specification governs the material certification, testing, and material requirements of 3 classes of erosion control materials:

- Class I—used to protect slopes from soil erosion;
- Class II—used to protect channels from soil erosion; and
- Hydraulically Applied Mulches—used for soil erosion control.

6370.2. Units of Measurements. The values given in parentheses (if provided) are not standard and may not be exact mathematical conversions. Use each system of units separately. Combining values from the two systems may result in nonconformance with the standard.

6370.3. Approved Products List. The Maintenance Division maintains an Approved Products List (APL) of products conforming to this Specification. Materials appearing on the APL, entitled "Soil Retention Blanket," require testing at the Department/Texas Transportation Institute (TTI) Hydraulics, Sedimentation, and Erosion Control Laboratory.

6370.4. Pre-Approval Procedure.

A. Pre-Approval Request. Submit a completed Application for Product Testing to the address shown on the application, along with appropriate fees, to obtain a slot on the evaluation waiting list schedule.

B. Pre-Approval Sample. Provide samples as detailed in the Introduction to the Final Performance Analysis.

C. Evaluation. TTI personnel will evaluate samples at the completion of an evaluation cycle, at which time the team will determine whether the product is performing at an acceptable level.

1. **Approval.** The Department will list materials meeting the requirements of this Specification on the APL. Materials must receive periodic recertification in accordance with the schedules listed in the Final Performance Analysis Introduction.

2. **Failure.** Suppliers not approved under this Specification may not furnish materials for Department projects and must retest and meet minimum performance standards for qualification.

6370.5. Material Requirements.

A. Class I Materials. Class I materials must meet the requirements listed in Table 1.

Table 1

Minimum Performance Standards for Slope Protection

Vegetation	Maximum Soil Sediment Loss			
Percent Density	Type A 3:1 Clay (lb./100 sq. ft.)	Type B 3:1 Sand (lb./100 sq. ft.)	Type C 2:1 Clay (lb./100 sq. ft)	Type D 2:1 Sand (lb./100 sq. ft.)
50	7.89	284.3	7.89	631.8

B. Class II Materials. Class II materials must meet the requirements listed in Table 2.

Table 2

Minimum Performance Standards for Channel Protection

Vegetation	Maximum Soil Sediment Loss			
Percent Density	Type E 2 lb./sq. ft. Sheer Stress	Type E 4 lb./sq. ft. Sheer Stress	Type E 6 lb./sq. ft. Sheer Stress	Type E 8 lb./sq. ft. Sheer Stress
50	350	500	620	800

C. Hydraulic Applied Mulch. Hydraulic applied mulch must meet the requirements listed in Table 3.

Table 3

Minimum Performance Standards for Hydraulic Mulches

Vegetation	Maximum Soil Loss	
Percent Density	4:1 Clay (lb./100 sq. ft)	4:1 Sand (lb./100 sq. ft)
50	137.0	450.0

6370.6. Archived Versions. Archived versions are available.

Proposed Operations Plan

Type of Trucks : 20 yard Tractor- Trailer End Dumps and 17yd Tri Axle Tandem dump trucks

Number of Trucks per day : 10

Number of Trips per day: 12 trips per unit Maximum

Hours of Operation: Monday- Friday 7:30am-6pm Saturday 8am-5pm

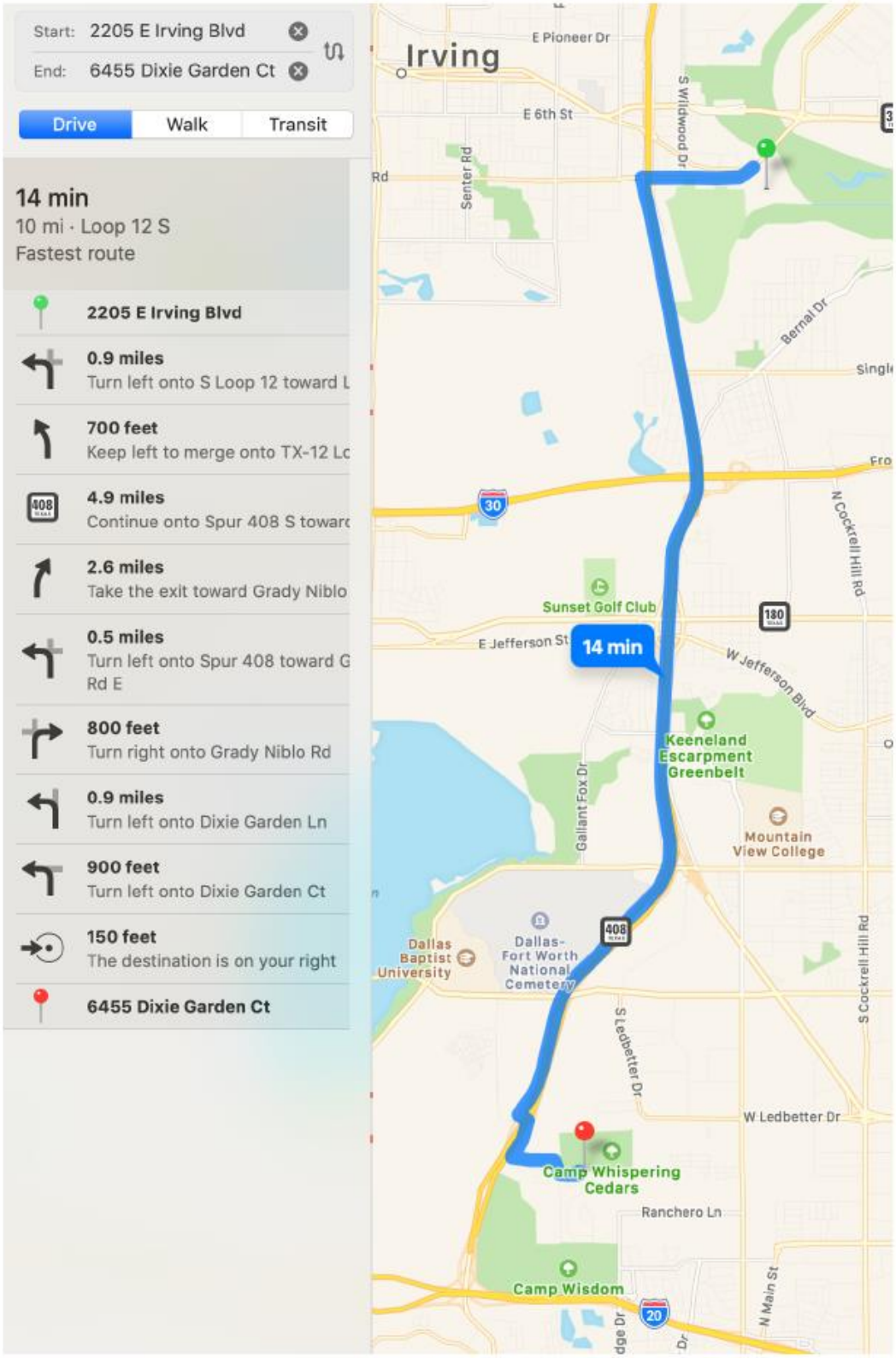
Location and Depth of Fill: The fill was placed behind the home at variable depths, a survey has been submitted to The City of Dallas that clearly depicts the pre existing slopes/ elevation and also the current conditions as built.

Fences or any other barriers necessary for safety and screening: Silt fencing will be install around the perimeter of the work area. A construction entrance has been installed utilizing 3X5 limestone rock

Drainage and Erosion control measures: The slopes were designed to keep all drainage onsite. An erosion and drainage plan has been submitted to the city

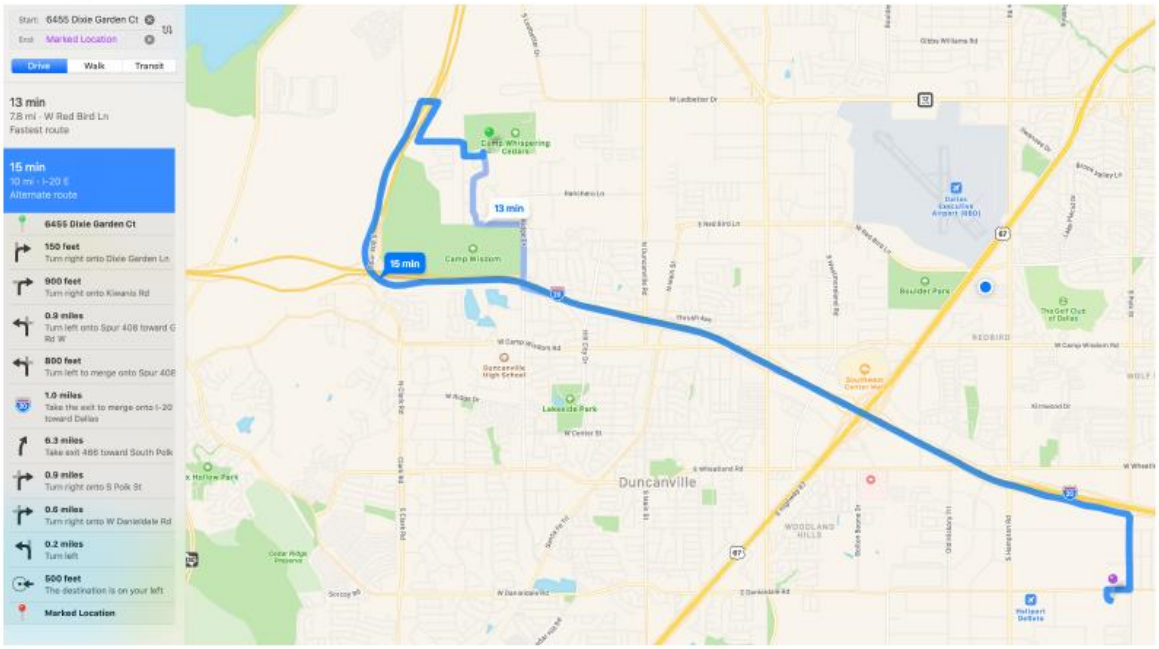
Means for protection of Trees: All trees have been identified, a tree survey has been submitted to the City of Dallas.

Truck route used for fill import



Truck routes to be used for fill export :

Dump Site for exported fill dirt: 712 E Danieldale rd Desoto TX 75232

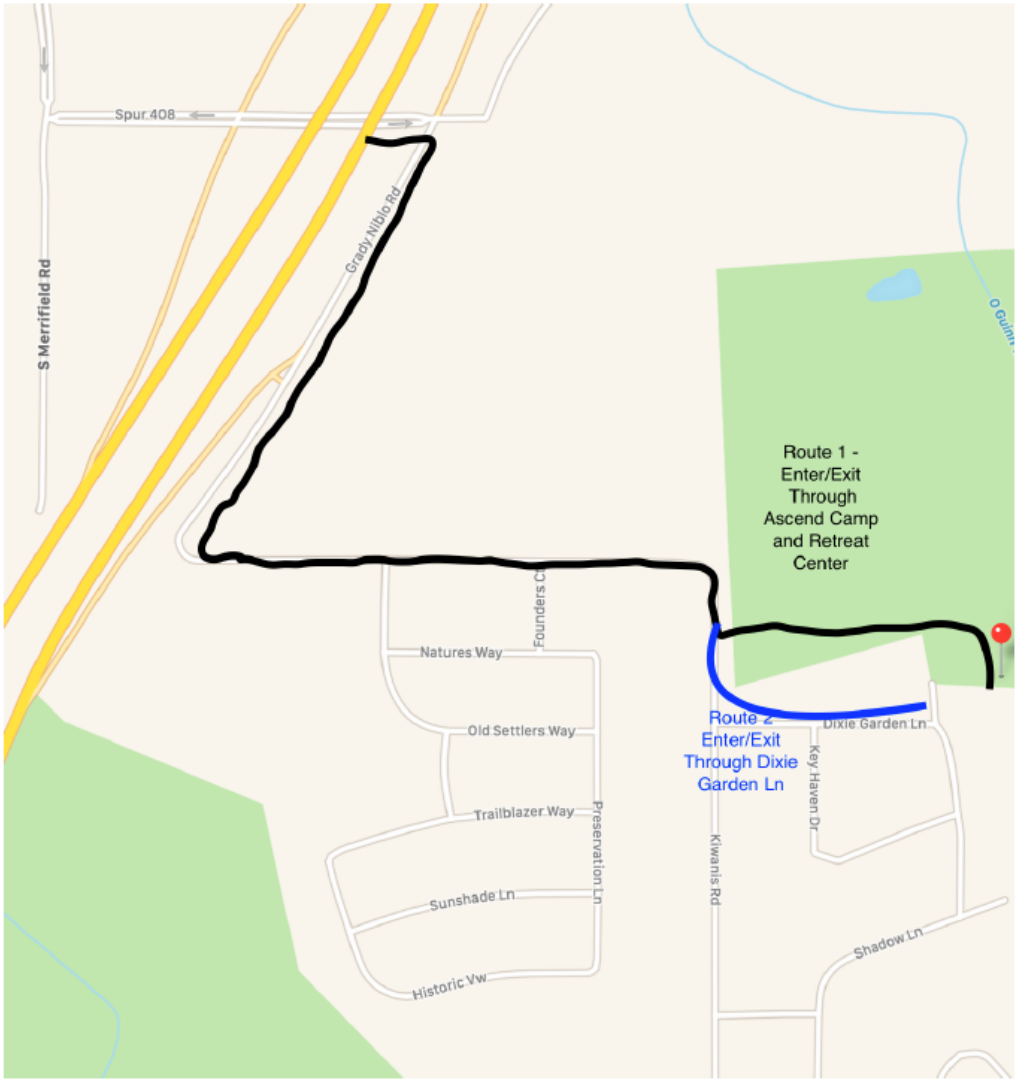


Once in the neighborhood 2 routes will be used to approach the site

Route 1 (main)Trucks will enter and exit the neighborhood coming from Spur 408, exiting Grady Niblo, Headed East on Grady Niblo, South on Kiwanis and Enter through the Ascend Camp and Retreat Center. The camp has graciously allowed to use their property during construction to decrease traffic on the neighborhood street.

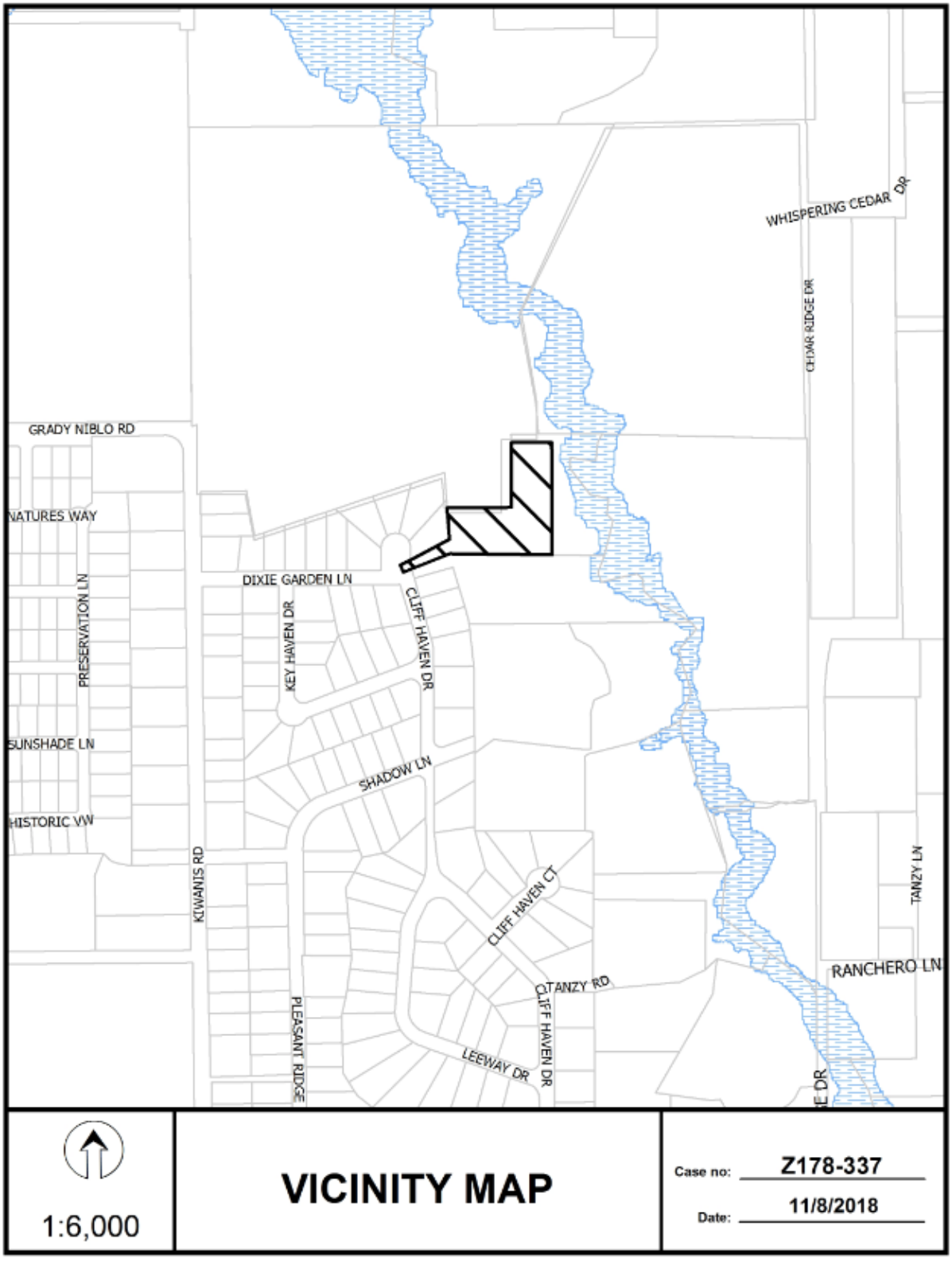
Route 2 (alternative)

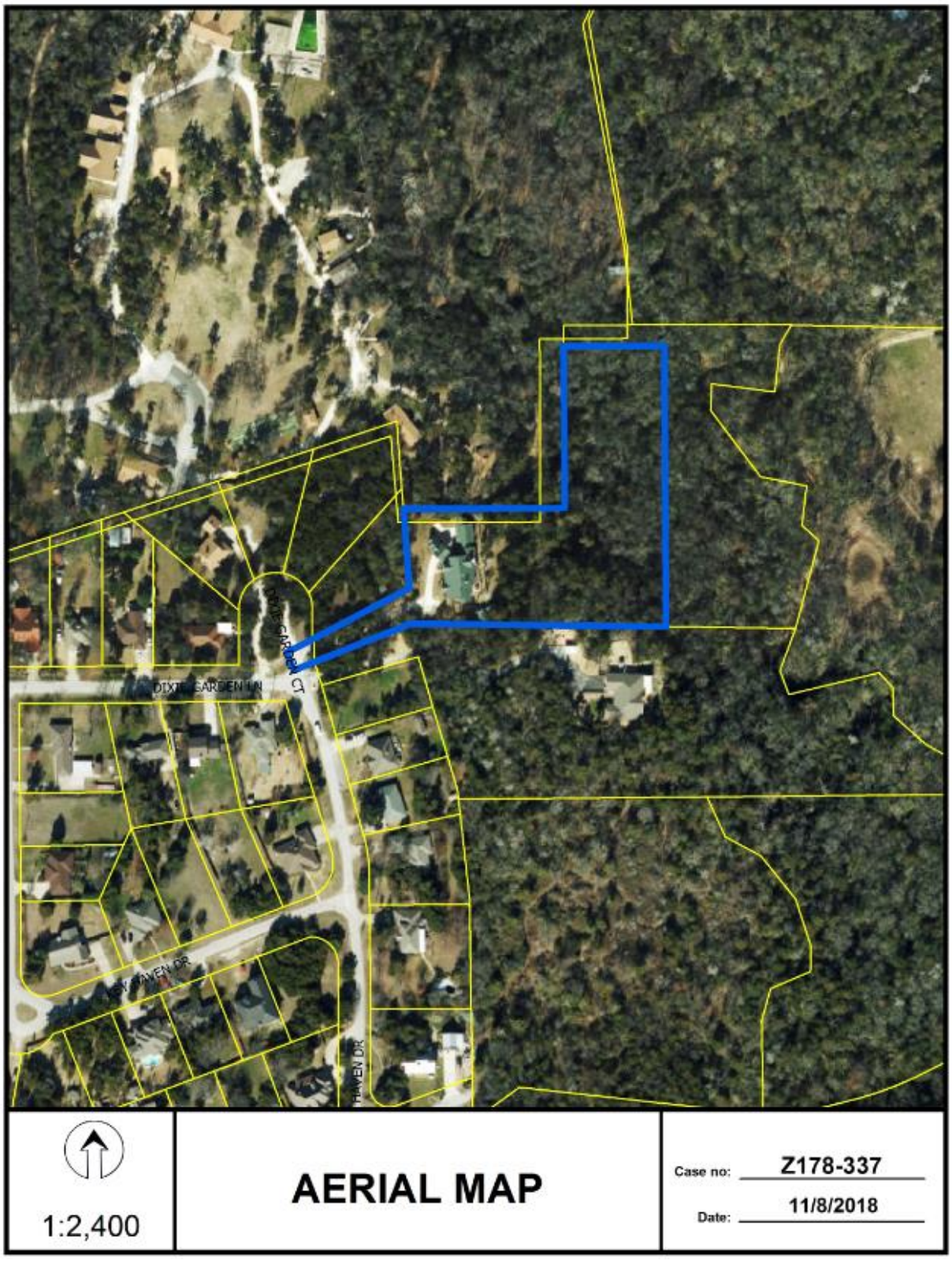
Trucks will enter and exit the neighborhood coming from Spur 408, exiting Grady Niblo, Headed East on Grady Niblo, South on Kiwanis, East on Dixie Garden Ln to Dixie Garden Ct.

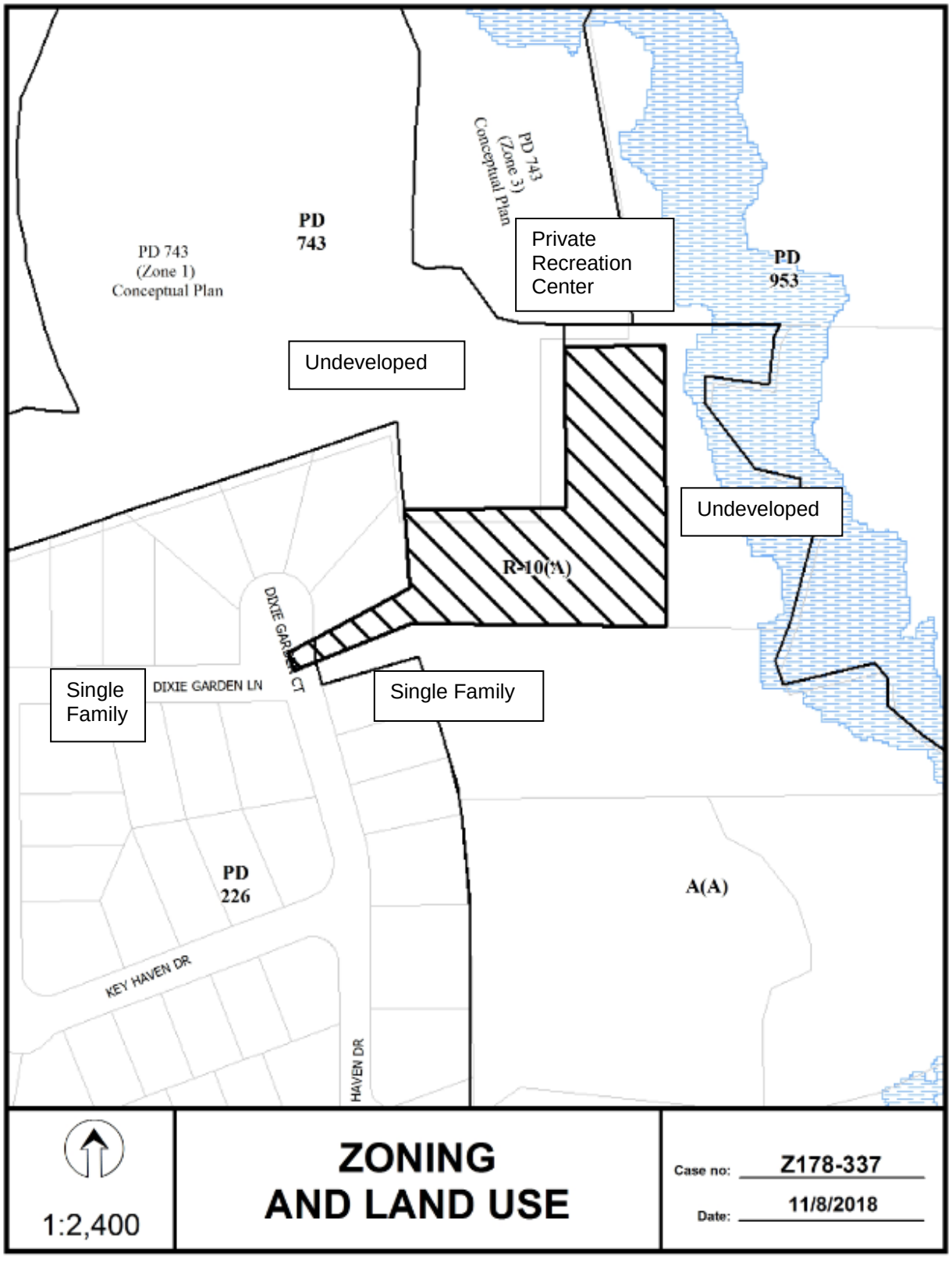


The length of time necessary to complete the filling: The operation lasted 8 days

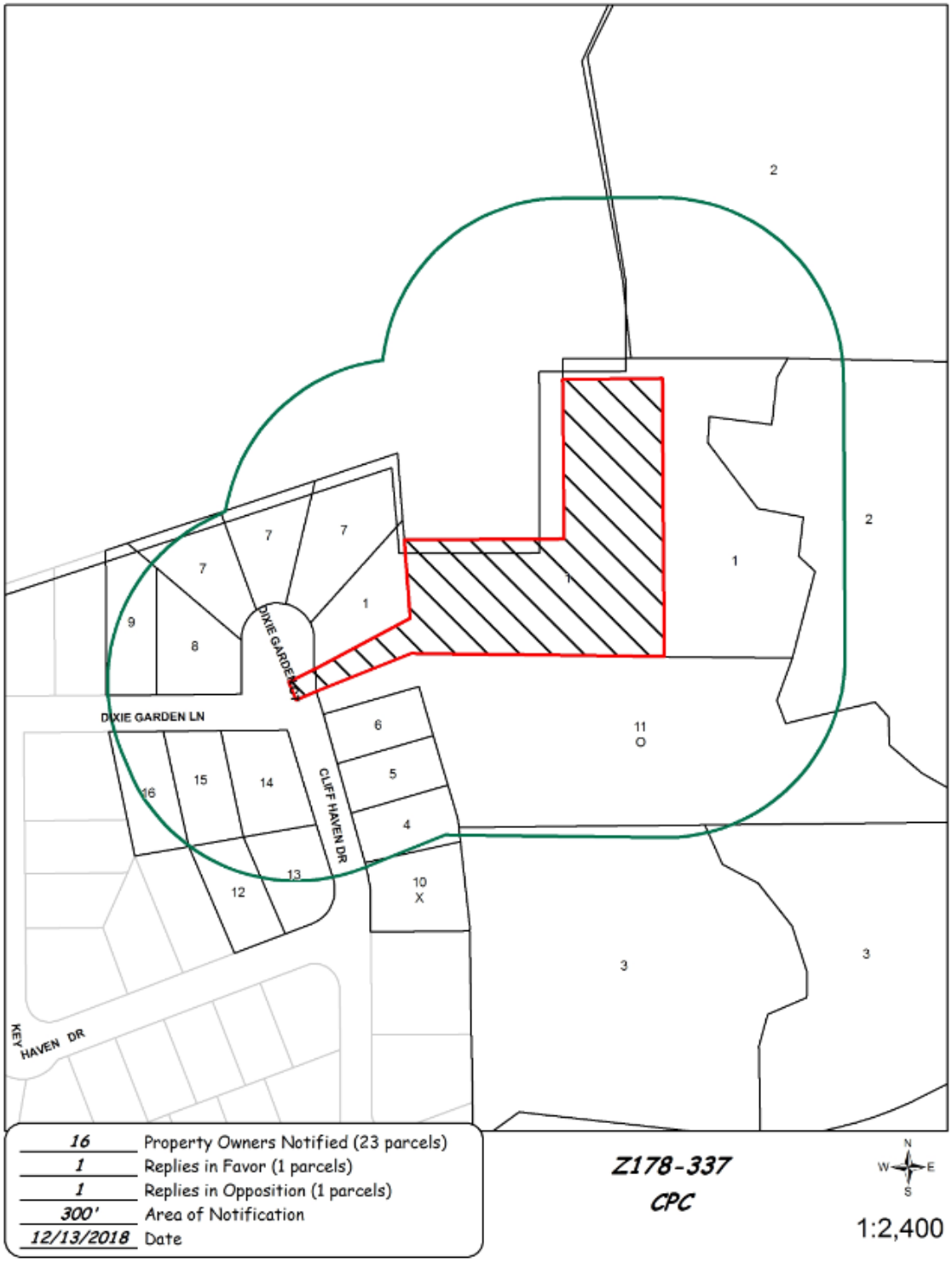
Sufficient ingress and egress to and from the site: A large truck entrance was installed on the north side of the residence to enter and exit the property.


WHISPERING CEDAR DR
CHIMNEY RIDGE DR
GRADY NIBLO RD
NATURES WAY
PRESERVATION LN
SUNSHADE LN
HISTORIC VW
DIXIE GARDEN LN
KEY HAVEN DR
CLIFF HAVEN DR
SHADOW LN
KIWANIS RD
CLIFF HAVEN CT
TANZY RD
PLEASANT RIDGE
LEEWAY DR
CLIFF HAVEN DR
TANZY LN
RANCHERO LN
1:6,000
VICINITY MAP
Case no: Z178-337
Date: 11/8/2018


DIXIE GARDEN LN
HAVEN DR
1:2,400
AERIAL MAP
Case no: Z178-337
Date: 11/8/2018


PD 743 (Zone 1) Conceptual Plan
PD 743
PD 743 (Zone 3) Conceptual Plan
Private Recreation Center
PD 953
Undeveloped
Undeveloped
R-10(A)
Single Family
DIXIE GARDEN LN
DIXIE GARDEN CT
Single Family
PD 226
A(A)
KEY HAVEN DR
HAVEN DR
1:2,400
ZONING AND LAND USE
Case no: Z178-337
Date: 11/8/2018

CPC RESPONSES



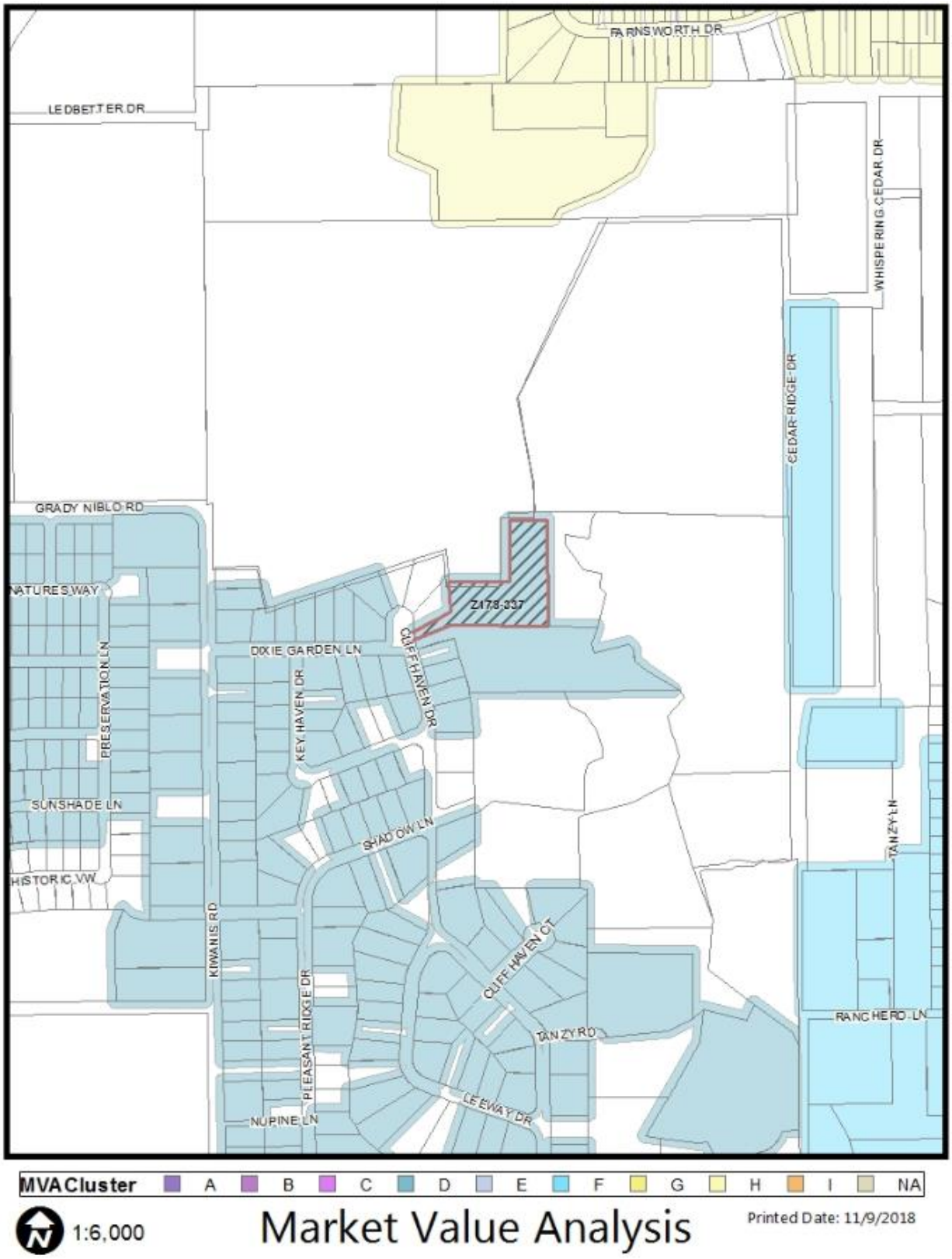
12/12/2018

Reply List of Property Owners

Z178-337

16 Property Owners Notified ***1 Property Owner in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	6900	DIXIE GARDEN CT	ROBERTS QUINCY
	2	6010	WHISPERING CEDAR DR	GSNETX STEM CENTER OF EXCELLENCE
	3	6300	SHADOW LN	LOPEZ MAURICIO &
	4	5116	CLIFF HAVEN DR	STRAND CONSTANCE L
	5	5112	CLIFF HAVEN DR	WEBB DOUGLAS F & JOANNE
	6	8	CLIFF HAVEN DR	GOMEZ ROBERT ANDREW
	7	11	DIXIE GARDEN CT	SHASTA ENTERPRISES LLC
	8	6423	DIXIE GARDEN LN	BUNGER JOSEPH REID
	9	6417	DIXIE GARDEN LN	TOLLY SARA & JOE A THOMAS
X	10	5120	CLIFF HAVEN DR	SEILER REBECCA C
O	11	5102	CLIFF HAVEN DR	ROSS PATRICIA LYNN TR
	12	4	KEY HAVEN	DYKMAN DANIEL E ETAL
	13	6427	KEY HAVEN	JENKINS OLETA J LIVING TRUST
	14	6430	DIXIE GARDEN LN	LOMAX CHRISTENE
	15	6424	DIXIE GARDEN LN	DYKMAN DANIEL & AZELLA
	16	6418	DIXIE GARDEN LN	SOPRADITH SYAMPHONE &


FARNSWORTH DR
LEDBETTER DR
WHISPERING CEDAR DR
CEDAR RIDGE DR
GRADY NIBLO RD
NATURES WAY
Z178-337
DIXIE GARDEN LN
CLIFF HAVEN DR
KEY HAVEN DR
PRESERVATION LN
SUNSHADE LN
SHADOW LN
HISTORIC VW
KIWANIS RD
CLIFF HAVEN CT
TANZY LN
RANCHERO LN
TANZY RD
PLEASANT RIDGE DR
LEEWAY DR
NUPINE LN
MVA Cluster A B C D E F G H I NA
1:6,000
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-109 **Item #:** 54.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 936 by creating a new subdistrict on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west side of Bexar Street, south of Vesper Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan, a revised landscape plan, and conditions
Z178-357(JM)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-357(JM) **DATE FILED:** September 6, 2018

LOCATION: West side of Bexar Street, south of Vesper Street

COUNCIL DISTRICT: 7 **MAPSCO:** 8 L

SIZE OF REQUEST: ±1.26 acres **CENSUS TRACT:** 115.00

APPLICANT/ REPRESENTATIVE: Michael Westfall, Community Design Services

OWNER: Citybuild Development Corporation

REQUEST: An application for an expansion of Planned Development District No. 936 by creating a new subdistrict on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow for a welcome center at the urban agriculture installation [Bonton Farms].

CPC RECOMMENDATION: **Approval**, subject to a revised development plan, a revised landscape plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a revised landscape plan, and conditions.

BACKGROUND INFORMATION:

- PD No. 936 was established by the City Council on February 25, 2015 and contains 1.148 acres of land for R-5(A) District uses and an urban agriculture use [Bonton Farms].

- A minor amendment was completed in 2017 to allow for the market at the northern corner of Vesper Street and Bexar Street.

- The current request is to expand the PD to include an additional 5,000 square foot lot. A structure was renovated on the property which is noncompliant with the existing established PD standards. The applicant would like to use the structure to provide a welcome center to guests and volunteers. The following are proposed amendments to the PD for the proposed Subdistrict 1:
    - Front yard setback on Bexar Street of 18 feet.
    - Side yard setback of two feet.
    - Maximum floor area ratio (FAR) of 0.40.
    - Maximum lot coverage of 40 percent.
- No changes are proposed to the existing PD area.

Zoning History: There has been one zoning request within the area in the last five years.

1. **Z145-124:** On February 25, 2015, the City Council approved an application granting Planned Development District No. 936, on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, located on the south of Vesper Street, west of Bexar Street and east of Canaan Street.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bexar Street	Community Collector	50 feet	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.

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment

Policy 1.4.3 Embrace environmental sustainability.
Residents want to maintain access to open space and parks and enjoy a variety of recreational opportunities.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-5(A) within PD No. 595	Vacant Single Family Structure
North	PD No. 936 and PD No. 856	Urban Agriculture and Multifamily
East	R-5(A) within PD No. 595	Single Family and Church
South	R-5(A) within PD No. 595, PD No. 936, and MF-1(A) within PD No. 595	Undeveloped Land, Urban Agriculture, and Park w/Public Utilities within the Floodplain
West	PD No. 856	Multifamily

Land Use Compatibility:

The request site was developed with a single family home in 1940. The existing home was renovated to serve as a welcome center for volunteers for the adjacent Bonton Farms within PD No. 936. The existing zoning of the site is an R-5(A) Single Family District within PD No. 595, the South Dallas/Fair Park Special Purpose District. This zoning does not currently allow the proposed urban agriculture use. An urban agriculture use is defined in PD No. 936 as an area managed and maintained to raise chickens, goats, rabbits, and fish and to grow and harvest food crops and ornamental crops for personal or group use, consumption, sale, or donation. The purpose of this request is to allow for the renovated structure to become a conforming welcome center used to organize, gather, and facilitate farm employees and volunteers.

Surrounding land uses include: urban agriculture and multifamily to the north; single family and a church to the east; undeveloped land, urban agriculture, and a park and public utilities within the floodplain to the south; and, multifamily to the west.

The use of the existing structure to further the urban agriculture use within Bonton Farms surrounding the site is complementary within the block and community.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Lot Size	Special Standards	Primary Uses
	Front	Side/Rear						
Existing:								
Subdistrict 1 PD No. 936	18'	2'-SF 10'/15'-others	0.4	30'	40%	5,000 sq. ft.		Urban agriculture
Existing:								
R-5(A) Single Family PD No. 595	20'	5'-SF 10'-others	0.35	30'	35%	5,000 sq. ft.		Single family

The proposed four changes requested are to make the existing structure conform to zoning yard, lot, and space regulations. The site is currently deficient in the front yard setback (18 feet instead of 20 feet), side yard setback (two feet instead of five feet), floor area ratio (0.4 FAR instead of 0.35), and lot coverage (40 percent instead of 35 percent). A new subdistrict is requested to remedy the nonconforming structure.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is within and adjacent to the northwest to a Category E. Further northwest within the multifamily development and to the east across Bexar Street is Category NA.

Parking:

Pursuant to PD No. 936, for an urban agriculture use parking is required as shown on the development plan. Five parking spaces exist for the multi-use building at the southwest corner of Vesper Street and Bexar Street. No additional parking is proposed with this request, which is consistent with how the use is treated in PD No. 936. This request was reviewed by the Engineering Division and found to be acceptable.

Landscaping:

Landscaping will be provided per the proposed revised landscape plan. The plan was reviewed by the Chief Arborist and found acceptable. Generally, the existing landscaping will remain, with the addition of two new trees within the expansion area.

CPC Action
December 13, 2018

Motion: It was moved to recommend **approval** of an expansion of Planned Development District No. 936 by creating a new subdistrict, subject to a revised development plan, a revised landscape plan, and conditions on property zoned an R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west side of Bexar Street, south of Vesper Street.

Maker: Jung
Second: Carpenter
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 31
Replies: For: 1 Against: 0

Speakers: None

List of Officers

City Build, LLC 2016-2017 Board of Directors Roster	
Name	**Title**
Trae Williams	President
Kevin Smith	Secretary
Daryl Halbert	Treasurer
Dennis Oliver	Member
Tavis Westbrook	Member
Trey Holloway	Member

Z178-357

CPC Recommended Amending Conditions

ARTICLE
936.

PD 936.

SEC. 51P-936.101. LEGISLATIVE HISTORY.

PD 936 was established by Ordinance No. 29664, passed by the Dallas City Council on February 25, 2015. (Ord. 29664)

SEC. 51P-936.102. PROPERTY LOCATION AND SIZE.

PD 936 is established on property generally bounded by Canaan Street on the west, Vesper Street on the north, Bexar Street on the east, and the Trinity River levee on the south. The size of PD 936 is approximately ~~1.148~~ 1.26 acres. (Ord. 29664)

SEC. 51P-936.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article,

(1) BED COVER means a hoop-house, shade structure, or similar structure located above a planting bed to assist with the growing or shading food crops or ornamental crops.

(2) URBAN AGRICULTURE means an area managed and maintained to raise chickens, goats, rabbits, and fish and to grow and harvest food crops and ornamental crops for personal or group use, consumption, sale, or donation.

(3) WELCOME CENTER means a facility used to organize, gather, and facilitate farm employees and volunteers for an urban agriculture use.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. 29664)

SEC. 51P-936.104. EXHIBITS.

The following Exhibits are incorporated into this article:

(1) Exhibit 936A: development plan.

(2) Exhibit 936B: landscape plan. (Ord. 29664)

SEC. 51P-936.105. DEVELOPMENT PLAN.

(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, and development schedule do not apply.

(b) For urban agriculture, development and use of the Property must comply with the development plan (Exhibit 936A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 29664)

SEC. 51P-936.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-5 (A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-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-5(A) Single Family District is subject to the DIR in this district; etc.

(b) The following additional main use is permitted by right:

-- Urban agriculture.

-- Welcome center. [Subdistrict 1 only]

(Ord. 29664)

SEC. 51P-936.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 29664)

SEC. 51P-936.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Urban agriculture.

(1) Front yard along Bexar Street.

(A) Except as provided in this paragraph, m[~~M~~]inimum front yard is 20 feet.

(B) For Subdistrict 1, minimum front yard is 18 feet.

(2) Front yard along Vesper Street. Minimum side yard is 10 feet.

(3) Side and rear yard.

(A) Except as provided in this paragraph, m[~~M~~]inimum side and rear yard is five feet.

(B) For Subdistrict 1, minimum side yard is two feet.

(4) Density. No maximum dwelling unit density.

(5) Floor area. Maximum floor area is 16,000 square feet. Structures that assist in the growing of vegetation, such as bed covers and raised planting beds, are not included in floor area calculations.

(6) Floor area ratio.

(A) Except as provided in this paragraph, m[~~M~~]aximum floor area ratio is 0.35.

(B) In Subdistrict 1, maximum floor area ratio is 0.40.

(7) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 30 feet.

(B) Bed covers. Except as provided in this subparagraph, maximum height of a bed cover is four feet from the top of planting bed or eight feet above grade, whichever is less. Within the required front yard, maximum height of a bed cover is four feet above grade.

(8) Lot coverage.

(A) Except as provided in this paragraph, m[~~M~~]aximum lot coverage is 35 percent.

(B) In Subdistrict 1, Maximum lot coverage is 40 percent.

(C) Structures that assist in the growing of vegetation, such as bed covers and raised planting beds, are not included in lot coverage calculations. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(9) Stories. Maximum number of stories above grade is two. (Ord. 29664)

SEC. 51P-936.109. 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 urban agriculture, off-street parking must be provided as shown on the development plan. Off-street loading is not required. (Ord. 29664)

SEC. 51P-936.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29664)

SEC. 51P-936.111. LANDSCAPING.

(a) For urban agriculture, landscaping must be provided as shown on the landscape plan (Exhibit 936B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 29664)

SEC. 51P-936.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29664)

SEC. 51P-936.113. URBAN AGRICULTURE REGULATIONS.

(a) The keeping and raising of animals is limited to chickens, goats, rabbits, and fish.

(b) Minimum area for each animal must be provided as follows:

(1) Chickens. Nine cubic feet per chicken in each chicken coop. Five square feet per chicken in each chicken run.

(2) Goats. Nine square feet per goat in each animal enclosure.

(3) Rabbits. Four cubic feet per rabbit in each animal enclosure.

(4) Fish. Three gallons of water per one pound of fish.

(c) Structures may be erected for pens, barns, sheds, and silos for the raising, treating, and storing of products raised on the Property in the locations shown on the development plan.

(d) Fences for animal enclosures must be of sufficient height and strength to retain the animals. Animal enclosures are only permitted in the locations shown on the development plan.

(e) Small animal runs and pasturage may overlap to allow for comingling of animals.

(f) A bed cover may only cover one planting bed.

(g) The on-site sale of food crops, ornamental crops, and eggs produced on the Property is allowed. No other items may be sold on the Property. (Ord. 29664)

SEC. 51P-936.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

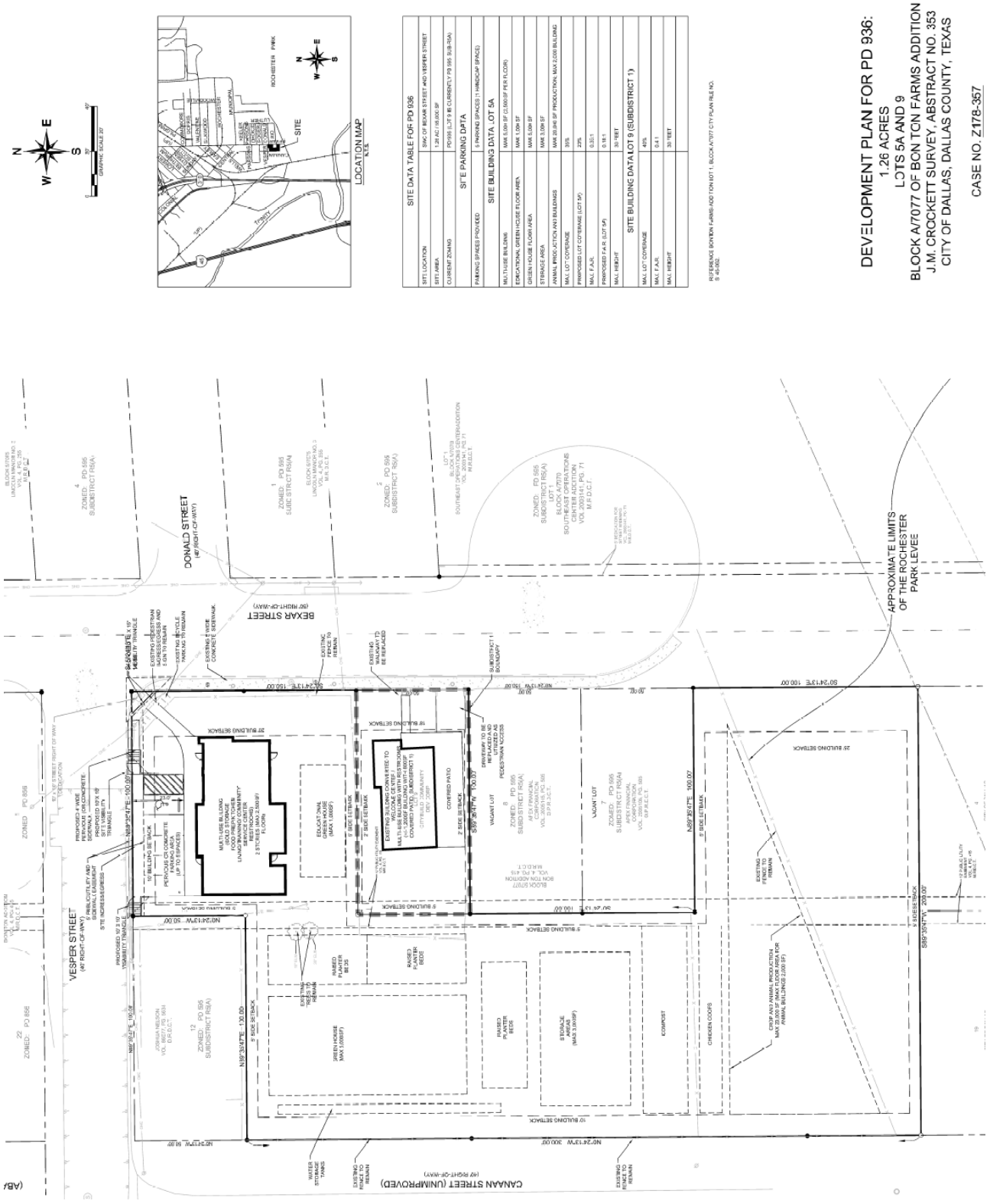
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 29664)

SEC. 51P-936.115. COMPLIANCE WITH CONDITIONS.

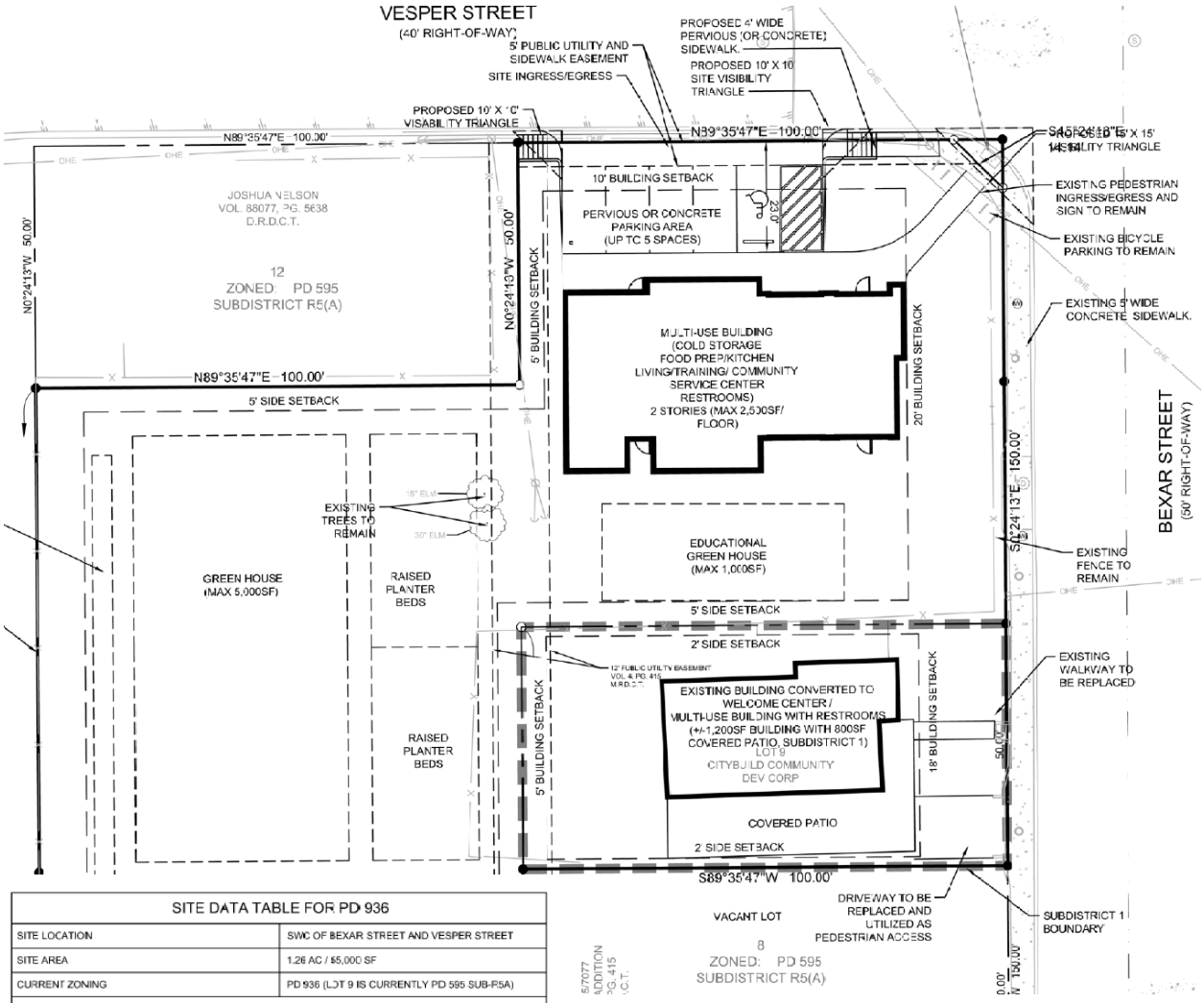
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29664)

Proposed Revised Development Plan



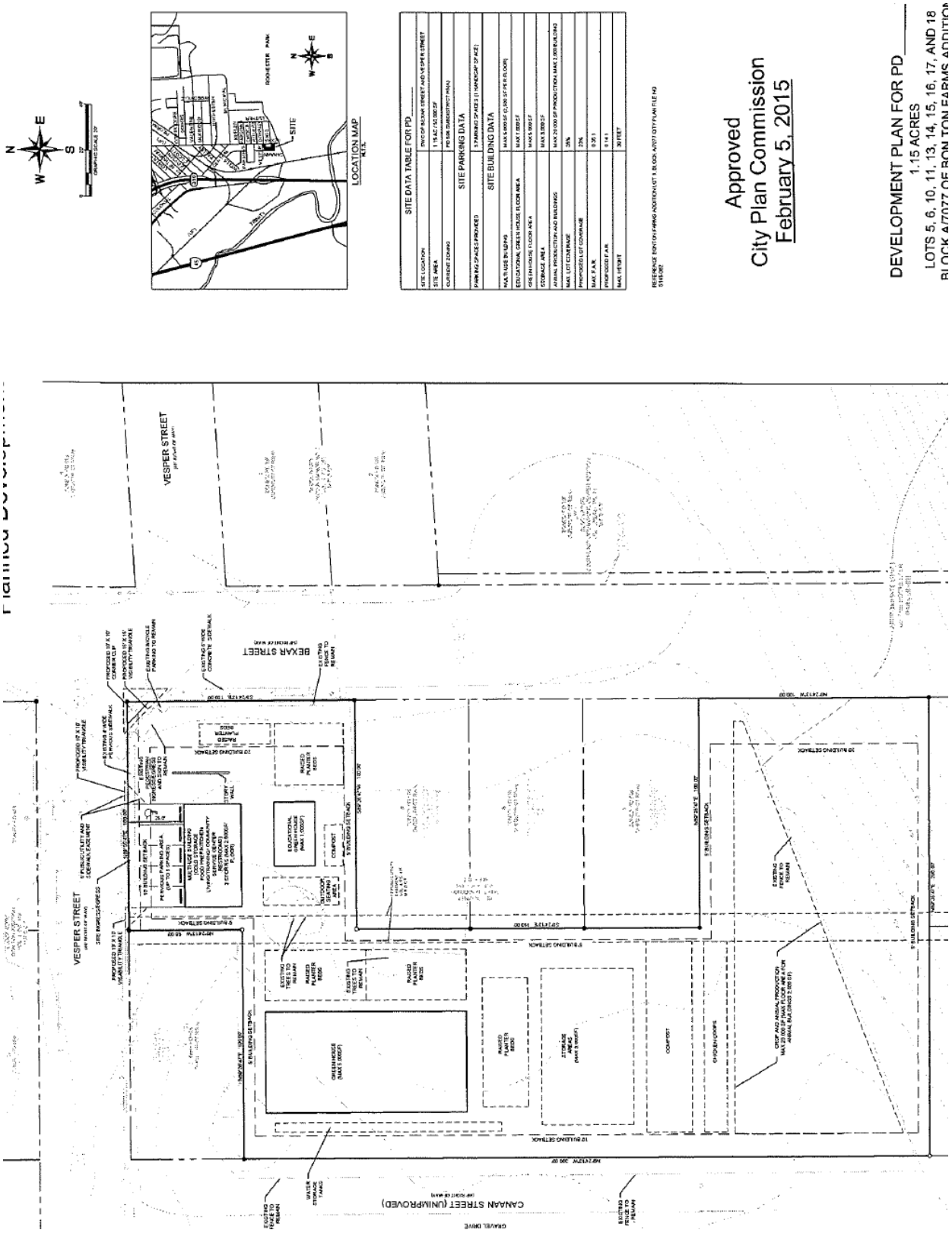
Proposed Revised Development Plan ENLARGED



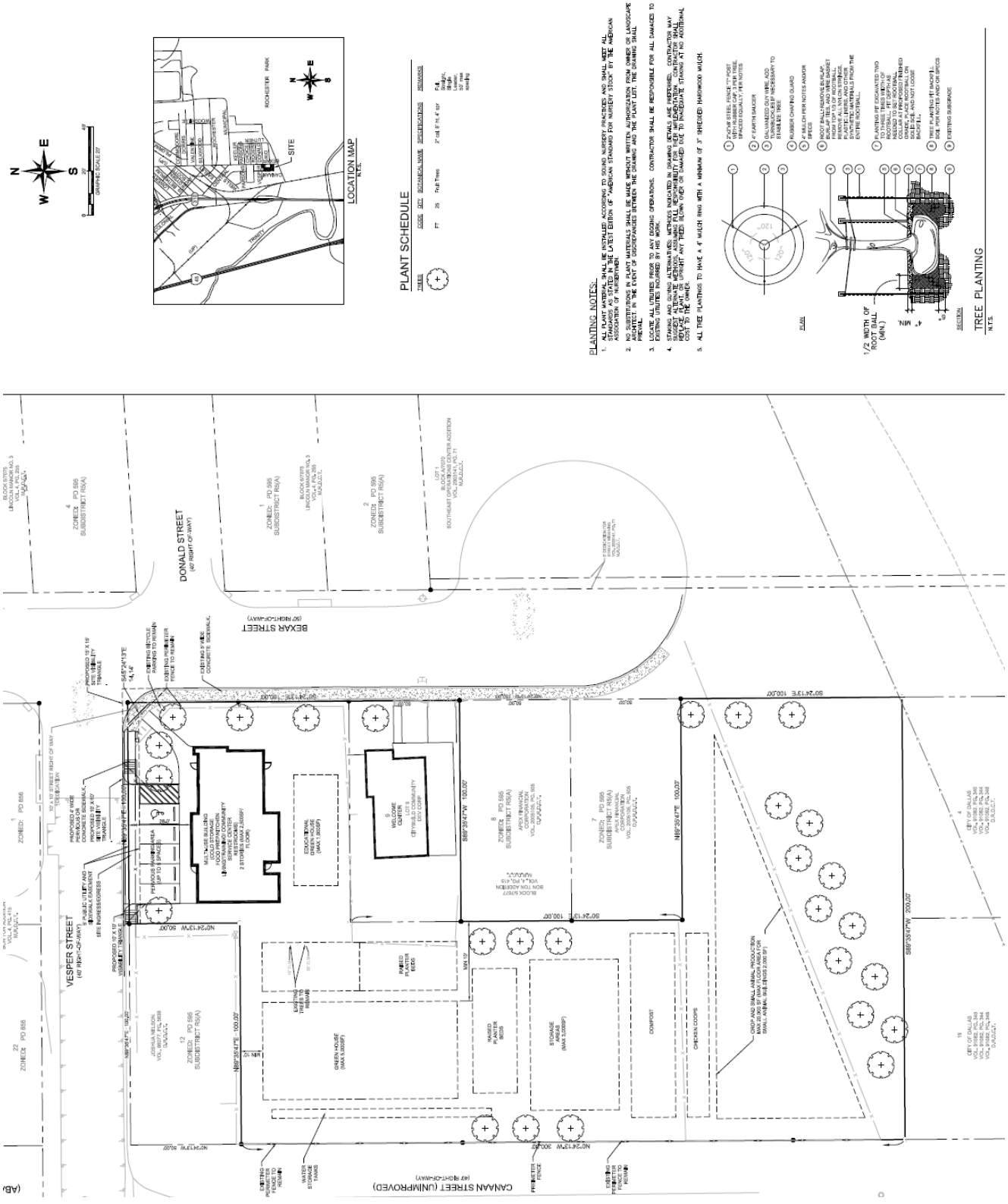
SITE DATA TABLE FOR PD 936	
SITE LOCATION	SWC OF BEXAR STREET AND VESPER STREET
SITE AREA	1.26 AC / 55,000 SF
CURRENT ZONING	PD 936 (LOT 9 IS CURRENTLY PD 595 SUB-R5A)
SITE PARKING DATA	
PARKING SPACES PROVIDED	5 PARKING SPACES (1 HANDICAP SPACE)
SITE BUILDING DATA LOT 5A	
MULTI-USE BUILDING	MAX 5,000 SF (2,500 SF PER FLOOR)
EDUCATIONAL GREEN HOUSE FLOOR AREA	MAX 1,000 SF
GREEN HOUSE FLOOR AREA	MAX 5,000 SF
STORAGE AREA	MAX 3,000 SF
ANIMAL PRODUCTION AND BUILDINGS	MAX 20,000 SF PRODUCTION; MAX 2,000 BUILDING
MAX. LOT COVERAGE	35%
PROPOSED LOT COVERAGE (LOT 5A)	23%
MAX. F.A.R.	0.35:1
PROPOSED F.A.R. (LOT 5A)	0.14:1
MAX. HEIGHT	30 FEET
SITE BUILDING DATA LOT 9 (SUBDISTRICT 1)	
MAX. LOT COVERAGE	40%
MAX. F.A.R.	0.4:1
MAX. HEIGHT	30 FEET

REFERENCE BONTON FARMS ADDITION LOT 1, BLOCK A/7077 CITY PLAN FILE NO. S145-062.

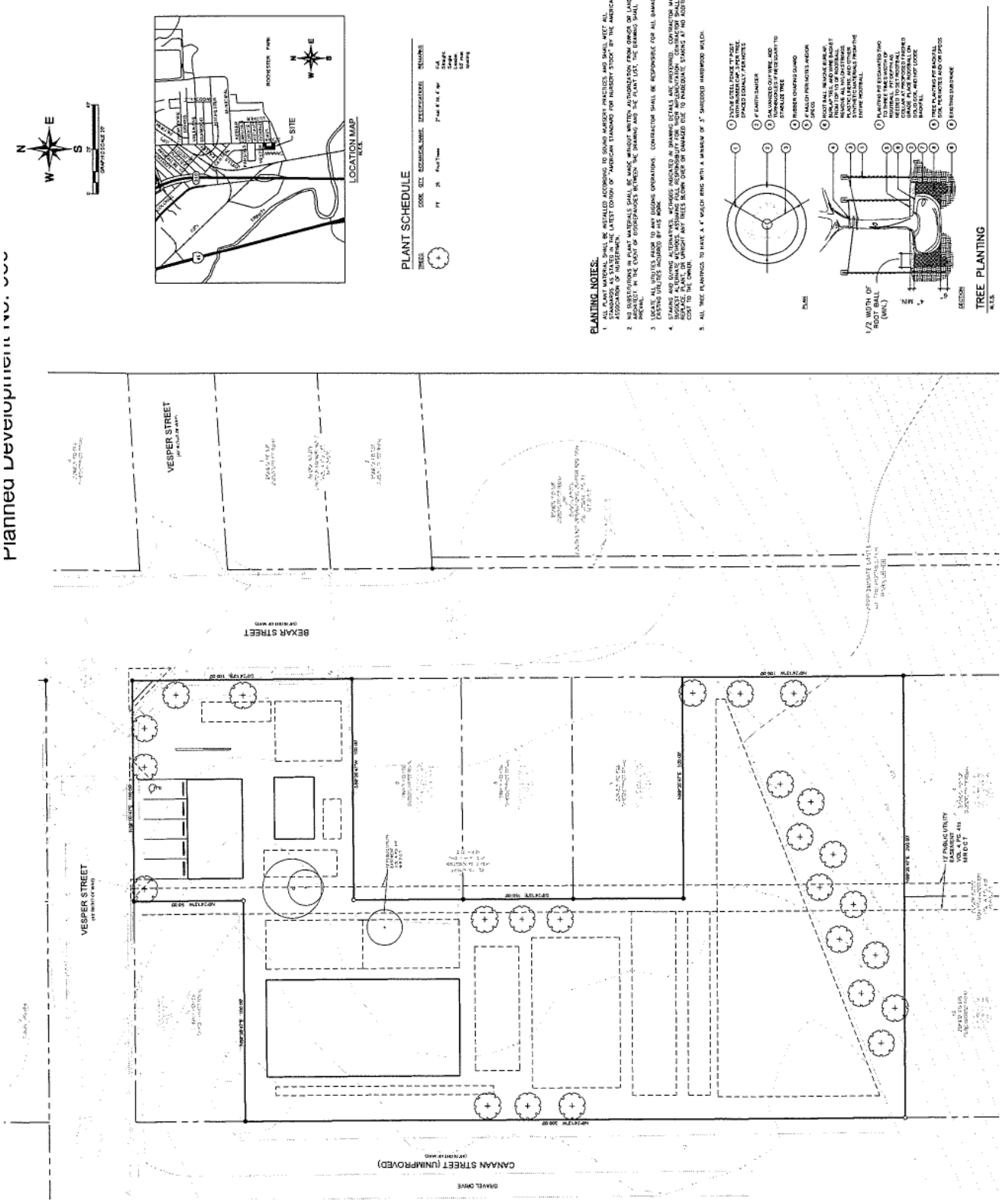
Existing Development Plan

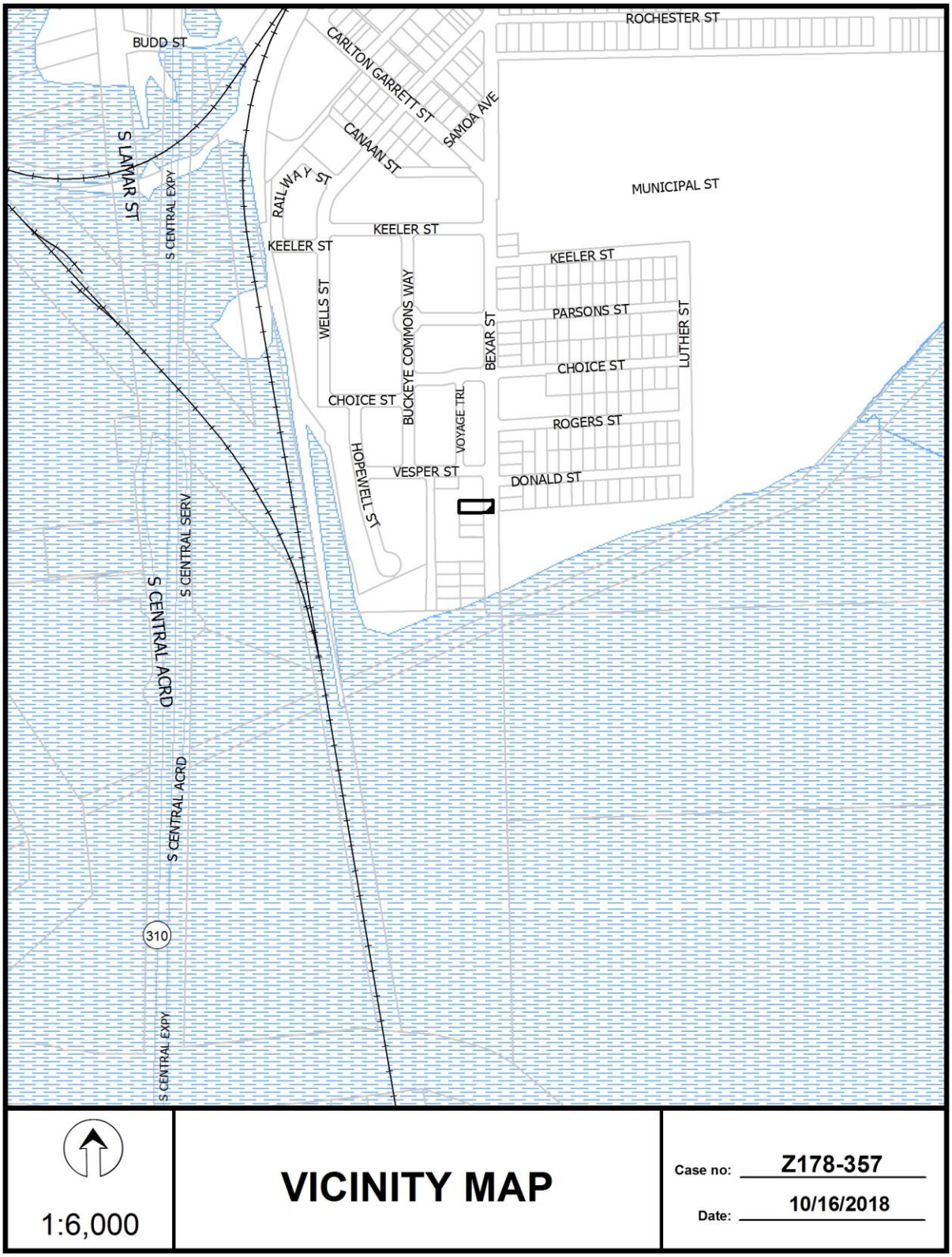


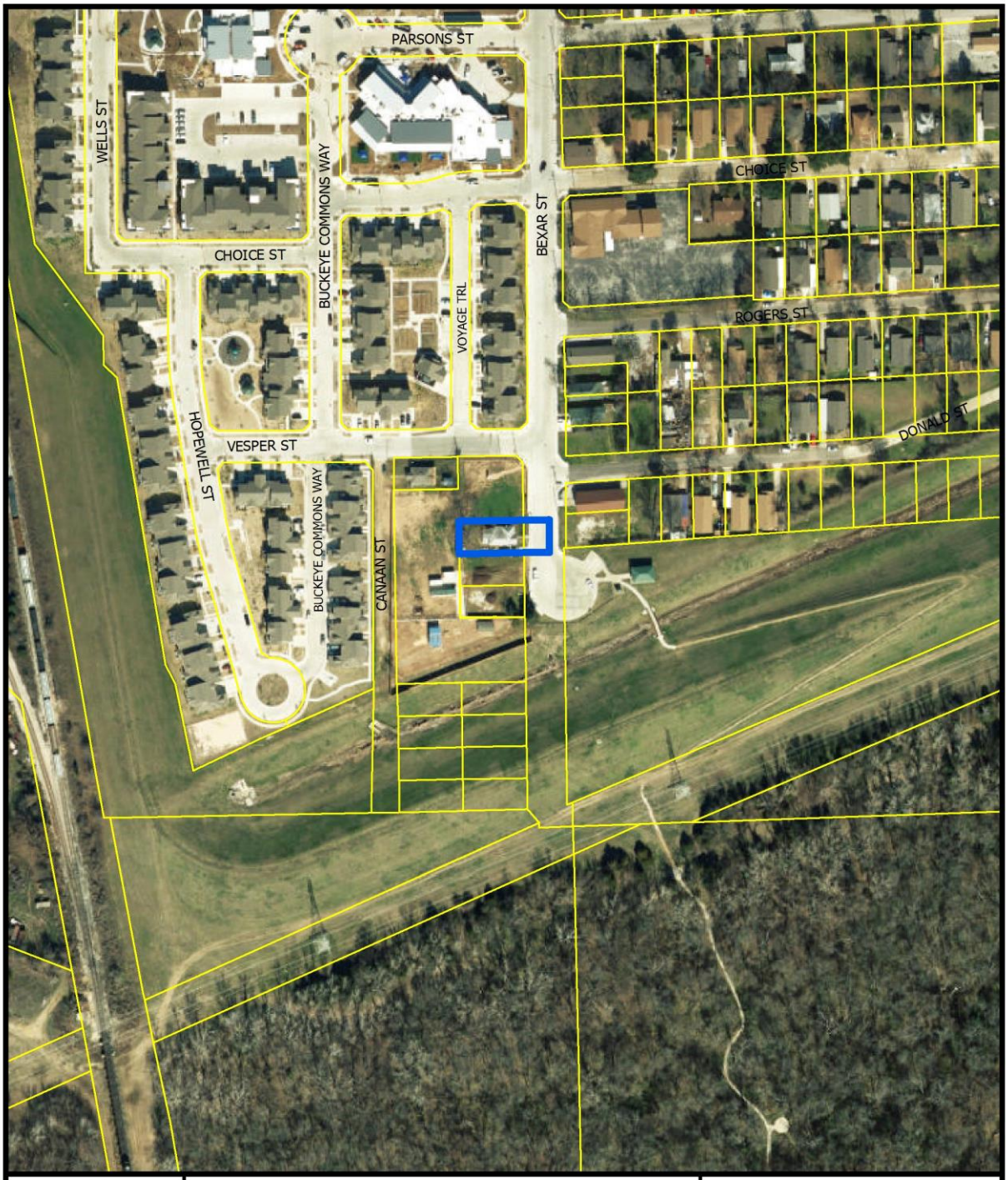
Proposed Revised Landscape Plan



Existing Landscape Plan




ROCHESTER ST
BUDD ST
CARLTON GARRETT ST
SAMOA AVE
CANAAN ST
RAILWAY ST
MUNICIPAL ST
S LAMAR ST
S CENTRAL EXPY
KEELER ST
KEELER ST
KEELER ST
WELLS ST
BUCKEYE COMMONS WAY
BEXAR ST
PARSONS ST
LUTHER ST
CHOICE ST
CHOICE ST
VOYAGE TRL
ROGERS ST
HOPEWELL ST
VESPER ST
DONALD ST
S CENTRAL SERV
S CENTRAL EXPY
S CENTRAL ACRD
310
S CENTRAL EXPY
1:6,000
VICINITY MAP
Case no: Z178-357
Date: 10/16/2018

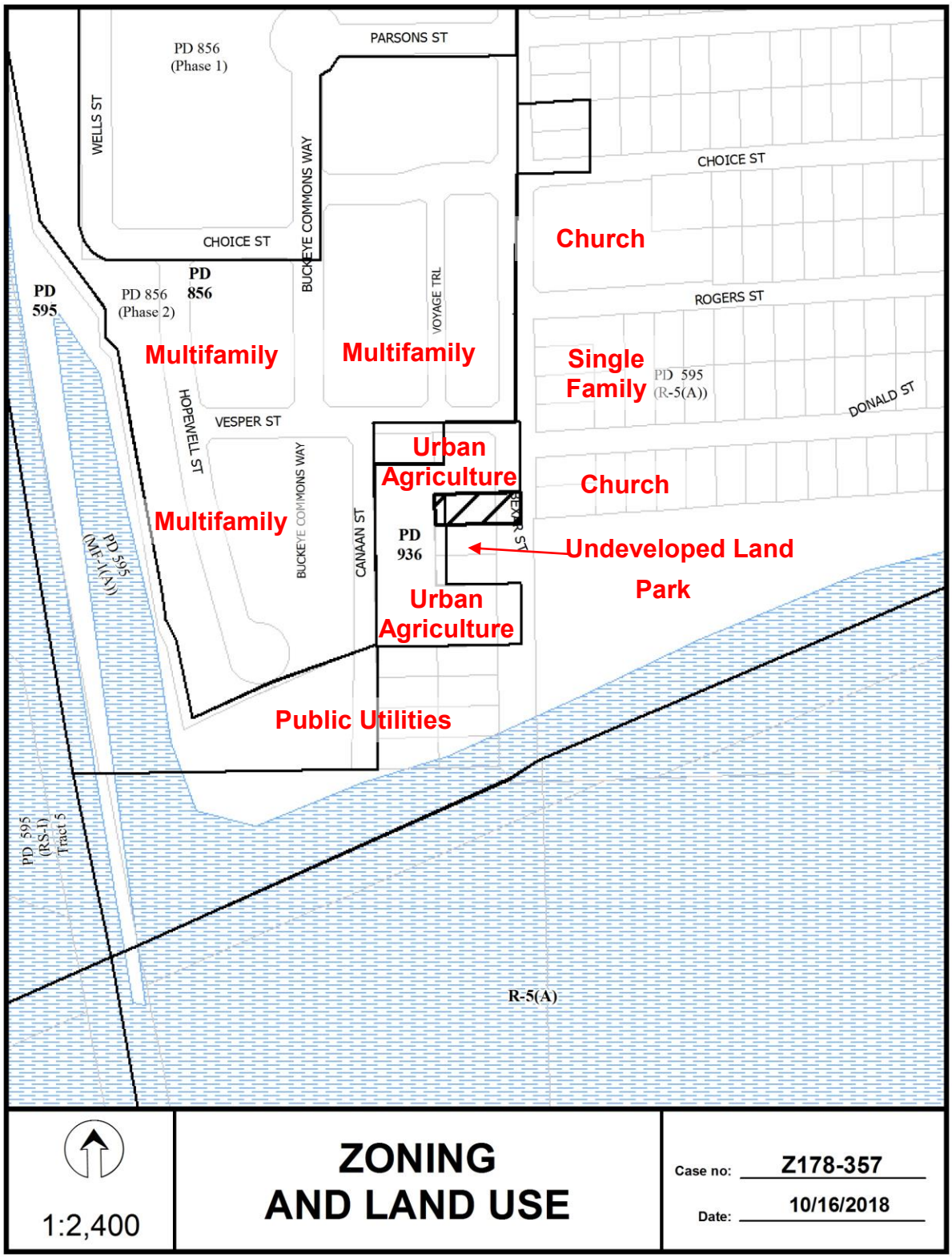


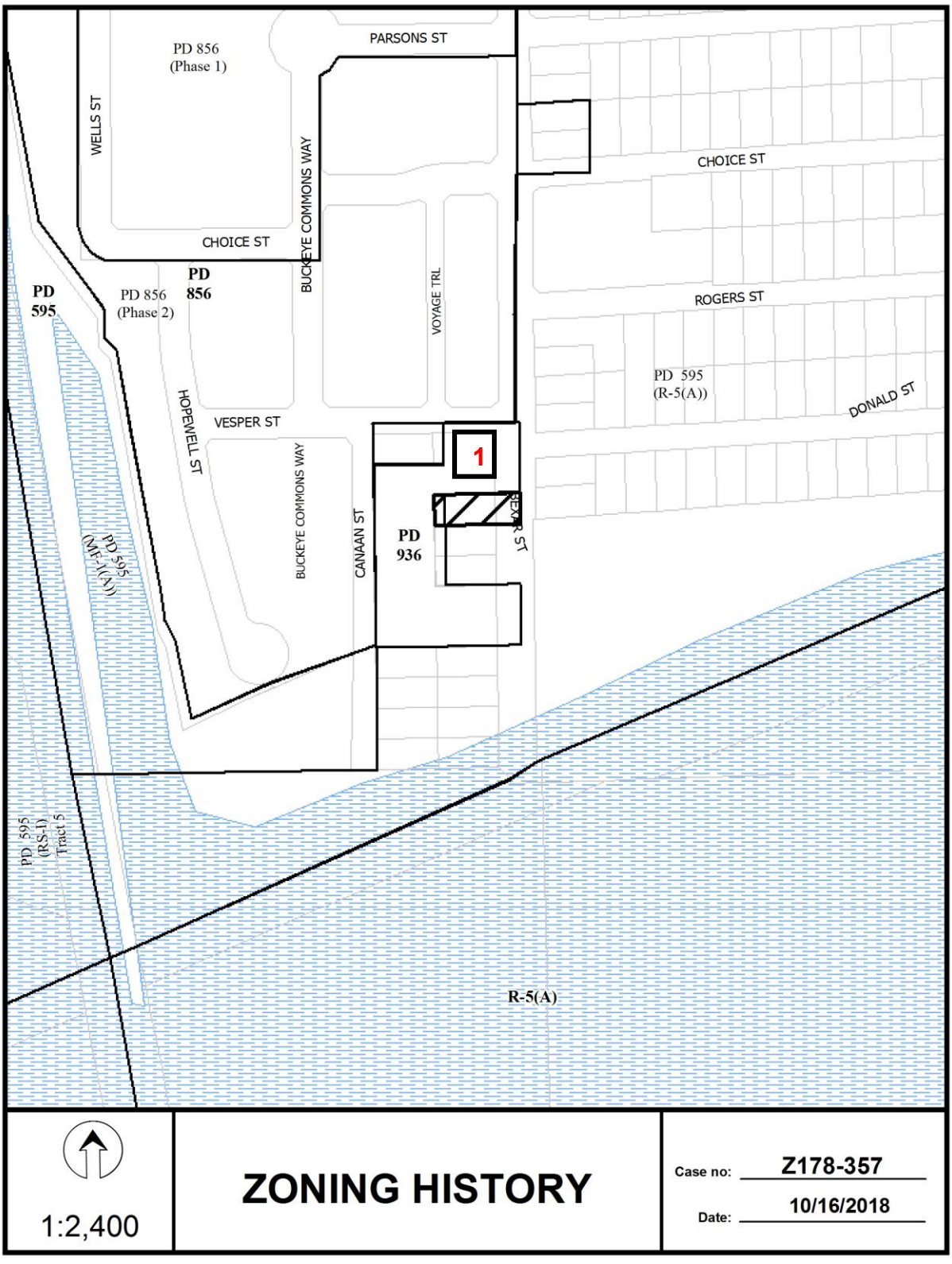
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AERIAL MAP

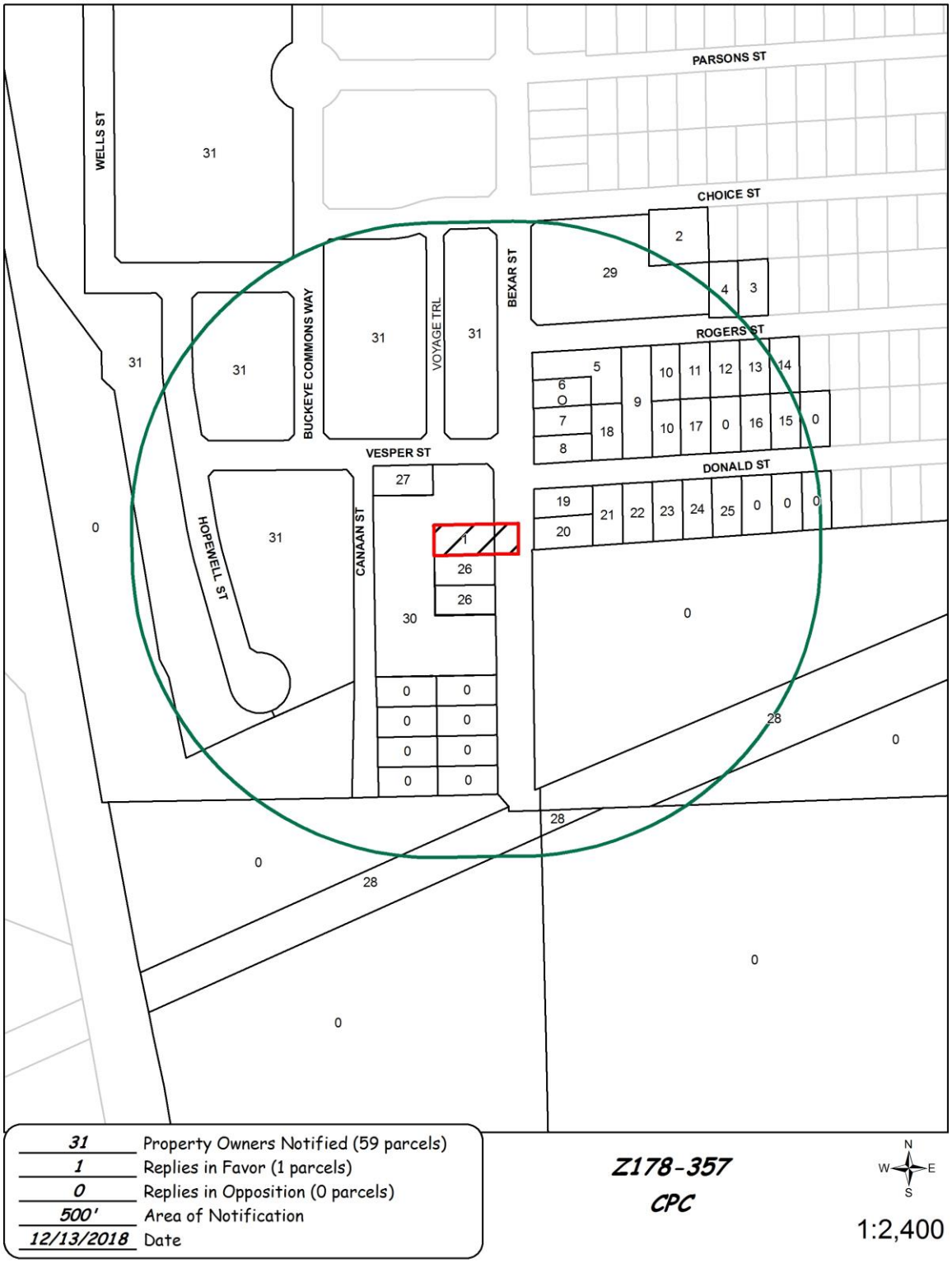
Case no: Z178-357

Date: 10/16/2018


PD 856
(Phase 1)
PARSONS ST
WELLS ST
BUCKEYE COMMONS WAY
CHOICE ST
CHOICE ST
Church
PD
595
PD 856
(Phase 2)
PD
856
VOYAGE TRL
ROGERS ST
Multifamily
Multifamily
Single
Family
PD 595
(R-5(A))
DONALD ST
HOPEWELL ST
VESPER ST
Urban
Agriculture
Church
BUCKEYE COMMONS WAY
CANAAN ST
SEXTON ST
Multifamily
PD
936
Undeveloped Land
Park
PD 595
(MF-1(A))
Urban
Agriculture
Public Utilities
PD 595
(RS-1)
Tract 5
R-5(A)
1:2,400
ZONING
AND LAND USE
Case no: Z178-357
Date: 10/16/2018


PD 856
(Phase 1)
PARSONS ST
WELLS ST
BUCKEYE COMMONS WAY
CHOICE ST
CHOICE ST
PD
856
PD
595
PD 856
(Phase 2)
VOYAGE TRL
ROGERS ST
PD 595
(R-5(A))
DONALD ST
HOPEWELL ST
VESPER ST
1
BUCKEYE COMMONS WAY
CANAAN ST
PD
936
BEXAR ST
PD 595
(MF-1(A))
PD 595
(RS-1)
Tract 5
R-5(A)
1:2,400
ZONING HISTORY
Case no: Z178-357
Date: 10/16/2018

CPC RESPONSES



12/12/2018

Reply List of Property Owners

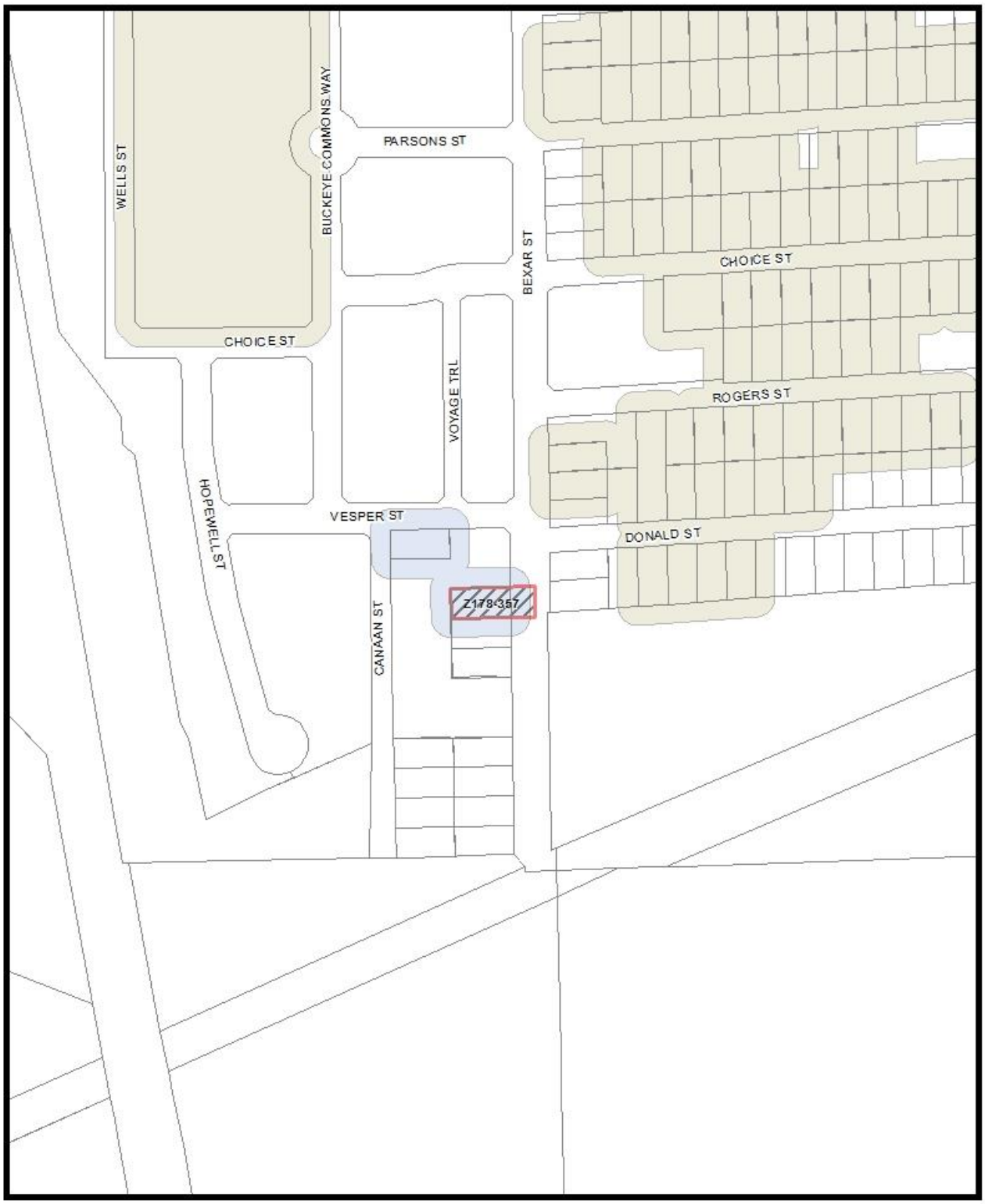
Z178-357

31 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	6911	BEXAR ST	CITYBUILD COMMUNITY DEV CORP
	2	2624	CHOICE ST	STEWARDSHIP PROPERTIES LLC
	3	2703	ROGERS ST	FLORES GERMAN & JULIA
	4	2627	ROGERS ST	RAMIREZ HUMBERTO &
	5	6800	BEXAR ST	INDEPENDENT MISSIONARY
O	6	6804	BEXAR ST	LOVE LEOLIS
	7	6808	BEXAR ST	ESCALANTE MERLIN ELIU MELGAR
	8	6812	BEXAR ST	SPIRITUAL LIFE C O G I C
	9	2616	ROGERS ST	LANGLEY LUCILLE JONES
	10	2620	ROGERS ST	JONES WAYNE HAROLD &
	11	2624	ROGERS ST	HIS BRIDGEBUILDERS INC
	12	2628	ROGERS ST	ATTAWAY KATRINA
	13	2704	ROGERS ST	NARVAEZ DAVID G
	14	2708	ROGERS ST	DEHARO BENJAMIN &
	15	2707	DONALD ST	MURILLO LIBRADO &
	16	2703	DONALD ST	TREJO CIRILA & JUAN CARLOS HERNANDEZ
	17	2623	DONALD ST	HTOO KRAW KRA
	18	2611	DONALD ST	BALL ROBERT N
	19	6900	BEXAR ST	SPIRITUAL LIFE COGIC
	20	6906	BEXAR ST	SPIRITUAL LIFE CHURCH OF
	21	2612	DONALD ST	SPIRITUAL LIFE CHURCH OF GOD IN CHRIST
	22	2614	DONALD ST	MENDOZA INOCENCIO & MARIA
	23	2620	DONALD ST	ESPINOZA VICTOR & LOURDES
	24	2624	DONALD ST	GONZALEZ GLORIA
	25	2628	DONALD ST	PORRAGAS SANDRA
	26	6919	BEXAR ST	APEX FINANCIAL CORP

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	27	6902	CANAAN ST	NELSON JOSHUA
	28	7000	BEXAR ST	TEXAS UTILITIES ELEC CO
	29	6722	BEXAR ST	LORDS MISSIONARY BAPTIST
	30	6905	BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
	31	6655	BUCKEYE COMMONS WAY	DALLAS HOUSING AUTHORITY


WELLS ST
BUCKEYE COMMONS WAY
PARSONS ST
BEXAR ST
CHOICE ST
CHOICE ST
VOYAGE TRL
ROGERS ST
HOPEWELL ST
VESPER ST
DONALD ST
CANAAN ST
Z178-357
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:2,400
Market Value Analysis
Printed Date: 10/16/2018

Agenda Information Sheet

File #: 19-110 **Item #:** 55.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street between Martin Luther King Jr. Boulevard and Lenway Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z178-361(CT)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-361(CT)	**DATE FILED:**	September 7, 2018
LOCATION:	Southwest line of South Lamar Street between Martin Luther King Jr. Boulevard and Lenway Street		
COUNCIL DISTRICT:	7	**MAPSCO:**	46 W
SIZE OF REQUEST:	Approx. 3.1887 acres	**CENSUS TRACT:**	34.00

APPLICANT: Gold Auto Parts Recyclers

OWNER: Recycling Properties L.P.

REPRESENTATIVE: Milos Cinclair, PLLC

REQUEST: An application for the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to continue the operation of the recycling buy-back center of household metals and industrial metals within a portion of an existing facility [Gold Auto Parts Recycling Center].

CPC RECOMMENDATION: **Approval** for a two-year period, subject to conditions

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to conditions

BACKGROUND:

- The existing SUP for a recycling buy-back center for the collection of household metals and industrial metals was approved on September 9, 2015, for a two-year period. On December 13, 2017, the City Council renewed the SUP for a two-year period.

- The applicant is seeking renewal, with no proposed changes to the existing conditions of the SUP.

- The Dallas Police Department finds the facility in compliance with Chapter 40B for operation of a recycling buy-back center.

- The Dallas Development Code states the time period for an SUP for a recycling buy back center for the collection of household metals and industrial metals may not exceed a two-year period.

Zoning History: There have not been any zoning cases in the area over the past five years.

Traffic:

The Engineering Division of Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Lamar Street	Principal Arterial	100 feet	100 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.

ENVIRONMENTAL ELEMENT

GOAL 6.6 Increase Recycling and Conservation of Renewable Resources

Policy 6.6.1 Increase recycling and composting

Surrounding Land Uses:

	Zoning	Land Use
Site	IM, SUP No. 2155	Industrial, warehouse, and recycling buy-back center
North	PD 595 (FWMU-3)	Undeveloped/Single family
East	PD 595 (CC)	Restaurant/Undeveloped
South	IM	Industrial
West	IM	Industrial

Land Use Compatibility:

The Development Code requires a Specific Use Permit for a recycling buy-back center for the collection of household and industrial metals; but does not require a Specific Use Permit for recyclable materials such as clothing, aluminum cans, steel cans, glass, paper, and plastic products in the IM District. In addition, the code limits a recycle buy-back center to a maximum of 10,000 square feet of floor area and does not allow other recycling facilities within 1,000 feet. The Code also limits the time period to no more than two years.

The request site is located within an industrial area and is adjacent to several industrial uses. Properties that are generally located southwest of South Lamar Street, are located within heavily industrial and commercial zoning districts. This area has been zoned for industrial and light commercial uses since the 1970s. The properties to the northeast of South Lamar Avenue are undeveloped and single family uses. The existing use is located in an industrial area and is located on a property that has had industrial uses for over 20 years.

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 use is compatible with the surrounding industrial uses and is separated from nearby residential uses by a major roadway. The use provides a service throughout the area as a place to bring materials that may otherwise not be recycled. The short initial time allowed staff to review the use and determined it was in compliance with the conditions and site plan. As such, staff is recommending approval for an additional two-year period.

Landscaping:

The request does not trigger landscape requirements.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is closest to Category "I" and Category "E" northeast of South Lamar Street.

Parking:

The parking regulations require one space per 500 square feet of floor area for a recycling buy-back center. The building where the use is located is a 2,000 square-feet building. The applicant is providing the required 20 off-street parking spaces for the use.

Police Department:

The Dallas Police Department monitors the facility for compliance with Chapter 40B for operation of a recycling buy-back center. The Dallas Police Department also requires a license for a recycling buy-back center. According to DPD, the applicant is in compliance with Dallas City Ord. 40-B.

List of Partners, Principals, or Officers

Gold Auto Parts Recycling Center

Jerome Amman – Managing Partner on Site

Neil Goldberg - Partner

Proposed Conditions
SUP No. 2155

1. USE: The use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial metals.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on [~~September 13, 2018~~] (two years from the passage of this ordinance).

4. FLOOR AREA: A maximum of 4,270 square feet.

5. GATE: Both double swing gates abutting to Lamar Street and shown on the attached site plan must remain open during hours of operation.

6. HOURS OF OPERATION: The recycling buy-back center for the collection of household and industrial metals may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.

7. INGRESS/ EGRESS: Ingress and egress must be provided in the location on the attached site plan. No other ingress or egress is permitted.

8. LICENSE: The Operator must obtain a secondary metal recyclers license in accordance with Chapter 40B of the Dallas City Code.

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.

DECEMBER 13, 2018 - CITY PLAN COMMISSION MINUTES

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period, subject to conditions on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street, between Martin Luther King Jr. Boulevard and Lenway Street.

Maker: Davis
Second: Rieves
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

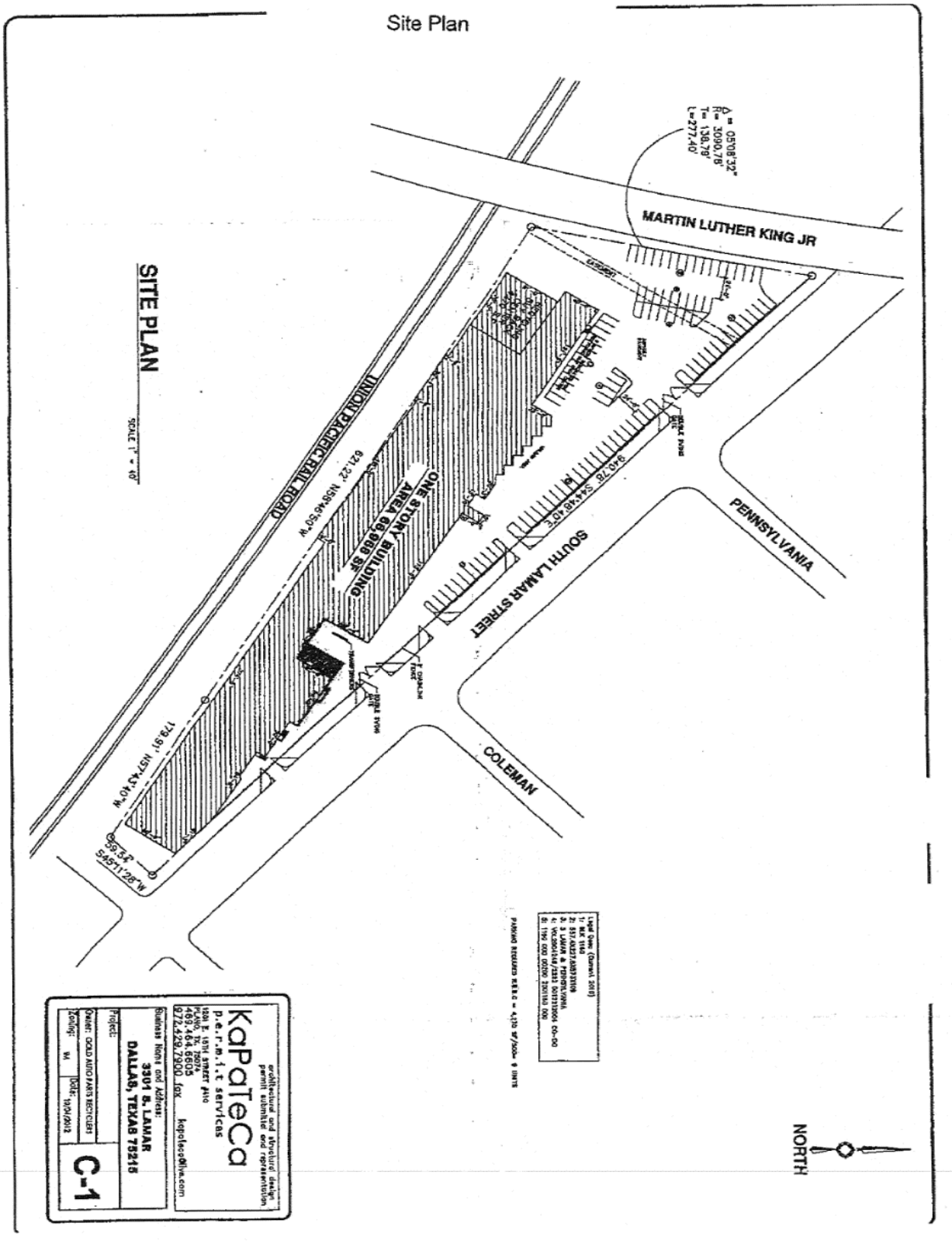
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

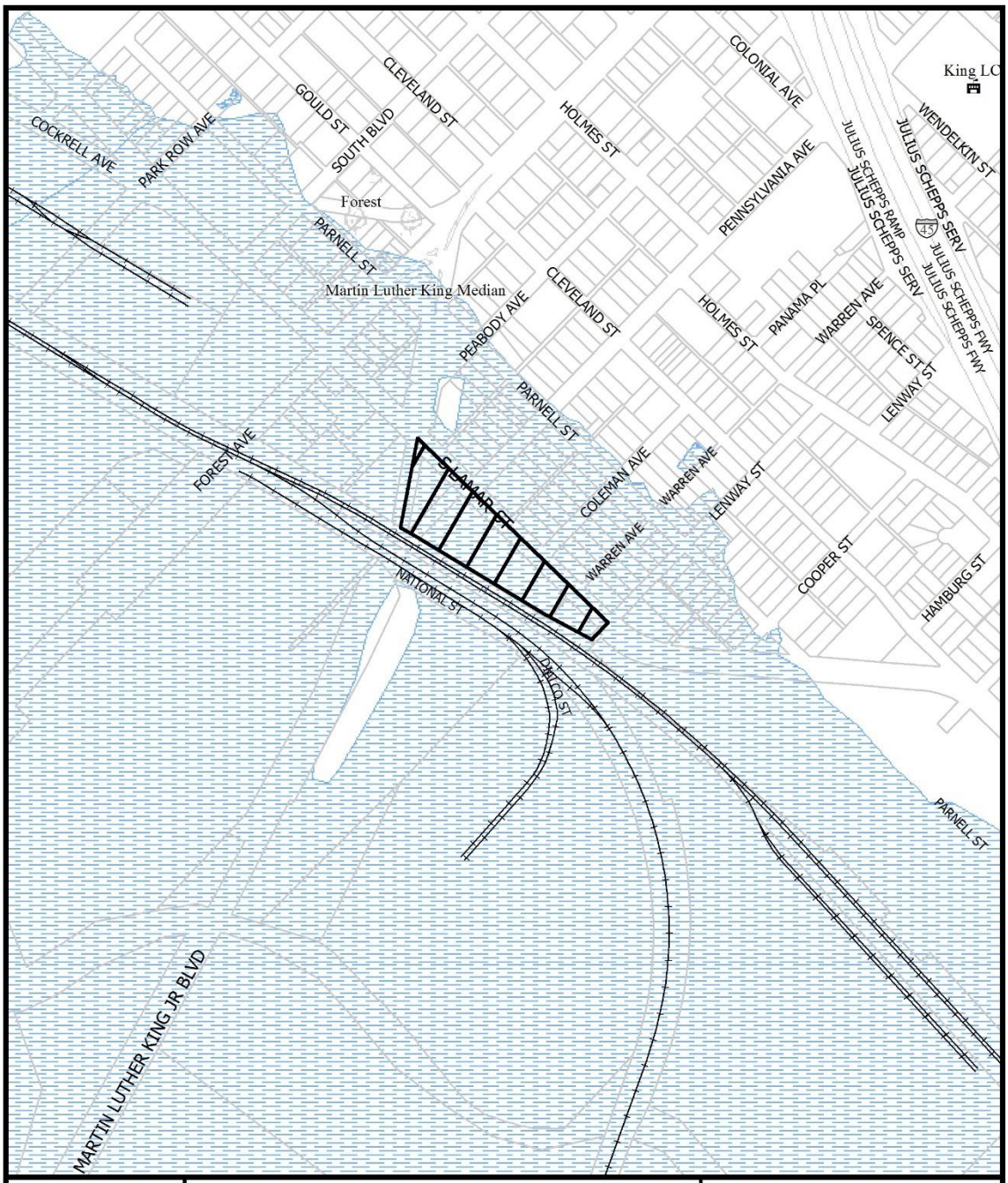
Notices: Area: 300 Mailed: 33
Replies: For: 0 Against: 0

Speakers: For: Robert Miklos, 180 Valley View Ln., Farmers Branch, TX, 75234
Jerry Amman, 2004 Willow Bend, Oakley, TX
Against: None

Z178-361(CT)

EXISTING SITE PLAN
(no changes)





1:6,000

VICINITY MAP

Case no: Z178-361

Date: 10/17/2018

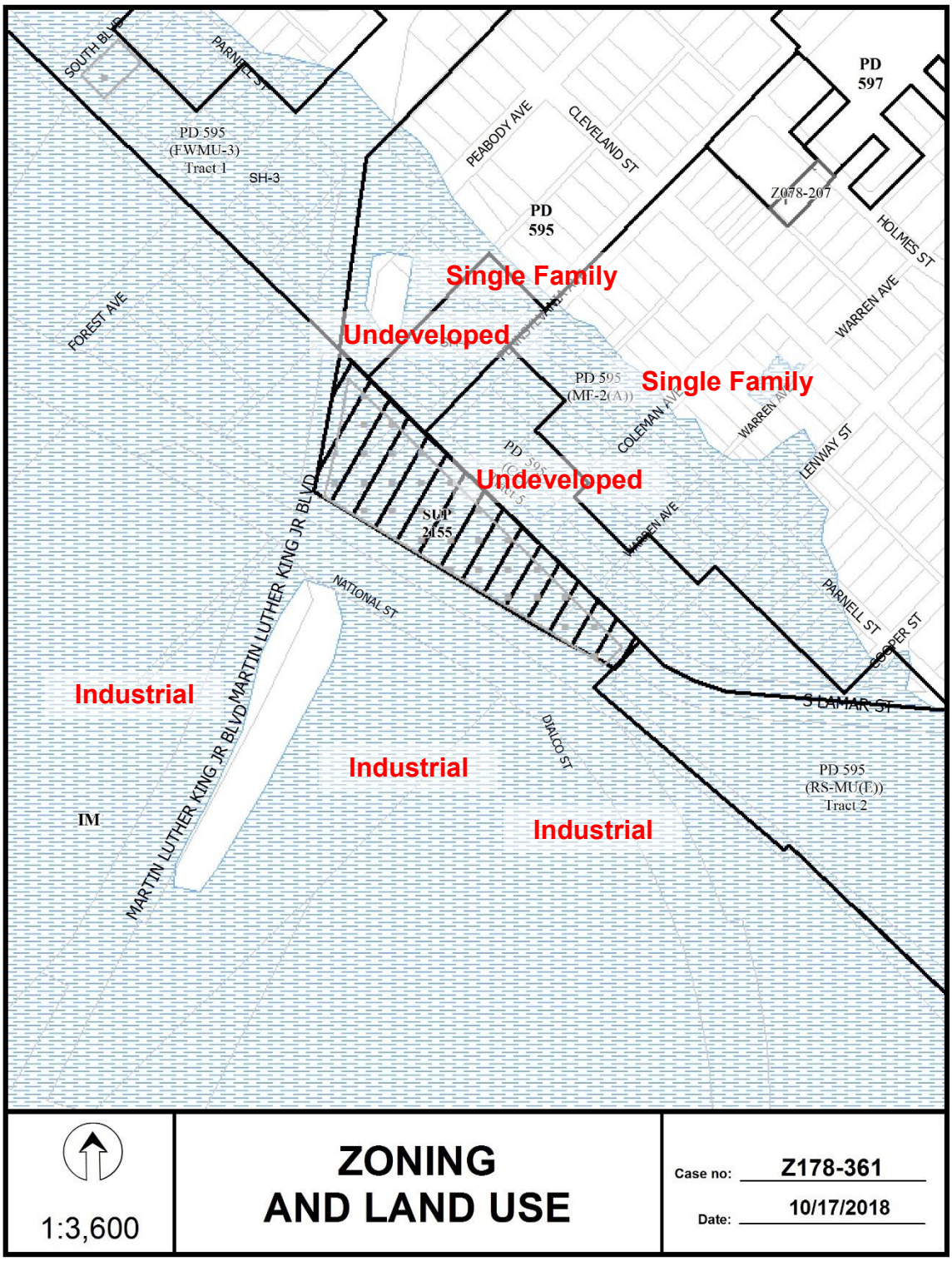


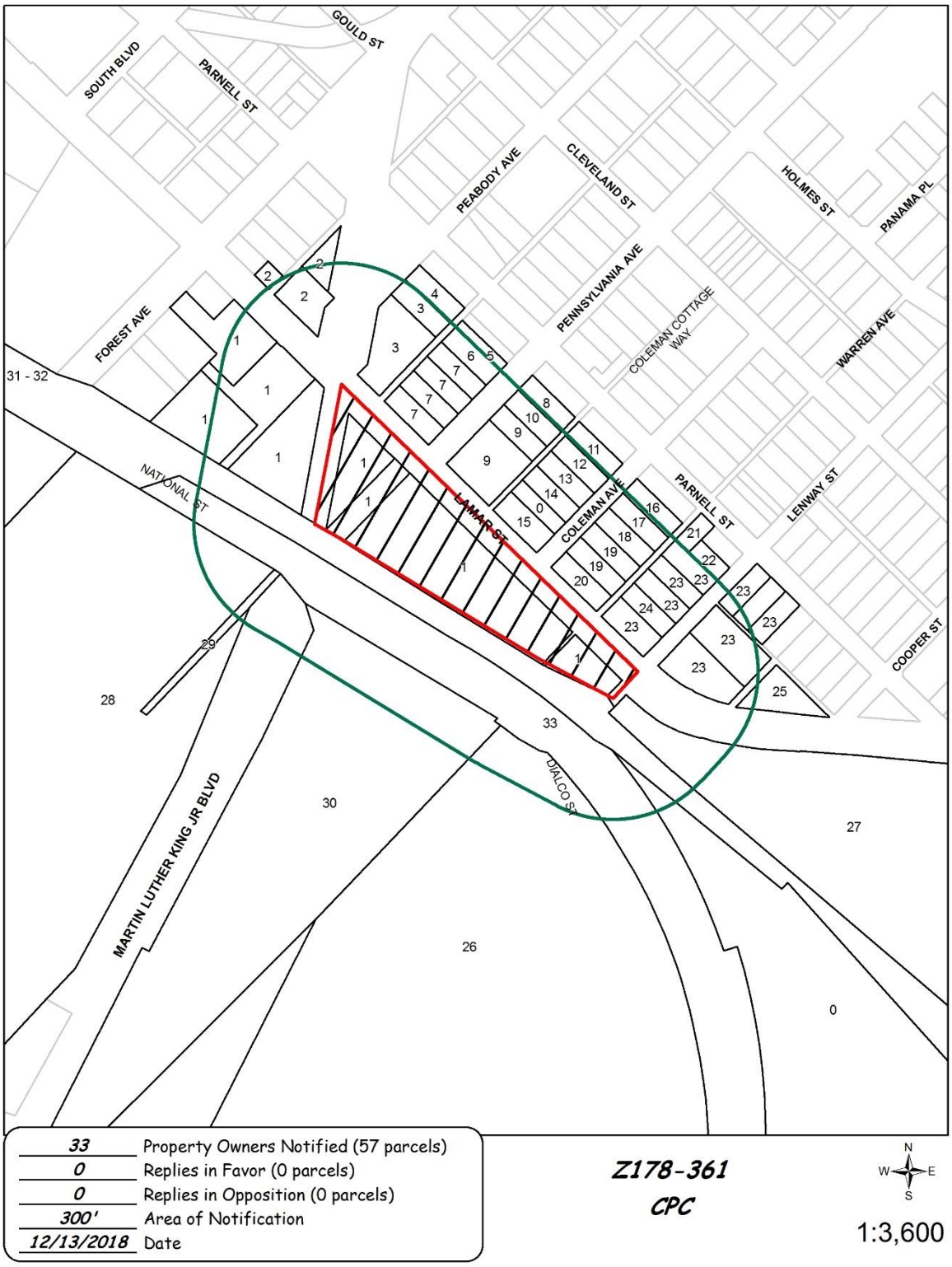
1:3,600

AERIAL MAP

Case no: Z178-361

Date: 10/17/2018


SOUTH BLVD
PARNELL ST
PD 595
(FWMU-3)
Tract 1
SH-3
PEABODY AVE
CLEVELAND ST
PD
597
Z078-207
HOLMES ST
PD
595
Single Family
Undeveloped
FOREST AVE
WARREN AVE
PD 595
(MF-2(A))
Single Family
COLEMAN AVE
WARREN AVE
LENWAY ST
PD 595
(CA-1(A))
Undeveloped
SUP
2055
MARTIN LUTHER KING JR BLVD
WARREN AVE
NATIONAL ST
PARNELL ST
COOPER ST
S LAMAR ST
Industrial
DIALCO ST
Industrial
PD 595
(RS-MU(E))
Tract 2
IM
Industrial
MARTIN LUTHER KING JR BLVD
1:3,600
ZONING
AND LAND USE
Case no: Z178-361
Date: 10/17/2018


GOULD ST
SOUTH BLVD
PARNELL ST
PEABODY AVE
CLEVELAND ST
HOLMES ST
PANAMA PL
FOREST AVE
PENNSYLVANIA AVE
COLEMAN COTTAGE WAY
WARREN AVE
31 - 32
NATIONAL ST
LAMAR ST
COLEMAN AVE
PARNELL ST
LENWAY ST
COOPER ST
29
28
33
DALCO DR
MARTIN LUTHER KING JR BLVD
30
27
26
0
33 Property Owners Notified (57 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
300' Area of Notification
12/13/2018 Date
Z178-361
CPC
N
W
E
S
1:3,600

12/12/2018

Reply List of Property Owners

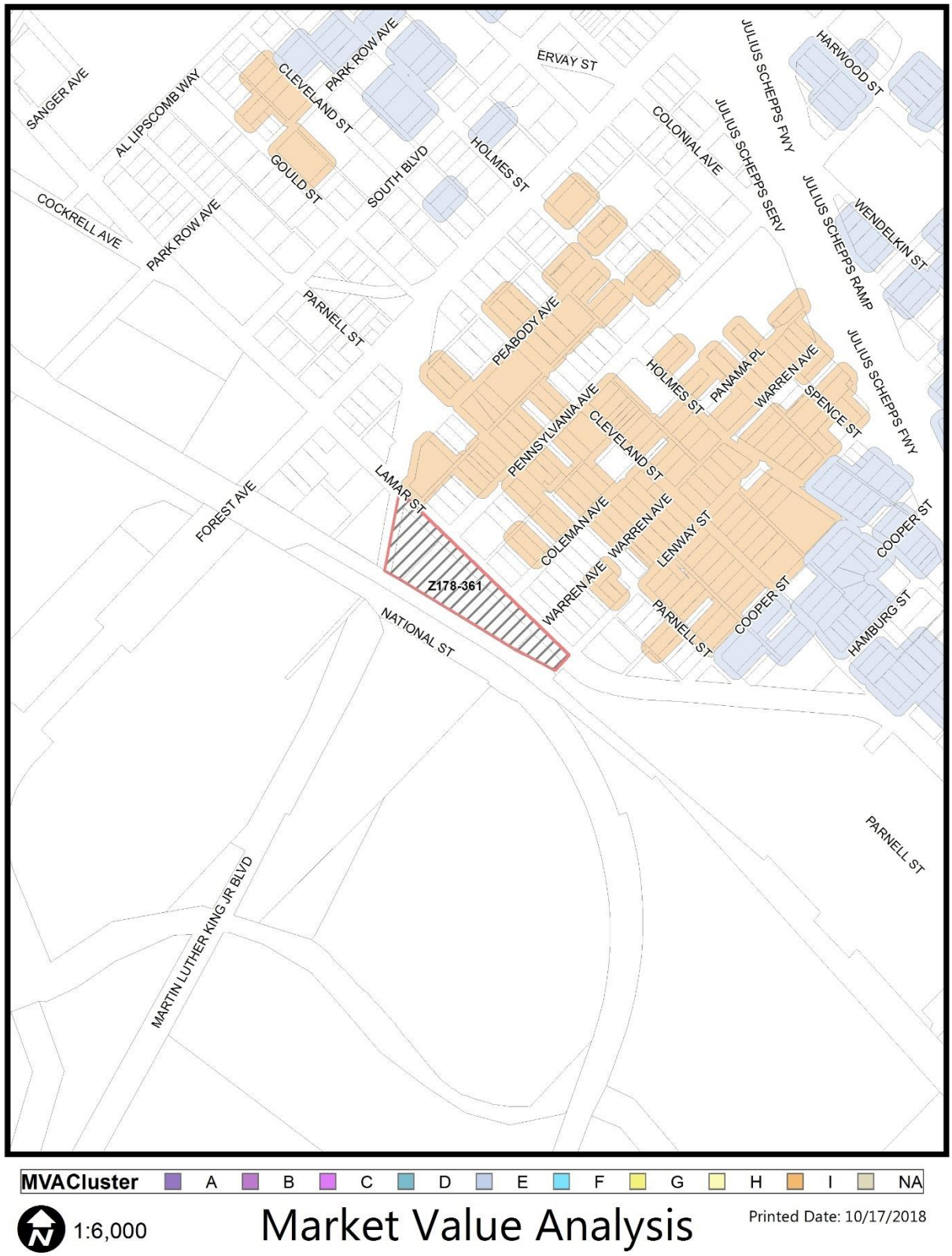
Z178-361

33 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	3113	S LAMAR ST	RECYCLING PROP LP
	2	3008	S LAMAR ST	FOREST HEIGHTS NEIGHBORHOOD
	3	3100	S LAMAR ST	FITZHUGH DEVELOPMENT GROUP LLC
	4	1216	PEABODY AVE	DELGADO ORLANDO
	5	1219	PENNSYLVANIA AVE	RATCLIFF KACHARRA
	6	1217	PENNSYLVANIA AVE	FOSTER EDDIE D
	7	1211	PENNSYLVANIA AVE	AMERICAN TRANSPORT XPRESS
	8	1222	PENNSYLVANIA AVE	FOXX BETTY ESTATE OF
	9	1214	PENNSYLVANIA AVE	BROWN DAVID A
	10	1216	PENNSYLVANIA AVE	BROWN DAVID A
	11	1221	COLEMAN AVE	JONES JESSE
	12	1217	COLEMAN AVE	LEONARD LARRY
	13	1213	COLEMAN AVE	PORTILLO JOSE JAIME
	14	1209	COLEMAN AVE	SHAH GIRISH V
	15	3216	S LAMAR ST	FRANK HERBERT A JR
	16	1226	COLEMAN AVE	CARMEN GRINSTEIN INC
	17	1220	COLEMAN AVE	MCMILLIAM ETHEL MAE
	18	1216	COLEMAN AVE	FELTON HENRY &
	19	1212	COLEMAN AVE	GRINSTEIN CARMEN
	20	1206	COLEMAN AVE	WARREN WARD & G WILLIAMS
	21	3303	PARNELL ST	LOVE RODERICK
	22	1227	LENWAY ST	GRIFFIN LOIS K
	23	1223	LENWAY ST	G & A CORPORATION
	24	1209	LENWAY ST	G & A CORPORATION
	25	3520	S LAMAR ST	HANEY GEORGE C
	26	1100	LENWAY ST	OCCIDENTAL CHEMICAL CORP

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	27	3701	S LAMAR ST	Dallas ISD
	28	1000	FOREST AVE	FAUBION LEO
	29	1000	FOREST LN	FAUBION ASSOCIATES INC
	30	3301	NATIONAL ST	BEALL CONCRETE INC
	31	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	32	9999	NO NAME ST	UNION PACIFIC RR CO
	33	2300	AL LIPSCOMB WAY	BNSF RAILWAY


SANGER AVE
AL LIPSCOMB WAY
CLEVELAND ST
PARK ROW AVE
ERVAY ST
JULIUS SCHEPPS FWY
HARWOOD ST
COLONIAL AVE
JULIUS SCHEPPS SERV
GOULD ST
SOUTH BLVD
HOLMES ST
JULIUS SCHEPPS RAMP
WENDELKIN ST
COCKRELL AVE
PARK ROW AVE
PARNELL ST
PEABODY AVE
HOLMES ST
PANAMA PL
WARREN AVE
SPENCE ST
JULIUS SCHEPPS FWY
PENNSYLVANIA AVE
CLEVELAND ST
LAMAR ST
FOREST AVE
COLEMAN AVE
WARREN AVE
LENWAY ST
COOPER ST
Z178-361
WARREN AVE
PARNELL ST
COOPER ST
HAMBURG ST
NATIONAL ST
PARNELL ST
MARTIN LUTHER KING JR BLVD
MVACluster
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Market Value Analysis
Printed Date: 10/17/2018

Agenda Information Sheet

File #: 19-112 **Item #:** 56.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-380(CY)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**
ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-380(CY)	**DATE FILED:**	September 24, 2018
LOCATION:	East side of Boulder Drive, south of West Kiest Boulevard		
COUNCIL DISTRICT:	3	**MAPSCO:**	53 X
SIZE OF REQUEST:	Approx. 2.704 acres	**CENSUS TRACT:**	103.03

OWNER/APPLICANT: BoulHold 1, LLC / Sean Wahrmund.

REQUEST: An application for a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407

SUMMARY: The applicant proposes to renovate the existing buildings, increase the number of dwelling units from 66 to 70 and occupy them with a multifamily use.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The approximate 2.704-acre area of request is zoned Planned Development District No. 407 and is currently developed with five two-story buildings containing 66 dwelling units and one one-story building for laundry and maintenance.
- According to Dallas Central Appraisal District, the apartment buildings were constructed in 1965.
- The earliest Certificate of Occupancy found in the permitting system [POSSE] was issued on May 11, 1990, for a multifamily use; however, there is a previous permit from 1978 also for a multifamily use.
- On August 25, 1994, the City Plan Commission authorized a hearing to determine proper zoning on property zoned CR-D Community Retail with a Dry Liquor Control Overlay with consideration given to establishing a Planned Development District for multifamily Uses and TH-2(A) Townhouse District uses for the subject site.
- On November 9, 1994, the City Council established Planned Development District No. 407 for TH-2(A) Townhouse District uses plus multifamily by Specific Use Permit and approved Specific Use Permit No. 1221 for multifamily uses for a time period of three and one-half years subject to a site plan, landscape plan and conditions. [Expired May 9, 1999]
- On February 10, 1999, and on December 13, 2001, City Council denied a Specific Use Permit for a multifamily use for the area of request.
- On February 26, 2003, the City Council approved an amendment to PD No. 407 to allow Retirement Housing use by right.
- The most recent Certificate of Occupancy for a multifamily use on the property was issued by Building Inspections on March of 2004. This CO has been updated on two occasions to reflect changes in ownership and name of business (doing business as –DBA), one in 2015 and the second one in 2016.

Zoning History: There have not been zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
West Kiest Boulevard	Principal Arterial	100 feet	100 feet
Boulder Drive	Minor Arterial	60 feet	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended reducing or limiting the number of dwelling units and compliance with the corresponding off-street parking requirements.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

NEIGHBORHOOD PLUS

GOAL 6.0 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Action 6.1.3 Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes and include family-friendly amenities such as play areas or open/green space for active, healthy living.

Land Use:

	Zoning	Land Use
Site	PD No. 407	Multifamily
North	CR-D Community Retail with D Liquor Control Overlay and R-10-(A) Single Family	Auto Service Center, Undeveloped Land, Public Park
East	R-10(A) Single Family	Single-family
South	R-10(A) Single Family	Single-family
West	R-10(A) Single Family	Single-family

Land Use Compatibility:

The approximate 2.704-acre site is zoned Planned Development District No. 407 and is currently developed with five two-story buildings containing 66 dwelling units and one one-story building for the complex's laundry and maintenance office, that according to the Dallas Central Appraisal District, were built in 1965.

Research of the history of the property indicate that the zoning at the time of the construction of the existing buildings was an S.P. LR-3 Special Permit Ordinance No. 10340 for Local Retail-3 District uses which included multifamily uses.

In 1989, when Chapter 51A of the Dallas Development Code was adopted, the zoning district of the subject property transitioned to a CR Community Retail District which made the multifamily use nonconforming.

On August 25, 1994, the City Plan Commission authorized a hearing to determine proper zoning on the property with consideration given to establishing a Planned Development District for Multifamily Uses and TH-2(A) Townhouse District uses.

On November 9, 1994, the City Council established Planned Development District No. 407 for TH-2(A) Townhouse District uses plus multifamily use by Specific Use Permit and approved Specific Use Permit No. 1221 for multifamily use for a time period of three and one-half years subject to a site plan, landscape plan and conditions. [Expired May 9, 1999].

Pursuant to the approved conditions for SUP No. 1221 that required a review by the Planning Director after six months after the passing of the ordinance granting the SUP, on December 24, 1996, the Planning Department evaluated the compliance of the Property with the SUP conditions. They presented their findings to the City Plan Commission on January 9, 1997, with a recommendation of authorizing a public hearing to address the discrepancies found on site.

On February 19, 1997, a minor amendment to the SUP site plan was approved by the Director of Planning which brought the site into compliance.

On April 3, 1997, the City Plan Commission, at its public hearing, accepted the staff report as to the compliance of the property with the SUP conditions and amended site plan, and the multifamily use continued to operate.

On February 10, 1999, and on December 13, 2001, City Council denied a Specific Use Permit for a multifamily use for the area of request.

On February 26, 2003, the City Council approved an amendment to PD No. 407 to allow Retirement Housing use by right. There are no records found that the property changed use from multifamily to retirement housing.

A Certificate of Occupancy was issued by Building Inspections on March 2004 for a multifamily use which has been subsequently updated in 2015 and 2016 to reflect changes in ownership and in the name under which the use operates. Staff was unable to determine how the Certificate of Occupancy was issued and updated for a multifamily use without a valid SUP, however the property is currently occupied.

The applicant is a new owner requesting the SUP to allow for the existing buildings to continue to operate as a multifamily use. The applicant proposes to renovate the existing buildings and to increase the number of units from 66 to 70 by reconfiguring four of the existing three-bedroom units into two-bedroom units and add four efficiency units. No additional structures nor floor area are being proposed on site.

Planned Development District No. 407 establishes that if the property is developed with a multifamily use, development of the property must comply with the development standards shown on the site plan attached to an ordinance granting a specific use permit [Sec. 51P-407.107(a)]. Based on this provision and taking into consideration that the provisions in an ordinance always control over a site plan, staff is recommending SUP conditions that will provide for regulations as to maximum number of dwelling units allowed, off-street parking required and maximum number of stories. The applicant has agreed to most of the conditions except for the maximum number of dwelling units.

Uses surrounding the area of request include primarily single family uses in the R-10(A) District that abuts the site to the west, south and east. A public park is located to the north across West Kiest Boulevard followed by a multifamily use further north in an MF-2(A) District. Along West Kiest Boulevard and to the northwest of the area of request, there is a mix of auto service center and retail and personal service uses in a CR Community Retail with a D Liquor Control Overlay District on a portion.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff is overall in support with the request except for the increase in the number of dwelling units. Staff is also aware that due to the history of this property, surrounding property owners are generally not in support of the request. Staff

recommends approval for a two-year period which will allow for the review of the use and its compatibility with the surrounding uses after this period of time.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site and surrounding areas are within an "F" MVA Cluster.

Parking:

As mention above, the property was developed as a multifamily use in 1965 when the LR-3 District allowed the use by right. Off-street parking requirements for the use in the LR-3 District were calculated at a ratio of one off-street parking space per each dwelling unit, at which the use would have required 66 off-street parking spaces.

Staff consulted with Building Inspections and it was determined that parking for the multifamily use will be required at the ratio required when the use was originally established for the existing 66 dwelling units, but that any additional dwelling units will have to provide the parking requirements per the current code requirements of one space per each bedroom with a minimum of one parking space per unit plus 0.25 space per unit for guest parking.

Provided that the applicant proposes to add four efficiency units (no bedroom separation), per the current code, five additional parking spaces will have to be provided, one space for each efficiency plus 0.25 space per unit for guest parking [0.25 x 4 = 1 space]. The total parking requirement for the use will then be 71 parking spaces. The proposed site plan depicts 96 off-street parking spaces on site which will comply with this requirement.

Staff considers that the 96 parking spaces the site proposes are still considerably less than the 146 parking spaces the site would require per the current code[1] and does not support any increase in the number of dwelling units. Staff's recommendation is to limit the number of dwelling units to the existing 66, which with the 96 parking spaces provided, will still be nonconforming as to this requirement.

Landscaping:

[1] 14- 1-bedroom units = 14 parking spaces required
46- 2-bedroom units = 92 parking spaces required
6- 3-bedroom units = 18 parking spaces required
4- efficiency units = 4 parking spaces required
0.25 spaces x 70 units = 17.5 ~ 18 guest parking spaces
TOTAL: **146 Parking spaces required.**

The landscape regulations in Planned Development District No. 407 establish that if the property is developed with a multifamily use, all landscaping must be provided as shown on the landscape or site plan attached to an ordinance granting a specific use permit. The landscape shown on the proposed site plan depicts the existing landscaping on site, no trees are proposed to be removed or added.

DECEMBER 13, 2018 - CITY PLAN COMMISSION MINUTES

Z178-380(CY)

Motion: It was moved to recommend **approval** of a Specific Use Permit for a multifamily use for a two-year period, subject to a revised site plan and staff's recommended conditions to include the following modifications: 1) maximum number of dwelling units is 66, 2) provide off-street parking in accordance to the Dallas Development Code, as amended. 3) provide a minimum of 96 off-street parking spaces in the location shown on the site plan, and 4) Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard.

Maker: Schultz
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 37
Replies: For: 1 Against: 2

Speakers: For: Sean Wahrmund, 4511 Ridge Rd., Dallas, TX, 75229
Against: David Marquis, 3110 W. Kiest Blvd., Dallas, TX, 75233

LIST OF OFFICERS.
BouldHold 1, LLC

- Sean Wahrmund --- Managing member
- Beazer Family Trust
- Bethany Ulteig
- Chirstopher Sims
- Donald Crosby
- Eric Saavedra
- Jean Roscovius
- Mondsee SDIRA, LLC
- Lawrence Dsouza
- Lin & Cathy Chen
- GBM Assets, LLC
- Zachary Beazer
- Tyler Burningham
- Jay Personius
- Gaven Schneider
- Chris & Lisa Bean
- Shahid Mehmood
- Tom Ruth & Ann Smith
- Michael Moran
- Kerry Clark
- Craig Shelton
- Josh Correa
- Todd Szuch
- Lelon Ginn
- Jack Waldenmaier
- 2021 REI, LLC
- Sperry Family Trust
- Ryan & Andrea yager
- Charles Ho
- Su Vin Enterprises, LLC
- Paul Moody
- Rivera Perkins 401k Plan
- Binu Aramath
- Arturo Alcaza
- ARBK Management, LLC
- Larry & Melanie mastellar
- Todd Jach
- Pezhman Hajbandeh
- Barry Rodgers
- Christina Stone
- Quest IRA Inc. FBO Jodie L Mow IRA

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a multifamily use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (two-years from the passage of this ordinance)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

5. DENSITY: Maximum number of dwelling units is 66.

6. HEIGHT: Maximum number of stories is two.

7. PARKING: Off-street parking must be provided in accordance to the Dallas Development Code, as amended. No less than 96 off-street parking spaces must be provided in the location shown on the attached site plan. Delta Credits, as defined in Section 51A-4.704(b)(4) may be used to meet the off-street parking requirement.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

Boulder Ridge Apartments

3130 Springwood Lane, Dallas, Texas 75233

Site Plan

Scale: 1" = 40'

Prepared: September 12, 2018
Revised: December 17, 2018

Zoning Case No: Z178-380

Site Data Table

Unit Type	Number of Unit Type	Square Footage of Unit
1 Bed - 1 Bath	14	602
2 Bed - 2 Bath	28	891
2 Bed - 1.5 Bath	14	1,184
3 Bed - 2 Bath	10	1,280

Site Plant Table

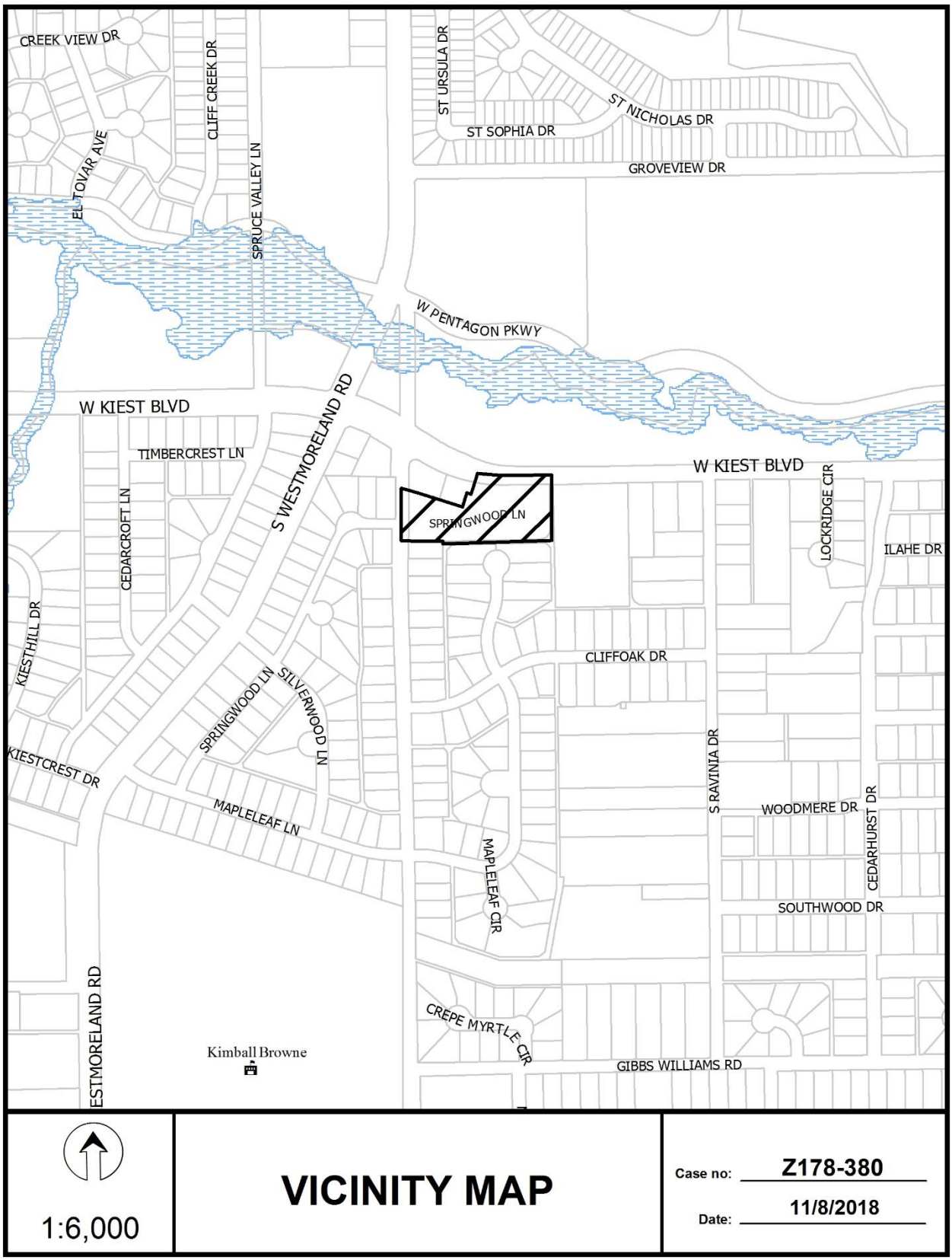
Key	Common Name	Botanical Name	Remarks
EI	English Ivy	Hedera Helix	Existing
AJ	Asian Jasmine	Trachelospermum Asiaticum	Existing

Parking Table

Provided Parking
96 spaces (existing)

Impervious Coverage

Total Lot Size (sq/ft)	Impervious Cover (existing)
130,375 sq/ft	86,699 sq/ft
source: Dallas County Appraisal District	source: survey
66.5% Impervious Cover	

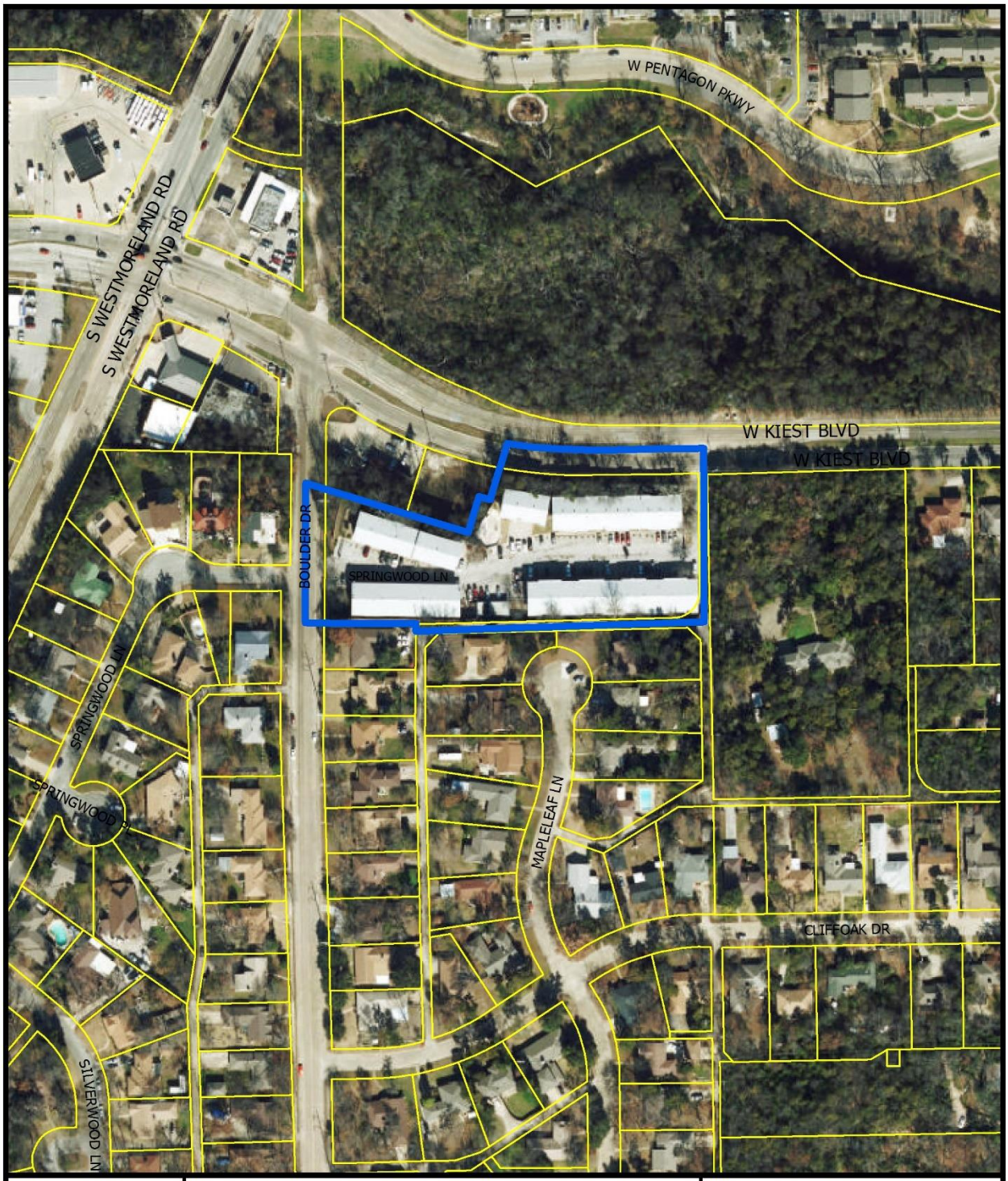


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VICINITY MAP

Case no: Z178-380

Date: 11/8/2018

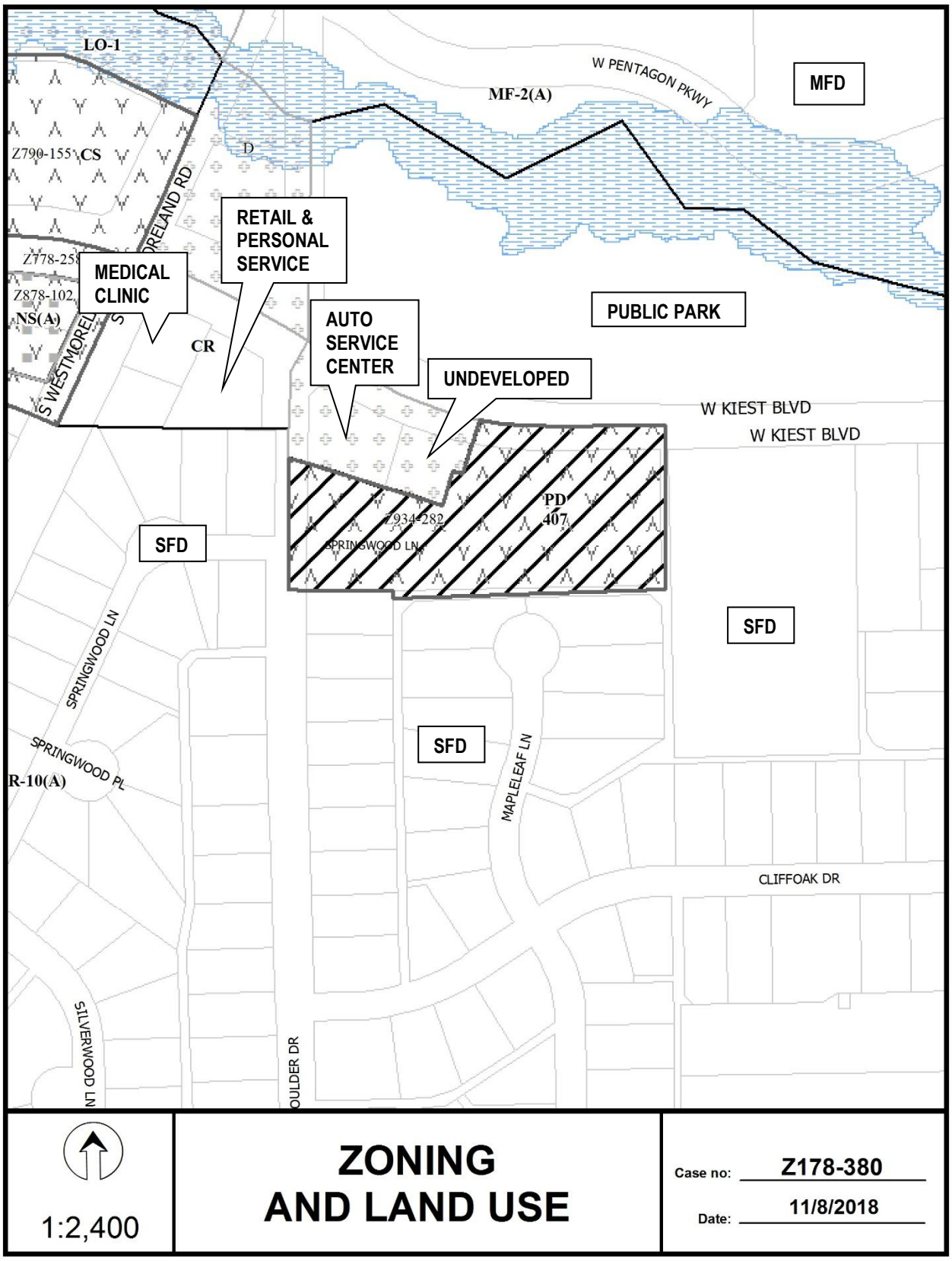


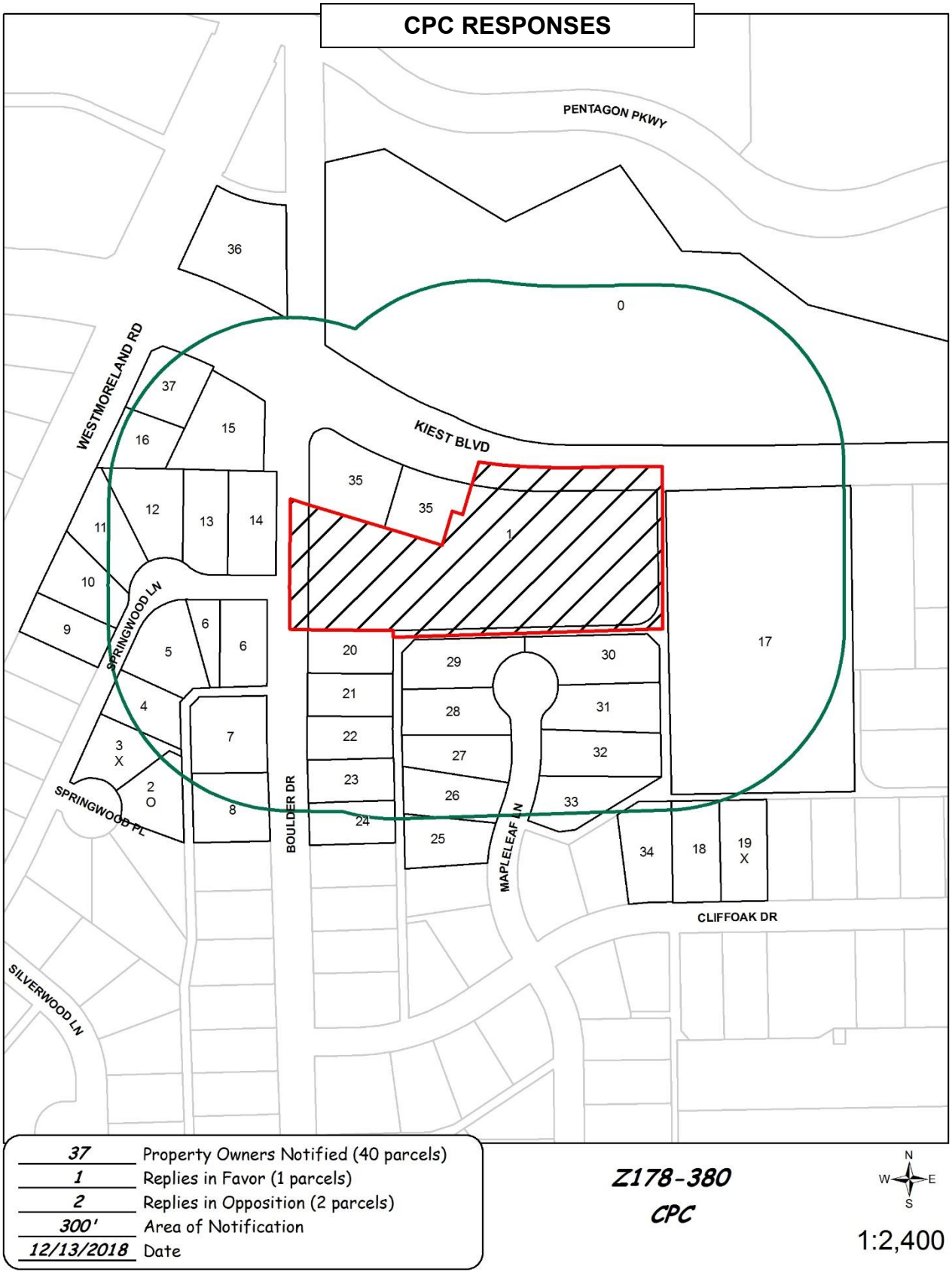
1:2,400

AERIAL MAP

Case no: Z178-380

Date: 11/8/2018


LO-1
W PENTAGON PKWY
MF-2(A)
MFD
Z790-155
CS
D
RETAIL & PERSONAL SERVICE
MEDICAL CLINIC
Z778-25
Z878-102
NS(A)
CR
AUTO SERVICE CENTER
PUBLIC PARK
UNDEVELOPED
W KIEST BLVD
W KIEST BLVD
PD 407
Z934-282
SPRINGWOOD LN
SFD
SFD
SFD
SPRINGWOOD LN
SPRINGWOOD PL
R-10(A)
MAPLELEAF LN
CLIFFOAK DR
SILVERWOOD LN
OULDER DR
1:2,400
ZONING AND LAND USE
Case no: Z178-380
Date: 11/8/2018


CPC RESPONSES
PENTAGON PKWY
KIEST BLVD
WESTMORELAND RD
SPRINGWOOD LN
SPRINGWOOD PL
BOULDER DR
MAPLELEAF LN
CLIFFOAK DR
SILVERWOOD LN
36
0
37
16
15
35
35
1
12
13
14
11
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21
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23
24
29
28
27
26
25
30
31
32
33
17
34
18
19
X
37 Property Owners Notified (40 parcels)
1 Replies in Favor (1 parcels)
2 Replies in Opposition (2 parcels)
300' Area of Notification
12/13/2018 Date
Z178-380
CPC
N
W
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S
1:2,400

12/12/2018

Reply List of Property Owners

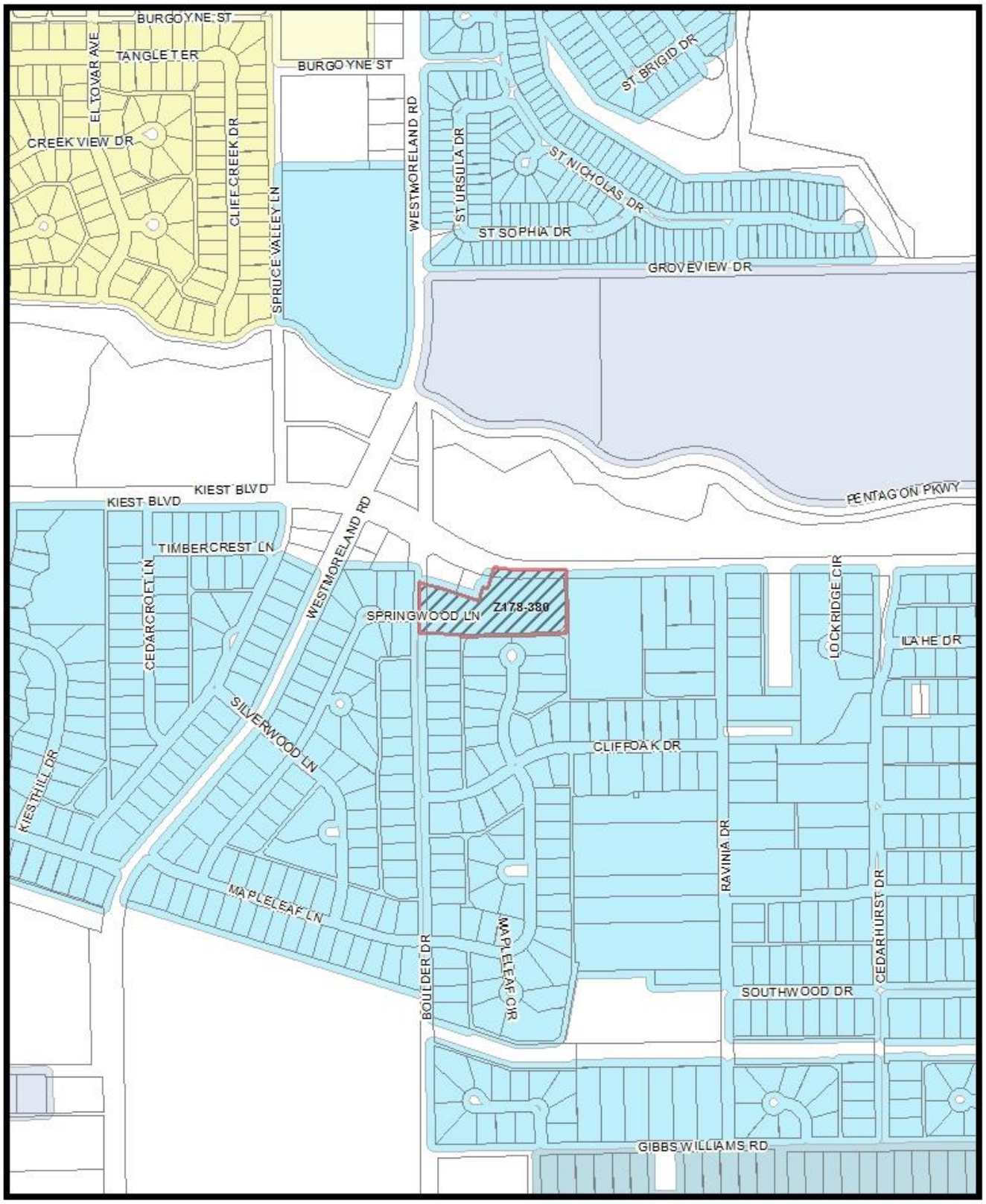
Z178-380

37 Property Owners Notified ***1 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3130	SPRINGWOOD LN	YI NOEL
O	2	3310	SPRINGWOOD PL	BRITT KAREEN G
X	3	3306	SPRINGWOOD PL	NANCE LATANYA L &
	4	3240	SPRINGWOOD LN	SBY 2014 I BORROWER LLC
	5	3230	SPRINGWOOD LN	WILLIS PHILLIP
	6	3212	SPRINGWOOD LN	AGN LLC
	7	3317	BOULDER DR	REBOLLAR MARIA E
	8	3331	BOULDER DR	BADILLO EDGAR M
	9	3235	SPRINGWOOD LN	LEWIS JONATHAN
	10	3229	SPRINGWOOD LN	BARRON JOSE &
	11	3223	SPRINGWOOD LN	PECINA LAURA ANGELICA & GILBERT
	12	3217	SPRINGWOOD LN	BEHARRY RAJENDRA
	13	3211	SPRINGWOOD LN	TUCKER ADALINA &
	14	3205	SPRINGWOOD LN	CHAMBERS LARRY R
	15	3302	W KIEST BLVD	REEVES GROUP LTD
	16	3224	S WESTMORELAND RD	ONATE OSCAR HUGO
	17	3110	W KIEST BLVD	MARQUIS DAVID M &
	18	3123	CLIFFOAK DR	WILLIAMS MARLENE
X	19	3117	CLIFFOAK DR	MAROHN KRISTIE A
	20	3308	BOULDER DR	SALAZAR JAVIER
	21	3314	BOULDER DR	HOLDEN JAMES & JANAVA
	22	3320	BOULDER DR	ARTHUR DWIGHT T &
	23	3326	BOULDER DR	MILLER BILLY GLEN & ANNETTA
	24	3332	BOULDER DR	BELL CYNTHIA
	25	3027	MAPLELEAF LN	WATERS CHRISTOPHER & LESLEY
	26	3021	MAPLELEAF LN	HUGHES CHRISTOPHER W &

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	27	3015	MAPLELEAF LN	LANEY EDDIE N
	28	3009	MAPLELEAF LN	ABROM YVONNE M
	29	3005	MAPLELEAF LN	REYES IVAN & PEREZ THALIA N
	30	3006	MAPLELEAF LN	THOMPSON SAMUEL & DOROTHY
	31	3010	MAPLELEAF LN	RODRIGUEZ LORENA & JOSE ANGEL
	32	3016	MAPLELEAF LN	PETERMAN DAVID
	33	3022	MAPLELEAF LN	BROWN DWAYNE C
	34	3129	CLIFFOAK DR	WOOD TIMOTHY R &
	35	3242	W KIEST BLVD	MOXIE INVESTMENTS LTD
	36	3152	S WESTMORELAND RD	HALEBIAN INVESTMENTS LTD
	37	3314	W KIEST BLVD	STANDIFER JEFFREY


BURGOYNE ST
TANGLE TER
ELTOVAR AVE
CREEK VIEW DR
CLIFF CREEK DR
SPRUCE VALLEY LN
WESTMORELAND RD
ST BRIGID DR
ST URSULA DR
ST NICHOLAS DR
ST SOPHIA DR
GROVE VIEW DR
PENTAGON PKWY
KIEST BLVD
TIMBERCREST LN
CEDARCROFT LN
SPRINGWOOD LN
Z178-380
LOCKRIDGE CIR
ILA HE DR
SILVERWOOD LN
CLIFFOAK DR
KIESTHILL DR
MAPLELEAF LN
BOULDER DR
MAPLELEAF CIR
RAVINIA DR
CEDARHURST DR
SOUTHWOOD DR
GIBBS WILLIAMS RD
MVACluster
A
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NA
1:6,000
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-113 **Item #:** 57.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Specific Use Permit for a commercial amusement (inside) use limited to a live music venue; and **(2)** an ordinance terminating Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of North Crowdus Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions, and approval of the termination of Specific Use Permit No. 1707
Z178-381(JM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-381(JM) **DATE FILED:** September 24, 2018

LOCATION: North line of Main Street, east of North Crowdus Street

COUNCIL DISTRICT: 2 **MAPSCO:** J 8

SIZE OF REQUEST: ±0.11 acres **CENSUS TRACT:** 204.00

APPLICANT/ OWNER: Westdale Properties America I Ltd.

REPRESENTATIVE: Lindsay Krammer, Masterplan

REQUEST: An application for **(1)** a Specific Use Permit for a commercial amusement (inside) use limited to a live music venue; and, **(2)** the termination of Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to allow the existing restaurant [The Blue Light] to operate as a live music venue charging a cover fee for admittance into an existing 4,846-square-foot one-story structure in the Deep Ellum District.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions, and **approval** of the termination of Specific Use Permit No. 1707.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions, and **approval** of the termination of Specific Use Permit No. 1707

BACKGROUND INFORMATION:

- On April 29, 1987, City Council approved Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, containing approximately 273 acres.

- PD No. 269 contains three tracts. The subject site is located within Tract A, where a commercial amusement (inside) use limited to a live music venue requires a Specific Use Permit.

- The purpose of this request is to allow the existing restaurant [The Blue Light] to operate as a live music venue charging a cover fee for entrance to events in an existing 4,846-square-foot one-story structure in the Deep Ellum District. The site previously operated under SUP No. 1707 for a tattoo studio and a body piercing studio, but this use no longer exists; therefore, termination of SUP No. 1707 is requested.

- According to PD No. 269, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate Certificate of Occupancy if the use is located in an original building. The remaining 2,346 square feet of floor area requires one space per 100 square feet of floor area per Chapter 51A. Twenty-three parking spaces will be provided through parking agreements.

Zoning History: There have been 22 zoning requests at 17 locations in the surrounding area in the past five years:

1. **Z134-222:** On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1757 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the north of Elm Street and west of North Crowdus Street. *Not shown on the map.*
2. **Z145-121:** On February 11, 2016, the City Council approved the renewal of Specific Use Permit No. 1783 for a bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street, west of Crowdus Street.
3. **Z156-303:** On September 2, 2016, Specific Use Permit No. 1651 for a tattoo & body piercing studio was automatically renewed for an additional five-year period on property zoned Planned Development District No. 269, the Deep Ellum Special Purpose District, located on the south side of Main Street, east of Good Latimer Expressway. *Not shown on the map.*
4. **Z167-154 & Z134-224:** On December 10, 2014, the City Council approved Specific Use Permit No. 2122 for a bar, lounge or tavern use on property zoned

Tract A within Planned Development District No. 269 Tract A, located on the south side of Elm Street, west of North Crowdus Street. *Renewed on 9/27/17.*

5. **Z167-274 & Z145-160:** On April 22, 2015, the City Council approved a Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District located on the north side of Main Street, west of North Crowdus Street. *Renewed on 8/09/17.*

6. **Z167-275 & Z145-249:** On August 12, 2015, and August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2050 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street, west of Crowdus Street.

7. **Z167-277**: On August 9, 2017, the City Council approved Specific Use Permit No. 2252 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the north side of Elm Street, west of North Crowdus Street.

8. **Z167-328 & Z134-307:** On December 13, 2014, and August 27, 2017, the City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side Special Purpose District on the south line of Elm Street, west of North Crowdus Street.

9. **Z167-392**: On January 10, 2018, the City Council approved the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern use and commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the southeast line of Elm Street, west of North Crowdus Street.

10. **Z178-125 & Z145-176:** On May 23, 2018, the City Council denied the renewal and amendment of Specific Use Permit No. 1696 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdus Street.

11. **Z178-153:** On March 28, 2018, the City Council renewed Specific Use Permit No. 1981 for a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street.

12. **Z167-346:** On December 13, 2017, the City Council approved Specific Use Permit No. 2267 for a microbrewery, microdistillery, or winery on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Commerce Street, between Malcom X Boulevard and Crowdus Street.

13. **Z167-382:** On December 13, 2017, the City Council approved Specific Use Permit No. 2268 for a bar, lounge or tavern zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Commerce Street, between Malcom X Boulevard and Crowdus Street.

14. **Z134-182:** An application for a Specific Use Permit for a Commercial Parking Lot on property zoned Tract A of Planned Development District No. 269, located on the southwest corner of Indiana Street and N. Malcolm X Boulevard. *Did not progress to CPC.*

15. **Z167-233:** On June 14, 2017, the City Council approved renewal of Specific Use Permit No. 1685 for a bar, lounge or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the northeast corner of Crowdus Street and July Alley.

16. **Z178-175:** On May 9, 2018, the City Council approved Specific Use Permit No. 2291 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery, located on the southwest corner of Main Street and Pryor Street.

17. **Z178-207:** On June 27, 2018, the City Council approved Specific Use Permit No. 2298 for a bar, lounge, or tavern and a microbrewery, distillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the south line of Main Street, between South Malcolm X Boulevard and South Crowdus Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Local	67 feet	--
North Crowdus Street	Local	50 feet	--

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Site	Tract A, PD No. 269 w/SUP No. 1707	Restaurant
North	Tract A, PD No. 269 w/SUP No. 1696	Bar, lounge or tavern and Commercial parking lot
East	Tract A, PD No. 269	Bar, lounge, or tavern, Commercial amusement inside—Live music venue
South	Tract A, PD No. 269	Bar, lounge, or tavern, Commercial amusement inside—Live music venue, Restaurant, and Commercial parking lot
West	Tract A, PD No. 269	Bar, lounge or tavern

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use Compatibility:

The request site is within Deep Ellum, an area which provides for a healthy balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses. Considered to be one of Dallas' first commercial districts, Deep Ellum is within close proximity to two major highways, Fair Park, the Baylor Medical District, and Downtown.

The purpose of this request is to allow the existing restaurant [The Blue Light] to operate as a live music venue charging a cover fee for entrance to events in an existing 4,846-square-foot one-story structure in an original building. The proposed live music venue requires a Specific Use Permit within Tract A of PD No. 269. The site previously operated under SUP No. 1707 for a tattoo studio and a body piercing studio, but this use no longer exists; therefore, termination of SUP No. 1707 is requested.

Surrounding land uses include an eclectic mix of bar, lounge, or tavern and commercial parking lot uses to the north; bar, lounge, or tavern and commercial amusement (inside) limited to a live music venue uses to the east; restaurant, commercial parking lot, and bar, lounge, or tavern, and commercial amusement (inside) limited to a live music venue uses to the south; and, a bar, lounge, or tavern use to the west.

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 commercial amusement (inside) limited to a live music venue will contribute to the character of the neighborhood and promote further tourism and reinvestment in the area. Staff supports the request for an initial two-year time period. This has been the standard for the proposed use within the general area and allows for reevaluation of the use after the initial two-year period.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category E can be found sporadically about two blocks in every direction, including on the southwest corner of Main Street and South Walton Street.

Parking:

According to PD No. 269, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate Certificate of Occupancy if the use is located in an original building.

Sec.51P-269.104.(c)(27) defines an original building as meaning a building constructed on or before June 27, 1984. According to DCAD records, the existing 4,846-square-foot one-story structure was erected between 1930 and 1960 with no further additions. The building was originally 3,400 square feet with a 1,300-square-foot addition in 1960. The building is one story—all ground level; therefore, with 2,500 square feet not requiring parking, the remaining 2,346 square feet require parking at a ratio of one parking space per 100 square feet a live music venue. A total of 23 parking spaces are required. The applicant has proposed to satisfy the required parking through a parking agreement. No parking is provided on-site.

Landscaping:

The request will not trigger landscaping per PD No. 269 and Article X of the Dallas Development Code, as amended.

CPC Action
December 13, 2018

Motion: It was moved to recommend (1) **approval** of a Specific Use Permit for a commercial amusement (inside) use limited to a live music venue for a two-year period, subject to a site plan and conditions with an additional condition prohibiting outdoor speakers or amplified music; and, (2) **approval** of the termination of Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of North Crowdus Street.

Maker: Rieves
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 12
Replies: For: 4 Against: 0

Speakers: For: Lindsay Krammer, 900 Jackson St., Dallas, TX, 75202
Against: None

List of Officers

Westdale Properties America I, Ltd
List of Officers

Joe Beard	President and CEO
Evan Griffiths	Chief Operating Officer
Trevor Bert	Controller
Jeff Allen	Executive Vice President
Chuck Hixson	Vice President

Z178-381

CPC Recommended SUP CONDITIONS
Z178-381

1. The only use authorized by this specific use permit is a commercial amusement (inside) limited to a live music venue.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____ (two years from passage of the ordinance).

4. FLOOR AREA: The maximum floor area for the live music venue is 4,846 square feet as shown on the attached site plan.

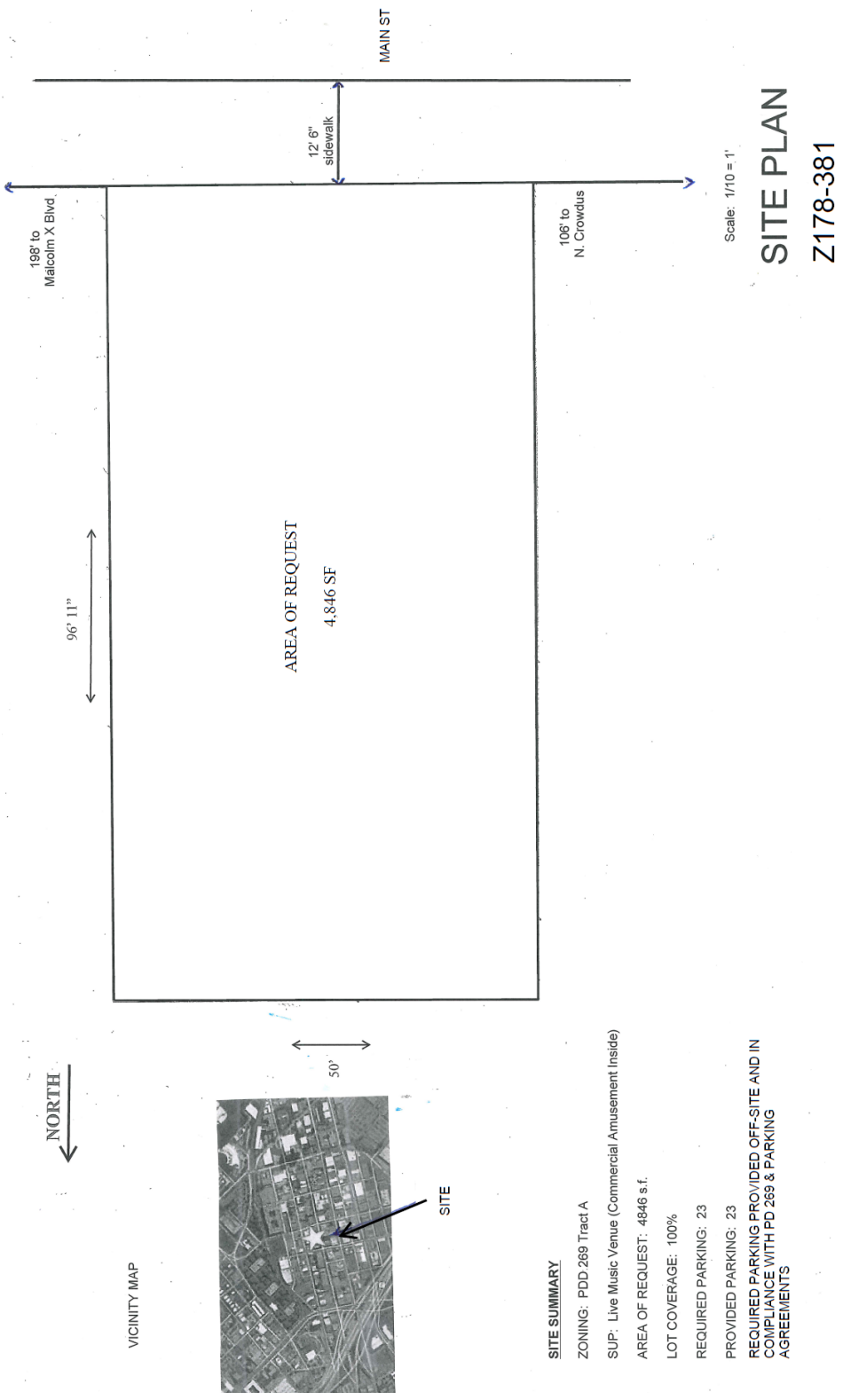
5. HOURS OF OPERATION: The live music venue may only operate between 6:00 pm and 2:00 am (the next day), Monday through Sunday.

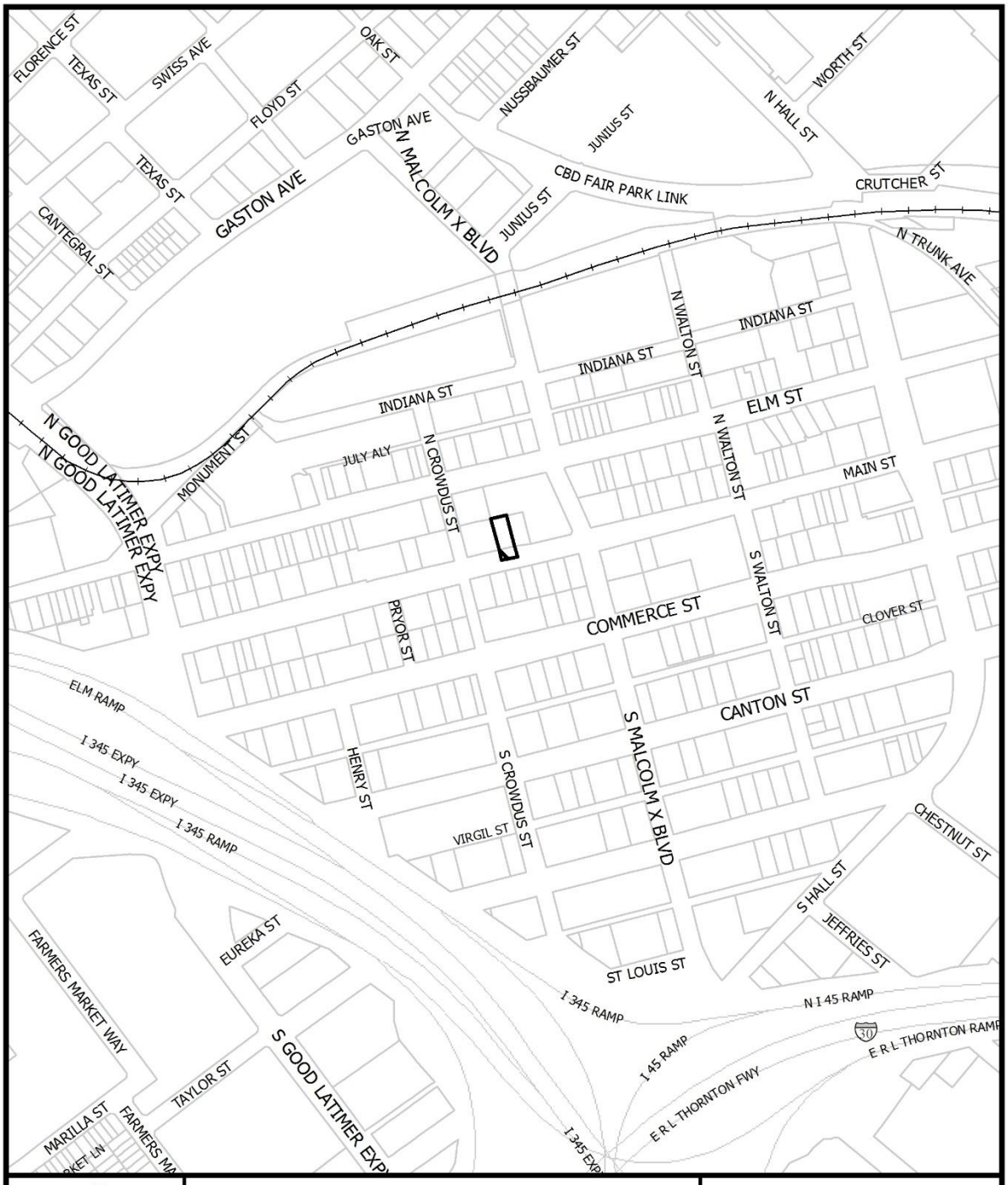
6. OUTSIDE SPEAKERS AND AMPLIFICATION: Outside speakers and amplification are prohibited.

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



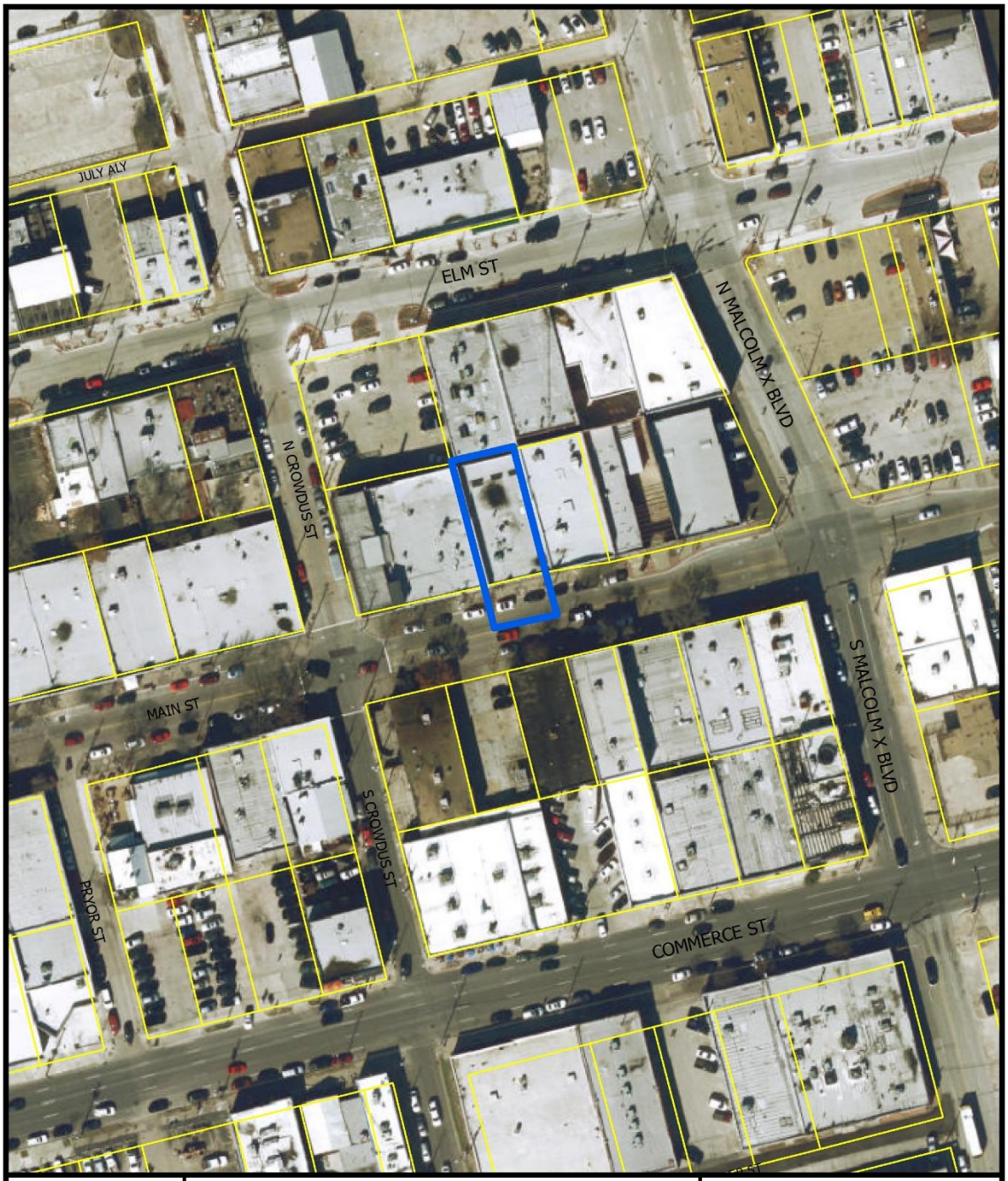


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VICINITY MAP

Case no: Z178-381

Date: 11/12/2018

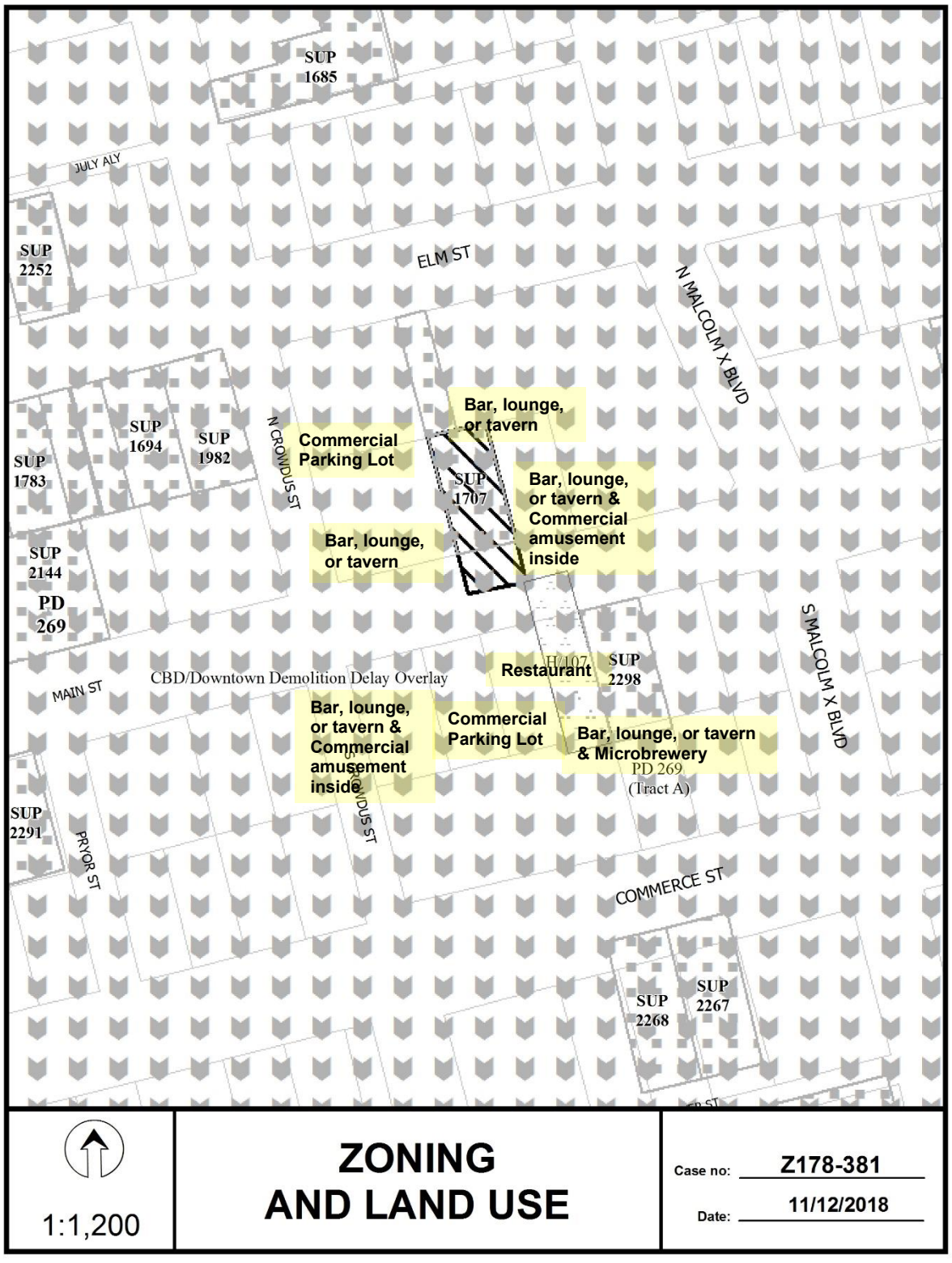


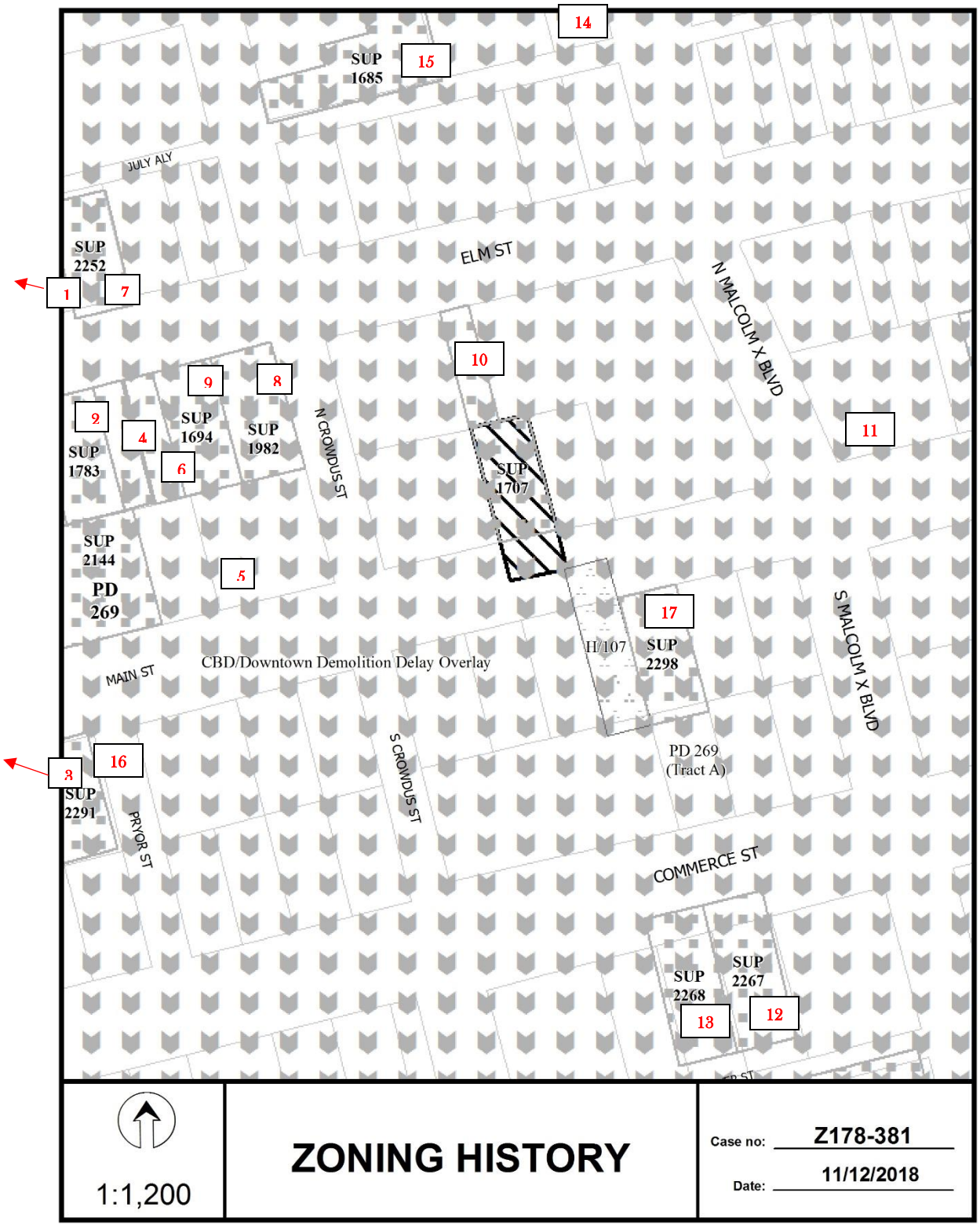
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AERIAL MAP

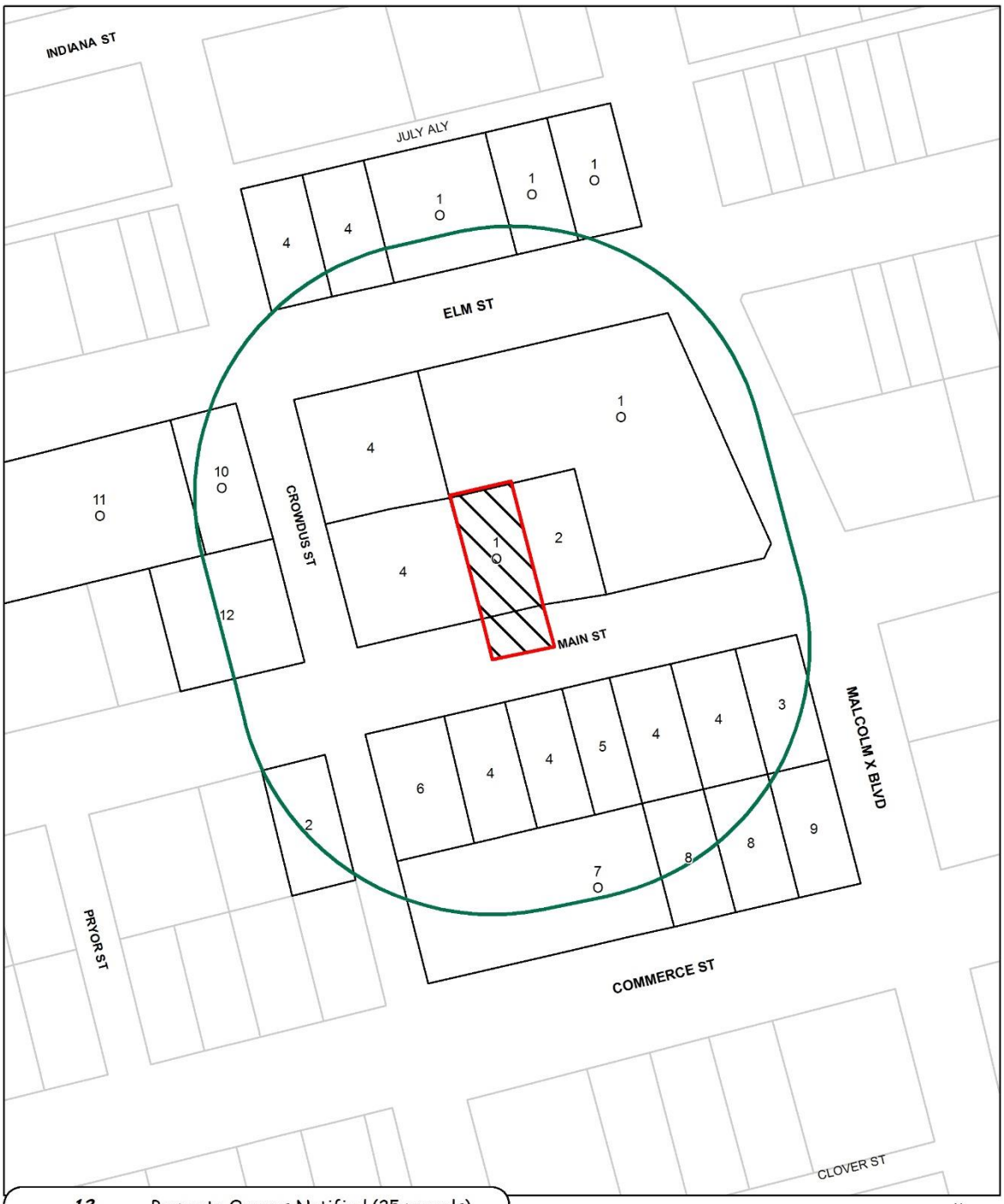
Case no: Z178-381

Date: 11/12/2018


SUP 1685
JULY ALY
SUP 2252
ELM ST
N MALCOLM X BLVD
SUP 1694
SUP 1982
SUP 1783
N CROWDUS ST
Commercial Parking Lot
Bar, lounge, or tavern
SUP 1707
Bar, lounge, or tavern & Commercial amusement inside
Bar, lounge, or tavern
SUP 2144
PD 269
S MALCOLM X BLVD
H/107
Restaurant
SUP 2298
MAIN ST
CBD/Downtown Demolition Delay Overlay
Bar, lounge, or tavern & Commercial amusement inside
Commercial Parking Lot
Bar, lounge, or tavern & Microbrewery
PD 269 (Tract A)
SUP 2291
PRYOR ST
N CROWDUS ST
COMMERCE ST
SUP 2268
SUP 2267
1:1,200
ZONING AND LAND USE
Case no: Z178-381
Date: 11/12/2018


14
SUP 1685
15
JULY ALY
SUP 2252
1
7
ELM ST
N MALCOLM X BLVD
10
9
8
2
4
SUP 1694
SUP 1982
N CROWDUS ST
11
SUP 1783
6
SUP 1707
SUP 2144
5
PD 269
17
H/107
SUP 2298
S MALCOLM X BLVD
MAIN ST
CBD/Downtown Demolition Delay Overlay
16
3
S CROWDUS ST
PD 269 (Tract A)
SUP 2291
PRYOR ST
COMMERCE ST
SUP 2268
SUP 2267
13
12
1:1,200
ZONING HISTORY
Case no: Z178-381
Date: 11/12/2018

CPC RESPONSES



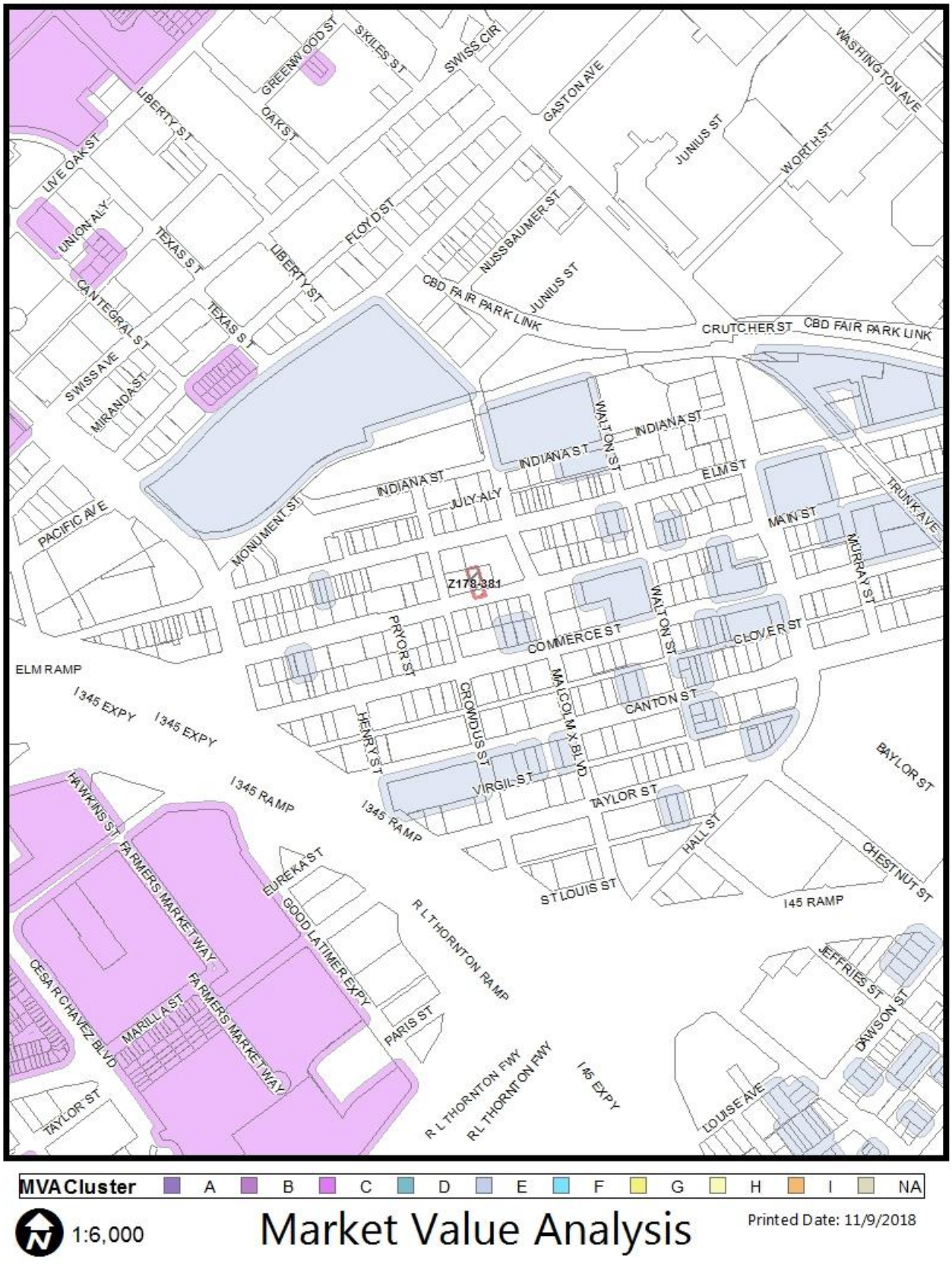
12/12/2018

Reply List of Property Owners

Z178-381

12 Property Owners Notified ***4 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	2809	MAIN ST	WESTDALE PROPERTIES AMERICA I LTD
	2	2712	MAIN ST	CASS DON E TR
	3	2824	MAIN ST	BLADE PROPERTIES LLC
	4	2820	MAIN ST	AP DEEP ELLUM LLC
	5	2814	MAIN ST	640 LAND LLC
	6	2800	MAIN ST	CONGRESS STREET NIGHTS
O	7	2801	COMMERCE ST	WESTDALE PPTIES AMERICA I
	8	2815	COMMERCE ST	2815-2819 COMMERCE STREET VENTURES LLC
	9	2825	COMMERCE ST	AN JADHAVJI INVESTMENTS LLC
O	10	2724	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
O	11	2704	ELM ST	ELM STREET REALTY LTD
	12	2715	MAIN ST	MAIN PROPERTIES LLC


Z178-381
GREENWOOD ST
SKILES ST
SWISS CIR
GASTON AVE
WASHINGTON AVE
LIBERTY ST
OAK ST
LIVE OAK ST
UNION ALY
TEXAS ST
FLOYD ST
NUSSBAUMER ST
JUNIUS ST
WORTH ST
CBD FAIR PARK LINK
CRUTCHER ST
CANTEGRAL ST
SWISS AVE
MIRANDA ST
INDIANA ST
WALTON ST
ELM ST
TRUNK AVE
MAIN ST
MURRAY ST
JULY ALY
MONUMENT ST
PACIFIC AVE
PRYOR ST
COMMERCE ST
CLOVER ST
CANTON ST
MALCOLM X BLVD
CROWDUS ST
HENRY ST
VIRGIL ST
TAYLOR ST
BAYLOR ST
HALL ST
CHESTNUT ST
ST LOUIS ST
ELM RAMP
I 345 EXPY
I 345 RAMP
I 45 RAMP
HAWKINS ST
FARMERS MARKET WAY
EUREKA ST
GOOD LATIMER EXPY
R L THORNTON RAMP
CESAR CHAVEZ BLVD
MARILLA ST
PARIS ST
R L THORNTON FWY
JEFFRIES ST
DAWSON ST
LOUISE AVE
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-116 **Item #:** 58.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road
Recommendation of Staff and CPC: Approval
Z178-385(AM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-385(AM) **DATE FILED:** September 24, 2018

LOCATION: North line of East Northwest Highway, east of Shiloh Road

COUNCIL DISTRICT: 9 **MAPSCO:** 36 L

SIZE OF REQUEST: ± 1.728 acres **CENSUS TRACT:** 126.01

OWNER/APPLICANT: FRC AC East Dallas Shiloh, LLC

REPRESENTATIVE: Devin Huffines

REQUEST: An application for an IR Industrial Research District on property zoned a CS Commercial Service District and an MC-1 Multiple Commercial District.

SUMMARY: The applicant proposes to develop the subject site with a car wash.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The site is currently undeveloped.

Zoning History: There haven't been any zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
East Northwest Highway	Principal Arterial	107 feet
Shiloh Road	Minor Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the Dallas City Council on June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in the evaluation of the applicant's request.

The proposed zoning request meets the following goals and objectives of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that the zoning is flexible enough to respond to changing economic conditions

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.1.1 Respond to the business community's feedback and foster open channels of communication. Foster customer friendly regulatory functions and development processes within the City

Surrounding Land Uses:

	Zoning	Land Use
Site	CS; MC-1	Undeveloped
North	City of Garland	Vehicle display, sales, or service
East	City of Garland	Restaurant without drive-in or drive-through service; hotel or motel
South	IR	Motor vehicle fueling station; Office
West	IR	Motor vehicle fueling station

Land Use Compatibility:

This request site is currently undeveloped and is located in an area predominantly zoned as IR Industrial Research District. The applicant's request to rezone the property from CS Commercial Service District and MC-1 Multiple Commercial District to IR Industrial Research District would merge two zoning districts under one governing set of development standards and regulations while creating a consolidated, continuous zoning pattern.

Allowing for a zoning change to an IR Industrial Research District will allow the property to be developed with the proposed car wash use; a use which is not permitted under a MC-1 District.

Staff's recommendation is based on the proposed effects of the zoning change on the surrounding properties. There will be no adverse impact on the surrounding properties as a zoning change to an IR zoning district would create a continuous, stable zoning pattern that would allow these properties to be developed with the same development standards and primary uses as that of the surrounding properties. The adjacency to IR zoning and the compatibility achieved by having a continuous development standard will provide stability and development security through consistent regulations.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/lodging/retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
MC-1 Multiple Commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower Spacing Visual Intrusion	Office, retail & personal service, lodging
IR Industrial Research	15'	30' adjacent to residential OTHER: No min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80'	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Site and surrounding properties are not within an identifiable MVA Category.

Parking:

At the time of development, off-street parking requirements must be provided in accordance with the Dallas Development Code, as amended.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X, of the Dallas Development Code, as amended.

List of Officers

FRC AC East Dallas Shiloh, LLC

Robert S. Small	President
Jason Smallwood	Vice President
James F. Mason	Vice President
Justin Schoellkpf	Vice President

DECEMBER 13, 2018 - CITY PLAN COMMISSION MINUTES

Z178-385(AM)

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road.

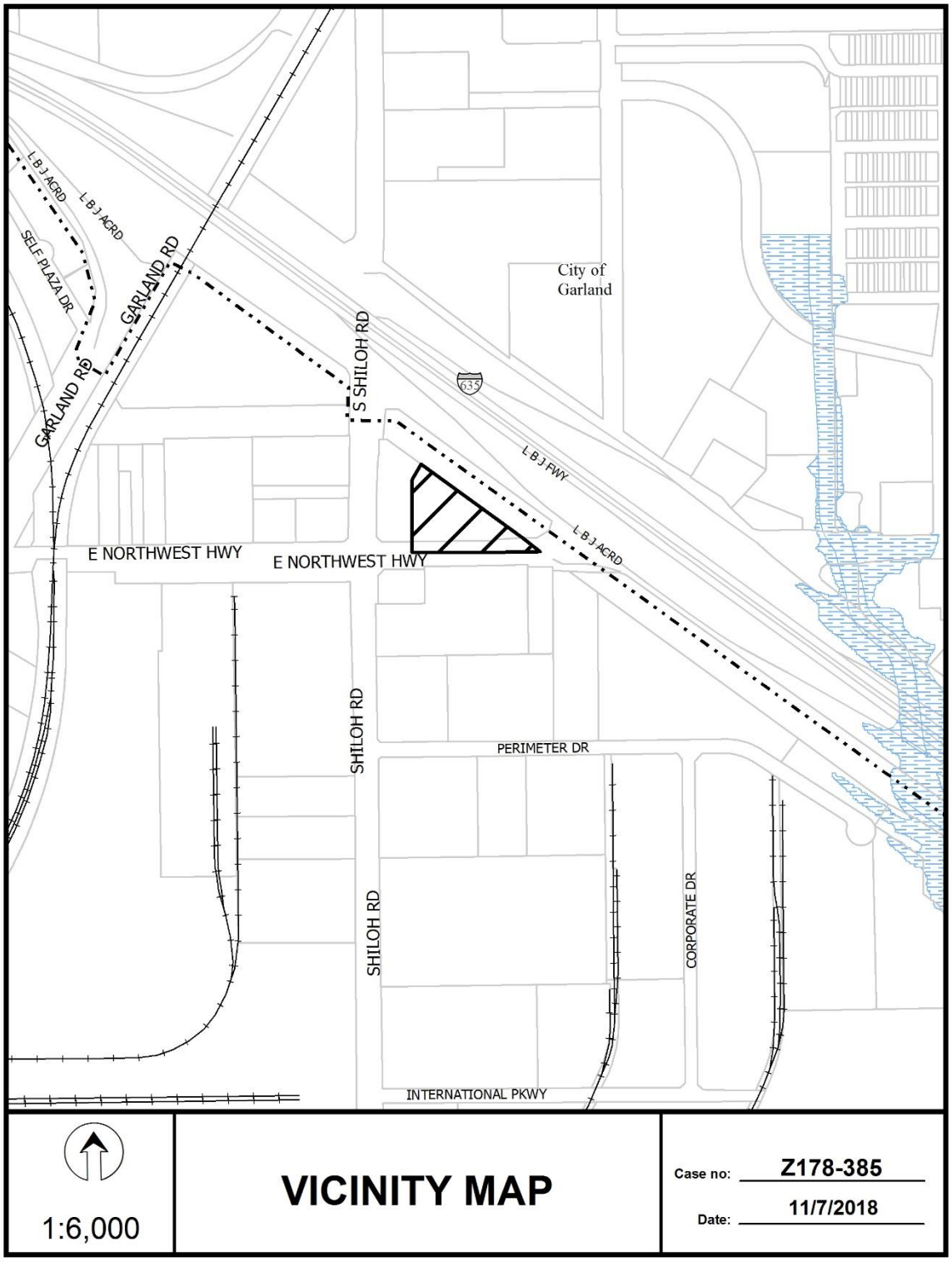
Maker: Jung
Second: Carpenter
Result: Carried: 13 to 0

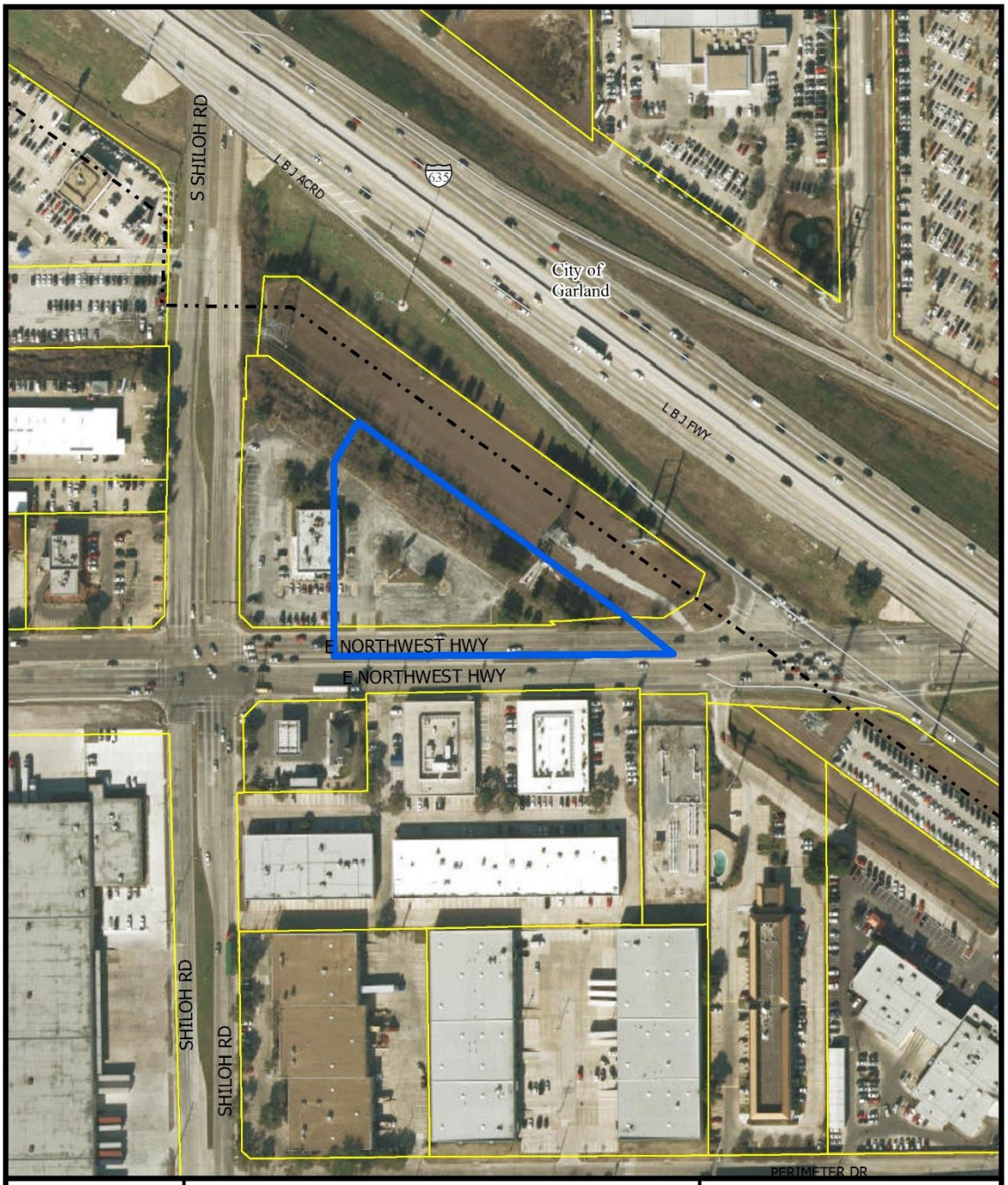
For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 2

Speakers: None


L B J ACRD
L B J ACRD
SELF PLAZA DR
GARLAND RD
GARLAND RD
S SHILOH RD
635
City of
Garland
L B J FWY
L B J ACRD
E NORTHWEST HWY
E NORTHWEST HWY
SHILOH RD
PERIMETER DR
SHILOH RD
CORPORATE DR
INTERNATIONAL PKWY
1:6,000
VICINITY MAP
Case no: Z178-385
Date: 11/7/2018

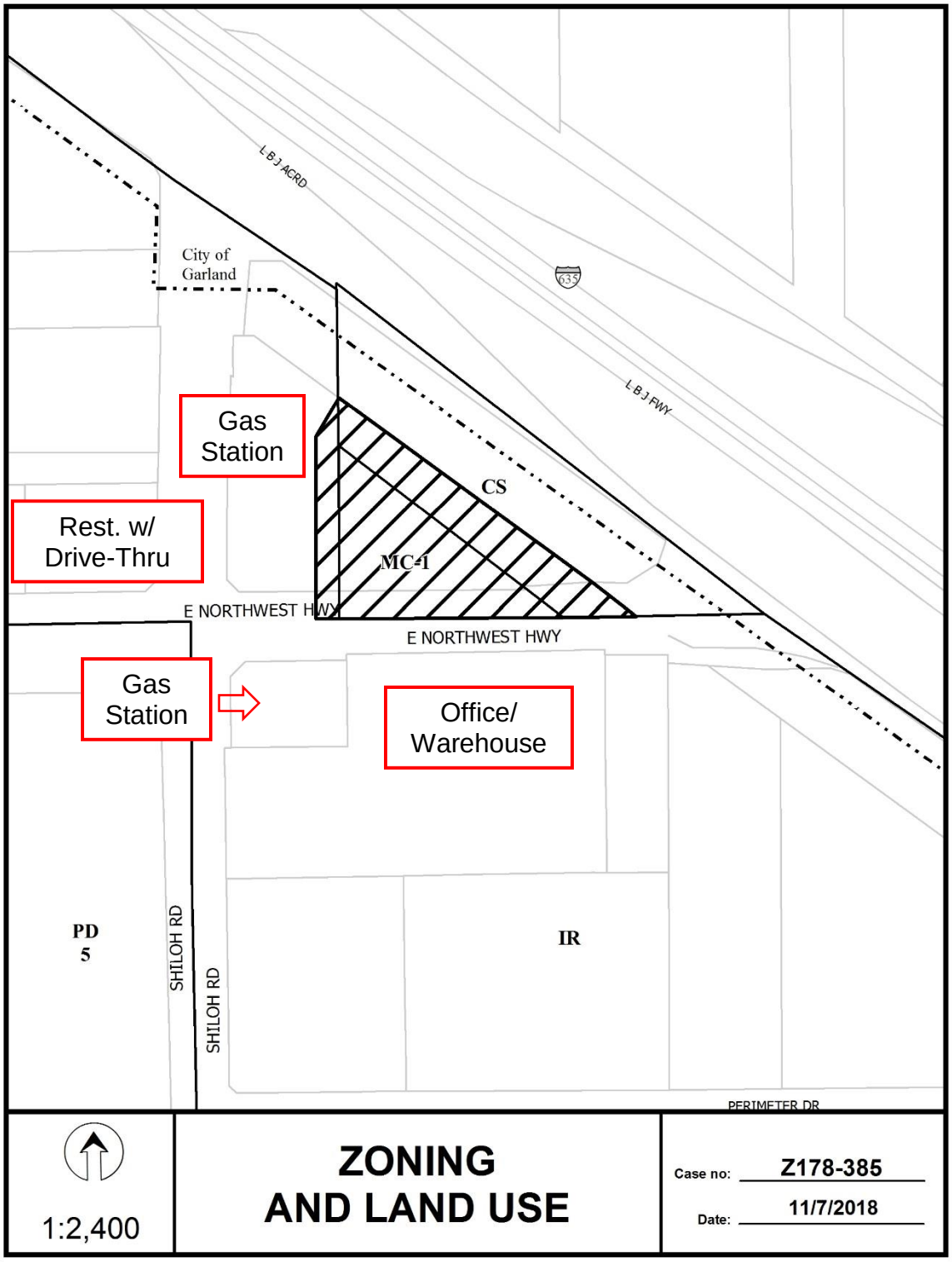


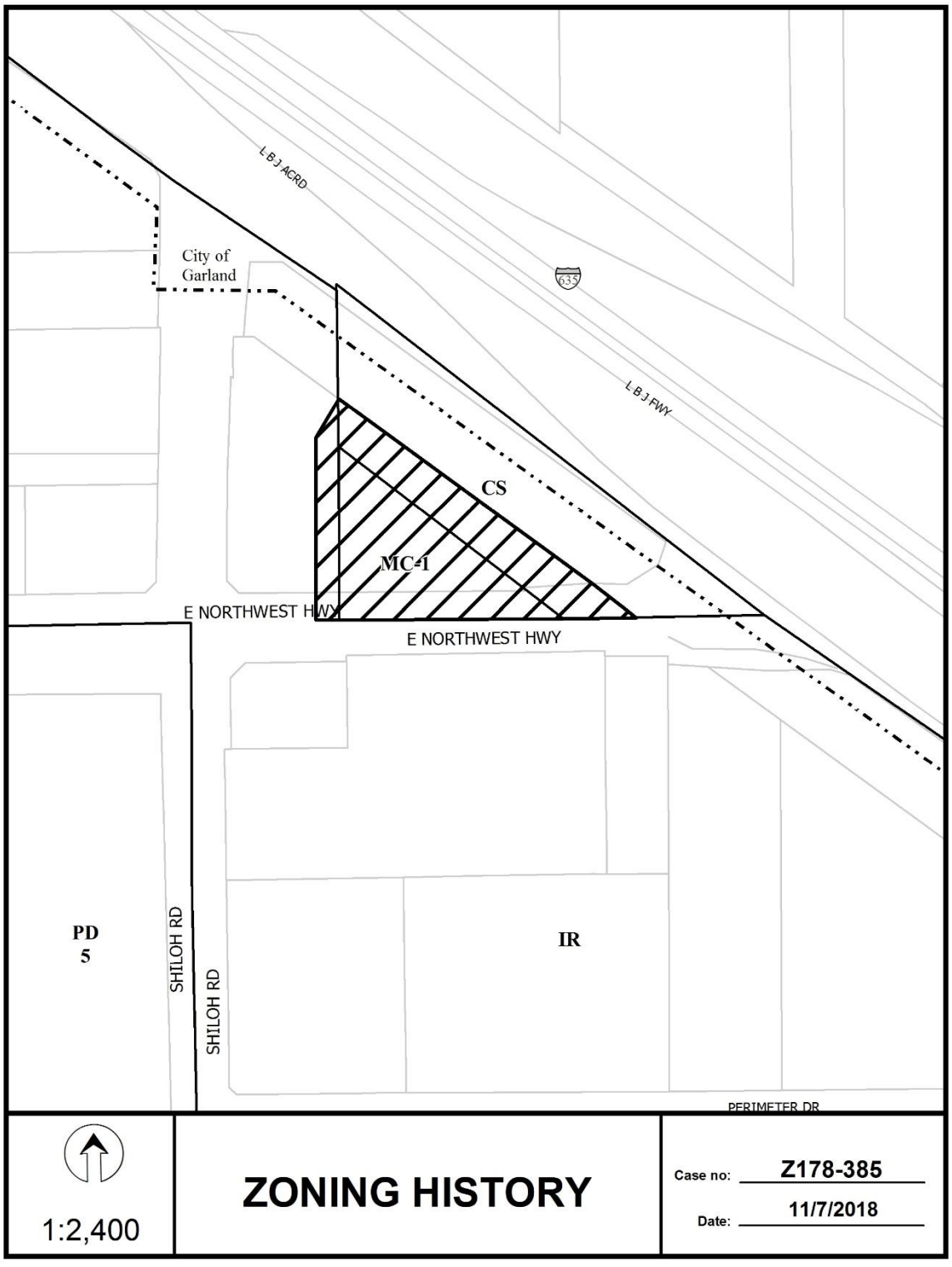
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AERIAL MAP

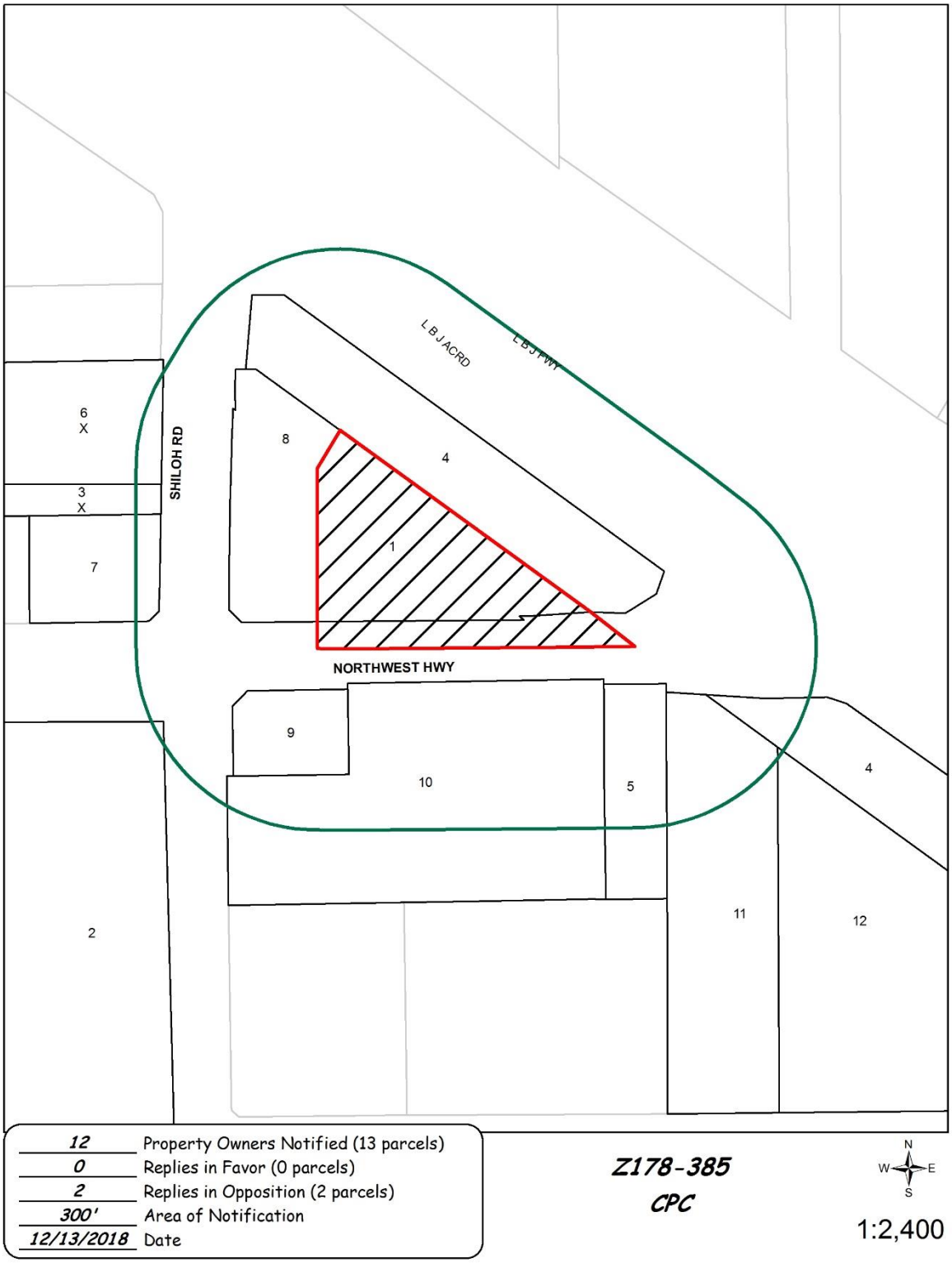
Case no: Z178-385

Date: 11/7/2018


L B J ACRD
City of Garland
635
L B J FWY
Gas Station
Rest. w/ Drive-Thru
CS
MC-1
E NORTHWEST HWY
E NORTHWEST HWY
Gas Station
Office/ Warehouse
PD 5
SHILOH RD
SHILOH RD
IR
PERIMETER DR
1:2,400
ZONING AND LAND USE
Case no: Z178-385
Date: 11/7/2018


L B J ACRD
City of Garland
635
L B J FWY
CS
MC-1
E NORTHWEST HWY
E NORTHWEST HWY
PD 5
SHILOH RD
SHILOH RD
IR
PERIMETER DR
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ZONING HISTORY
Case no: Z178-385
Date: 11/7/2018

CPC Responses



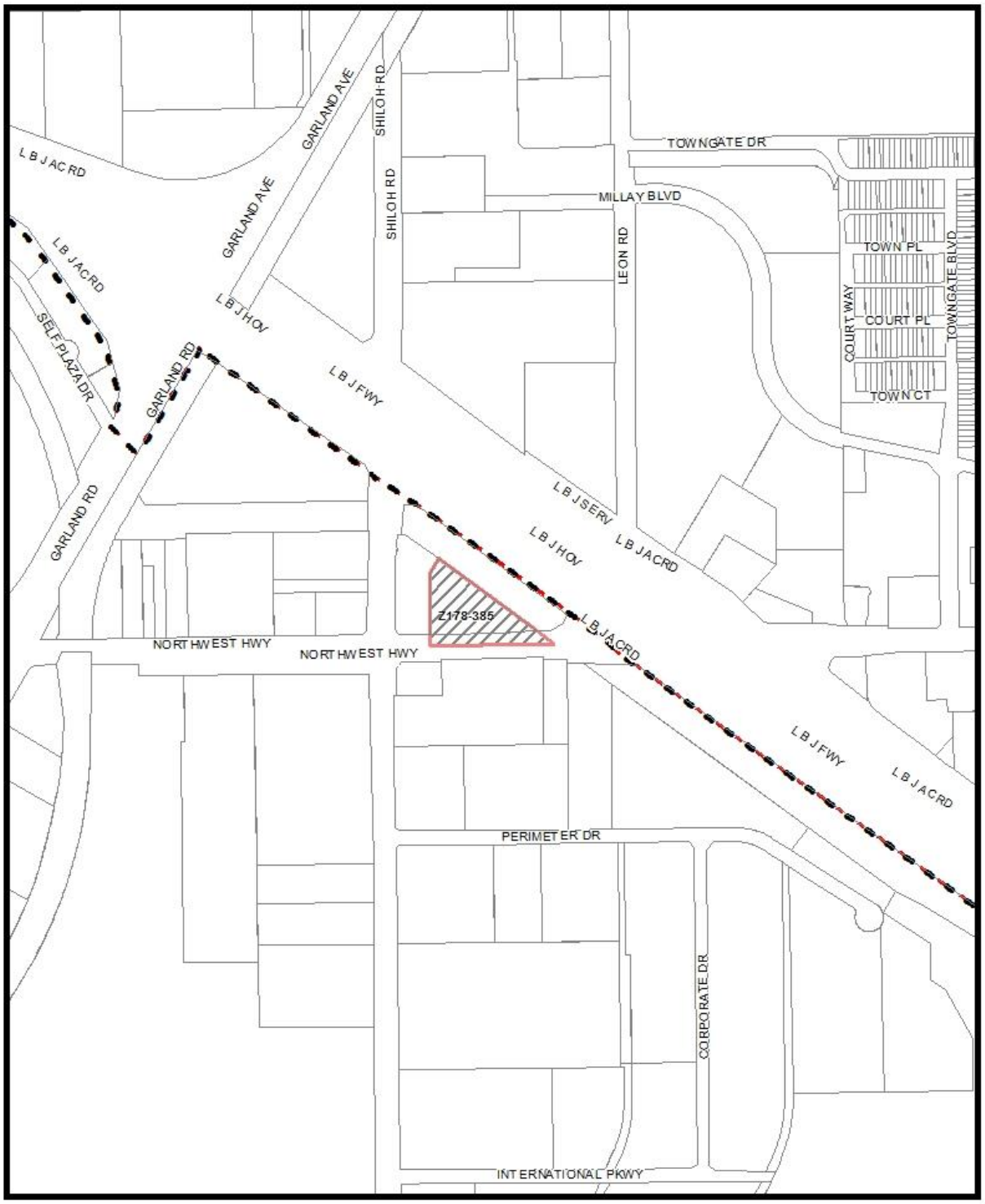
12/12/2018

Reply List of Property Owners

Z178-385

12 Property Owners Notified ***0 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	12505	E NORTHWEST HWY	FRC AC EAST DALLAS SHILOH LLC
	2	12141	SHILOH RD	FAINBARG I LP &
X	3	12303	SHILOH RD	PAYNE WILLIAM INVEST
	4	12200	SHILOH RD	TEXAS UTILITIES ELEC CO
	5	12699	E NORTHWEST HWY	ENSERCH CORP
X	6	12243	SHILOH RD	ALMARK HOLDING CORP
	7	12475	E NORTHWEST HWY	CJS TACO CABANA DALLAS LLC
	8	12505	E NORTHWEST HWY	NORTHWEST SHILOH LLC
	9	12516	E NORTHWEST HWY	GLITTER GEMS LLC
	10	12610	E NORTHWEST HWY	G&I VII NE CROSSING LP
	11	12670	E NORTHWEST HWY	GARLAND HOSPITALITY GROUP LLC
	12	12650	LBJ FWY	ADLER PROPERTY CO LLC


L B J AC RD
GARLAND AVE
SHILOH RD
TOWNGATE DR
MILLAY BLVD
LEON RD
TOWN PL
COURT WAY
COURT PL
TOWNGATE BLVD
TOWN CT
L B J HOV
L B J FWY
SELF PLAZA DR
GARLAND RD
L B J SERV
Z178-385
NORTHWEST HWY
PERIMETER DR
CORPORATE DR
INTERNATIONAL PKWY
MVA Cluster
A
B
C
D
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F
G
H
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NA
1:6,000
Market Value Analysis
Printed Date: 11/12/2018

Agenda Information Sheet

File #: 19-117 **Item #:** 59.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-386(JM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-386(JM)	**DATE FILED:**	September 24, 2018
LOCATION:	Southwest corner of Montfort Drive and James Temple Drive		
COUNCIL DISTRICT:	11	**MAPSCO:**	15 N
SIZE OF REQUEST:	1.88 acres	**CENSUS TRACT:**	136.16

APPLICANT: TCHDallas1, LLC (Ryan Crow)

OWNER: RH Three LP

REPRESENTATIVE: Suzan Kedron, Jackson Walker, LLP

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District.

SUMMARY: The applicant proposes to operate a membership-based social club providing amenities and activities including poker, billiards, and sports lounges. Access will be granted based on an hourly club fee. Daily, monthly, or annual memberships will be available for a fee.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District, was established on June 12, 2013, containing 445 acres and 13 subdistricts.

- The applicant proposes to operate a membership-based social club providing amenities and activities including poker, billiards, and sports lounges. Access will be granted based on an hourly club fee. Daily, monthly, or annual memberships will be available for a fee. This use is classified as a commercial amusement (inside) use, which requires a Specific Use Permit in Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within PD No. 887.

- The existing multitenant facility contains 22,550 square feet divided into nine suites. The proposed commercial amusement (inside) use would operate from a 6,357-square foot suite.

Zoning History: There have been two zoning cases in the area over the past five years.

1. **Z156-189:** On May 11, 2016, the City Council approved the creation of Subdistrict 3A within PD No. 887, the Valley View/Galleria Area Special Purpose District.
2. **Z167-307:** On December 13, 2017, the City Council approved the creation of Subdistrict 1C within PD No. 887, the Valley View/Galleria Area Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
James Temple Drive	Collector	Variable	75 feet
Montfort Drive	Minor Arterial	60 feet	80 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

Area	Zone	Use
Site	Subdistrict 3 within PD No. 887	Vacant commercial building
North	PD No. 250, NO(A), RR	Multifamily, Office, and Retail and personal service
East	Subdistrict 1A within PD No. 887	Vacant Retail (Valley View Mall)
South	Subdistrict 2 within PD No. 887	Office and Retail and personal service
West	Subdistrict 3 within PD No. 887	General merchandise or food store 100,000 square feet or more

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Area Plans:

The Valley View-Galleria Area Plan (May 2013) identifies the site is located in the Midtown Green Area overlooking the Midtown Commons. The Midtown Green is described on page 42 of the area plan as being "envisioned as a signature mid-rise and high-rise residential subdistrict centered on the new Midtown Commons." While the proposed use is not exactly supportive of the area plan, it does meet the subdistrict standards of allowing neighborhood-serving retail to complement the Midtown Commons.

Land Use Compatibility:

According to DCAD records, the 1.88-acre site was developed with a retail strip center in 1972, containing approximately 22,550 square feet of floor area divided into nine suites. The subject SUP site area encompasses one suite with 6,357 square feet of floor area to allow a membership-based social club providing amenities and activities including poker, billiards, and sports lounges. Access will be granted based on an hourly club fee. Daily, monthly, or annual memberships will be available for a fee. This use was classified as a commercial amusement (inside) use by staff within the Building Inspection Division and requires a Specific Use Permit per PD No. 887.

Surrounding land uses consist of multifamily, office, and retail and personal service uses to the north; vacant retail (the Galleria) to the east; retail and personal service and office uses to the south; and, general merchandise or food store 100,000 square feet or more to the west.

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.

While staff is open to the infill of the suite with the proposed commercial amusement use, an initial two-year term is recommended to adequately gauge the overall impact of the proposed use on the surrounding area. However, the applicant has requested an initial six-year term to match the lease agreement.

Landscaping:

The request will not trigger any Article XIII requirements, as no new construction is proposed on the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention

strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category E can be found to the north and south, and Category H to the south.

Parking:

Pursuant to Article XIII, a commercial amusement (inside) use requires one (1) space per 200 square feet of floor area. Therefore, the 6,357-square foot site requires 32 spaces. As depicted on the site plan, 123 spaces will be provided onsite. The remainder of the shopping plaza contains eight suites with a mix of uses which are all currently occupied. According to the existing identified uses, 117 parking spaces are required including the proposed commercial amusement (inside), leaving a surplus of eight parking spaces. If occupancy should change in the future, any deficit unable to be met on-site could be met through special parking requirements.

CPC Action
December 13, 2018

Motion: It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) use for a two-year period, subject to a site plan and staff's recommended conditions to include the following additional conditions: 1) minimum of two security guards with one stationed outside during all hours of operation, and 2) hours of operation are 12:00 p.m. to 12:00 a.m., Sunday through Thursday and 12:00 p.m. to 2:00 a.m., Friday and Saturday on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive.

Maker: Schultz
Second: Murphy
Result: Carried: 12 to 0

For: 12 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 2 - District 3, District 7

Notices: Area: 300 Mailed: 6
Replies: For: 0 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave., 75201
Ryan Crow, 4600 Secluded Hollow, Austin, TX, 75727
Against: Juan Martinez, 13131 Montfort Dr., Dallas, TX, 75240

LIST OF OFFICERS

TCHDallas1, LLC
List of Partners/Principals/Officers

Ryan Crow, Owner/Manager and CEO
Darren Brown, Owner/Manager
Justin Northcutt, Owner/Manager

RH Three, LP
List of Partners/Principals/Officers

RH Three GP, LLC, General Partner
Judge M McStay, Director/Manager of RH Three GP, LLC
The Morning Star Family, LP, Limited Partner

21561366v.1

Z 178-386

CPC Recommended SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a commercial amusement (inside).

2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.

CPC and Staff's Recommendation:

3. **TIME LIMIT**: This specific use permit expires on (two years from date of passage of this ordinance).

Applicant's Request:

3. **TIME LIMIT**: This specific use permit expires on (six years from date of passage of this ordinance).

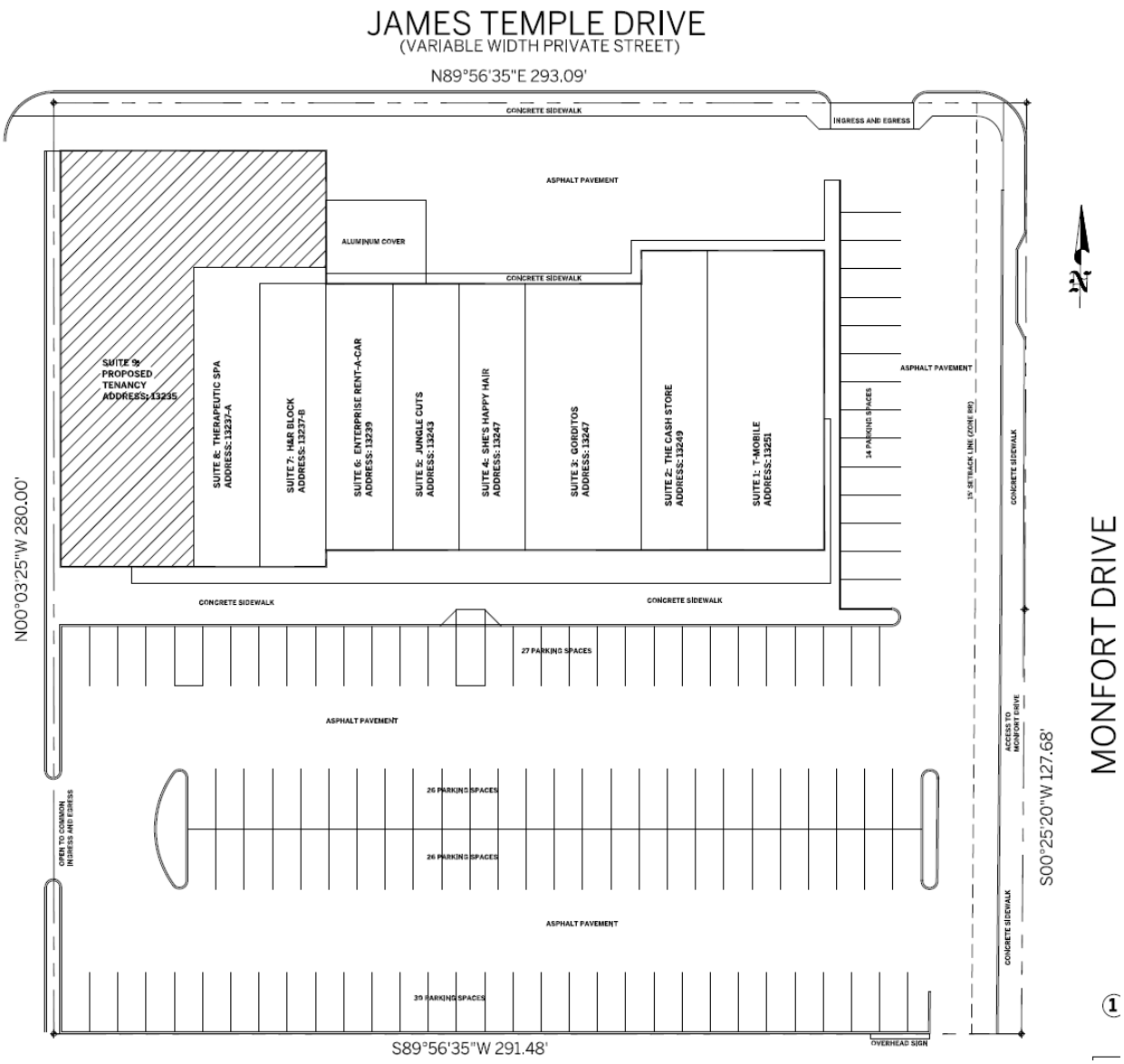
4. **HOURS OF OPERATION:** A commercial amusement (inside) use may operate from 12:00 p.m. to 12:00 a.m., Sunday through Thursday and 12:00 p.m. to 2:00 a.m., Friday and Saturday

5. **SECURITY**: A minimum of two off-duty peace officers must be employed and stationed with one stationed outside during all hours of operation.

6. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

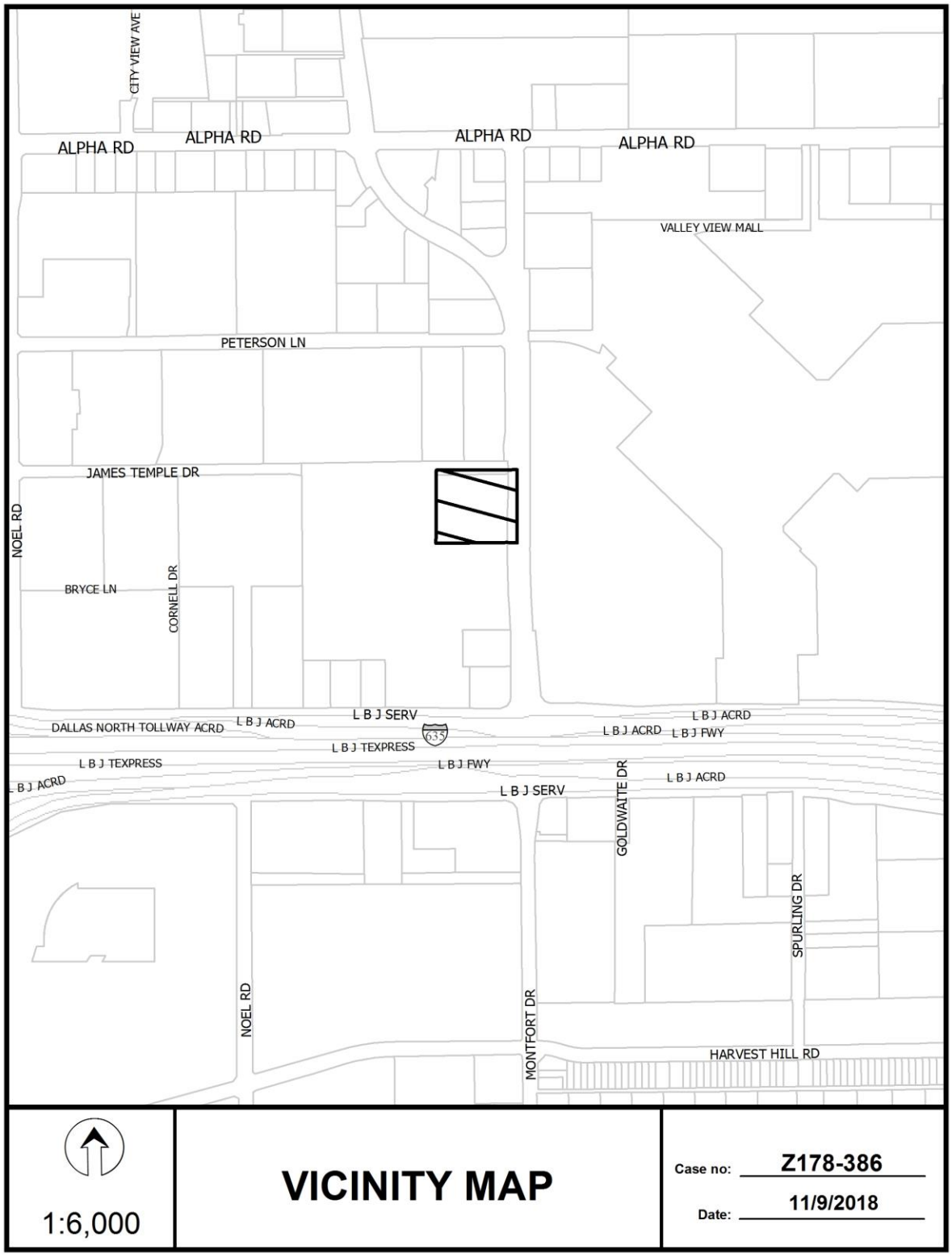
7. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations and with all ordinances rules and regulations of the City of Dallas,

PROPOSED SITE PLAN



PARKING:

SUITE	ADDRESS	USE AS DEFINED IN 51A-13.306	SUITE SF	RATIO PER 13.402 (1 space per X sf)	REQUIRED PARKING
1	13251 Montfort Drive	Retail	3,150	250	12.6
2	13249 Montfort Drive	Office, Financial Services	1,600	222	7.2
3	13247 Montfort Drive	Restaurant Without Drive-Thru	2,795	100	28.0
4	13247 Montfort Drive	Personal Service	1,800	250	7.2
5	13243 Montfort Drive	Personal Service	1,200	250	4.8
6	13239 Montfort Drive	Vehicle Sales	1,900	200	9.5
7	13237-B Montfort Drive	Office, Professional Services	1,800	333	5.4
8	13237-A Montfort Drive	Personal Service	1,900	250	7.6
9	13235 Montfort Drive	Commercial Amusement (Inside)	6,357	200	31.8
					TOTAL REQUIRED PARKING: 114
					TOTAL PARKING PROVIDED: 123
					SURPLUS: 9


CITY VIEW AVE
ALPHA RD
ALPHA RD
ALPHA RD
ALPHA RD
VALLEY VIEW MALL
PETERSON LN
JAMES TEMPLE DR
NOEL RD
BRYCE LN
CORNELL DR
DALLAS NORTH TOLLWAY ACRD
L B J ACRD
L B J SERV
635
L B J TEXPRESS
L B J FWY
L B J ACRD
L B J FWY
L B J TEXPRESS
L B J ACRD
L B J SERV
L B J ACRD
GOLDWAITE DR
SPURLING DR
NOEL RD
MONTFORT DR
HARVEST HILL RD
1:6,000
VICINITY MAP
Case no: Z178-386
Date: 11/9/2018

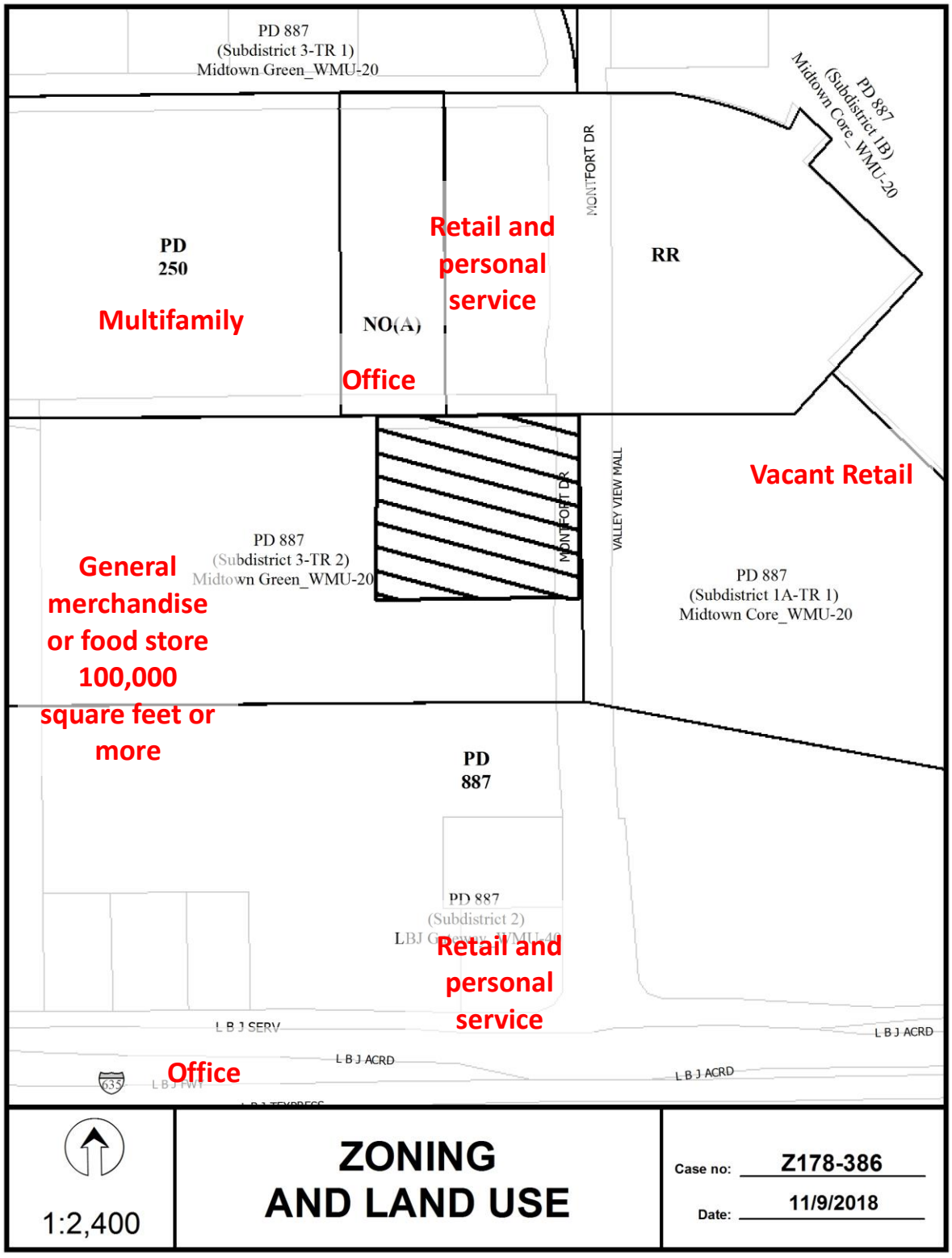


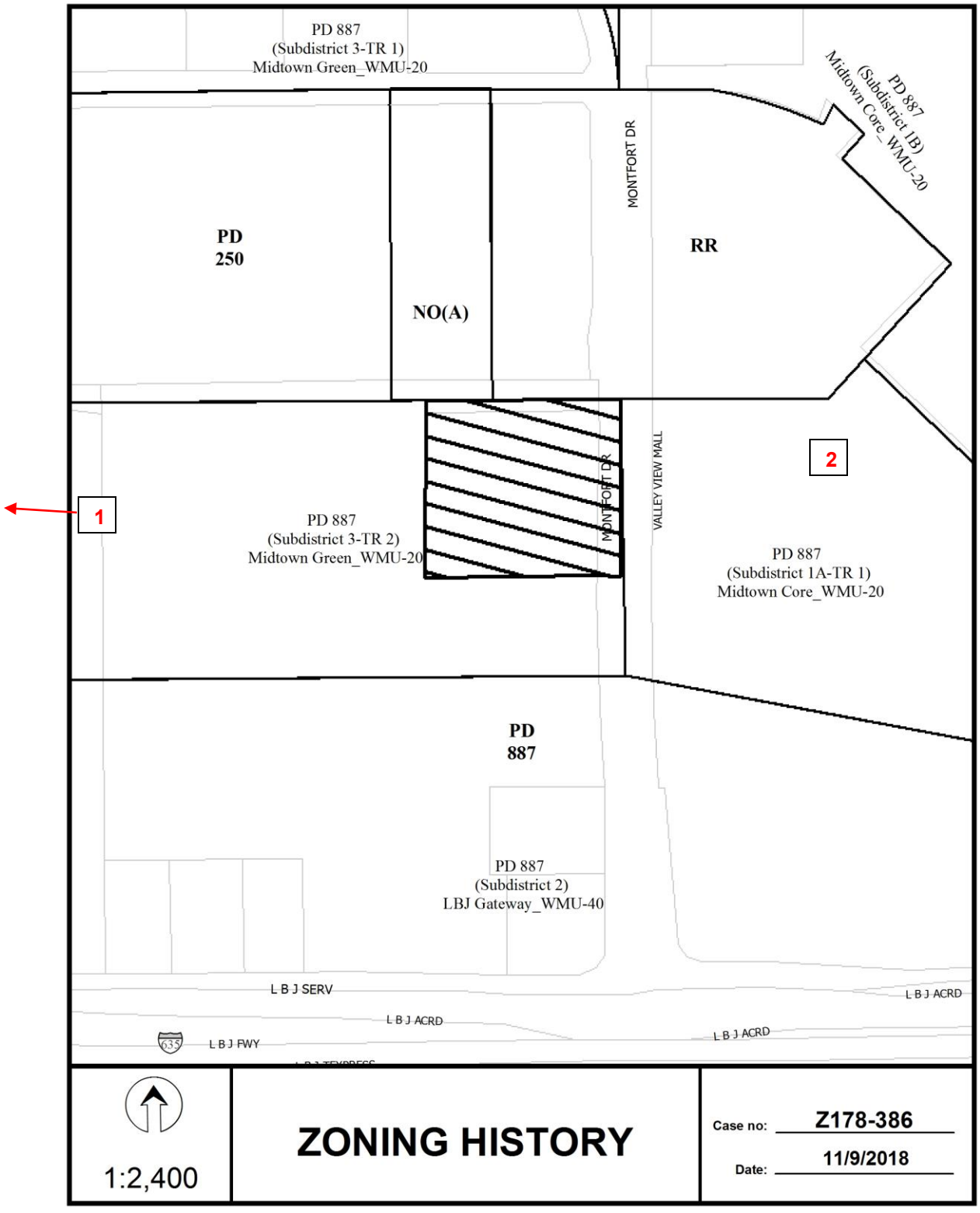
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AERIAL MAP

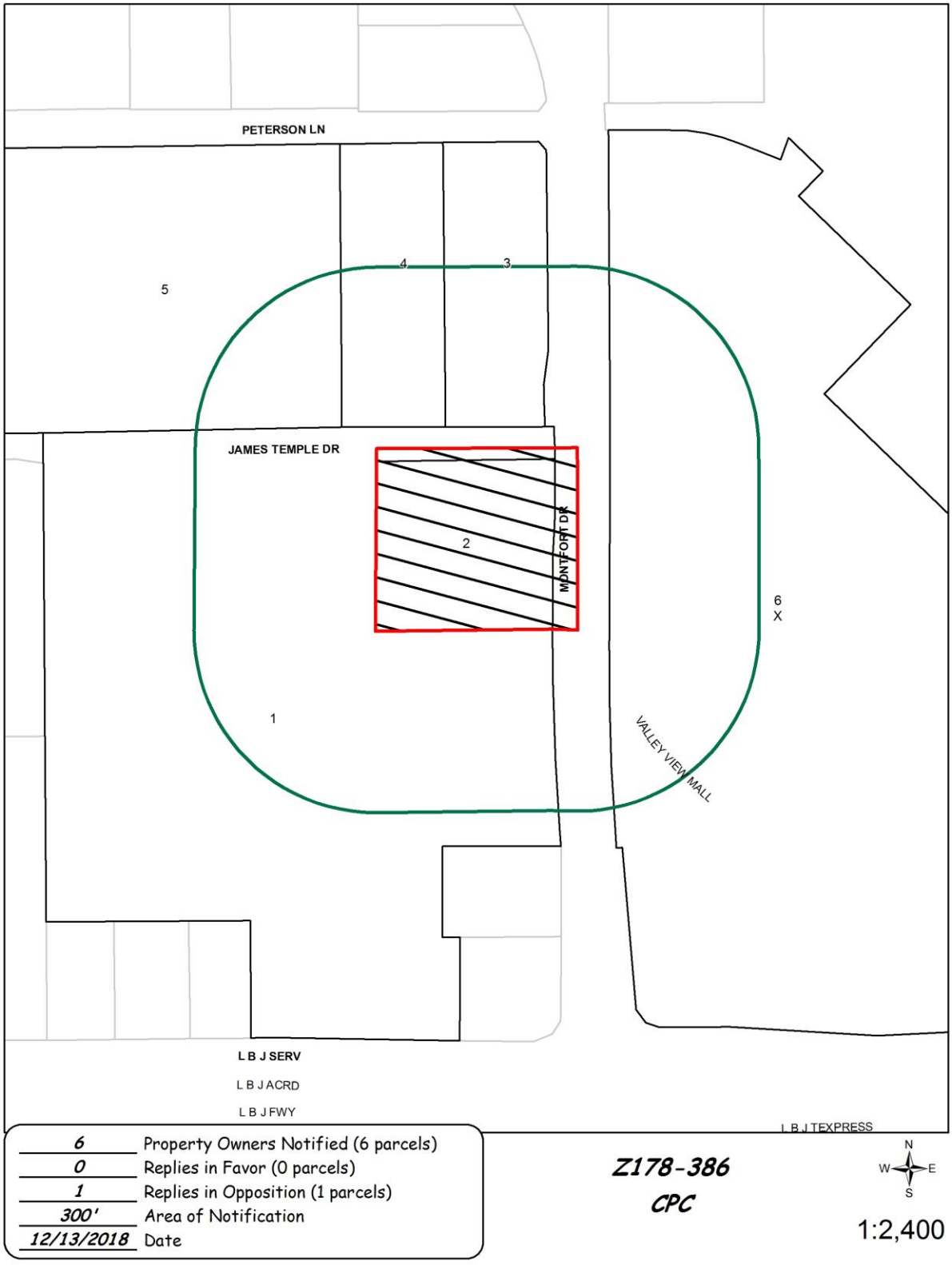
Case no: Z178-386

Date: 11/9/2018


PD 887
(Subdistrict 3-TR 1)
Midtown Green_WMU-20
PD 887
(Subdistrict 1B)
Midtown Core_WMU-20
MONTFORT DR
PD
250
Multifamily
NO(A)
Office
Retail and
personal
service
RR
Vacant Retail
VALLEY VIEW MALL
MONTFORT DR
PD 887
(Subdistrict 3-TR 2)
Midtown Green_WMU-20
General
merchandise
or food store
100,000
square feet or
more
PD 887
(Subdistrict 1A-TR 1)
Midtown Core_WMU-20
PD
887
PD 887
(Subdistrict 2)
Retail and
personal
service
L B J SERV
L B J ACRD
L B J ACRD
L B J ACRD
635
Office
1:2,400
ZONING
AND LAND USE
Case no: Z178-386
Date: 11/9/2018


PD 887
(Subdistrict 3-TR 1)
Midtown Green_WMU-20
PD 887
(Subdistrict 1B)
Midtown Core_WMU-20
MONTFORT DR
PD
250
NO(A)
RR
1
2
PD 887
(Subdistrict 3-TR 2)
Midtown Green_WMU-20
MONTFORT DR
VALLEY VIEW MALL
PD 887
(Subdistrict 1A-TR 1)
Midtown Core_WMU-20
PD
887
PD 887
(Subdistrict 2)
LBJ Gateway_WMU-40
L B J SERV
L B J ACRD
L B J ACRD
L B J ACRD
635
L B J FWY
1:2,400
ZONING HISTORY
Case no: Z178-386
Date: 11/9/2018

CPC RESPONSES



6	Property Owners Notified (6 parcels)
0	Replies in Favor (0 parcels)
1	Replies in Opposition (1 parcels)
300'	Area of Notification
12/13/2018	Date

Z178-386
CPC

N
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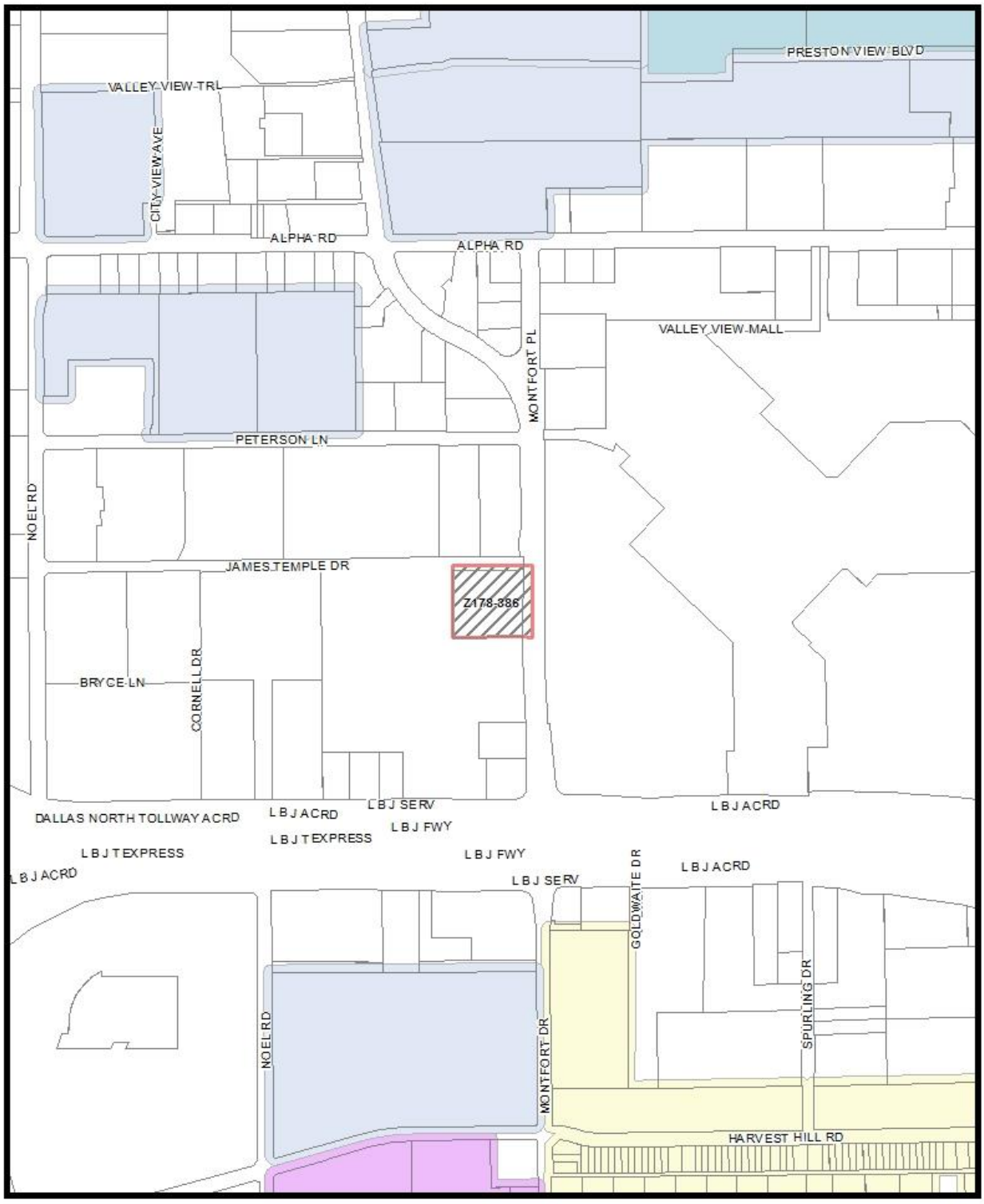
12/12/2018

Reply List of Property Owners

Z178-386

6 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	13131	MONTFORT DR	DAYTON HUDSON CORP
	2	13235	MONTFORT DR	RH THREE LP
	3	13305	MONTFORT DR	MONTFORT VALLEY VIEW SHOPPING CTR LLC
	4	5580	PETERSON LN	PETERSON LANE PARTNERS LLC
	5	5454	PETERSON LN	ARTS AT MIDTOWN INVESTORS LP
X	6	13138	MONTFORT DR	EFK LBJ PARTNERS LP


PRESTON VIEW BLVD
VALLEY VIEW TRL
CITY VIEW AVE
ALPHA RD
ALPHA RD
VALLEY VIEW MALL
MONTFORT PL
PETERSON LN
NOEL RD
JAMES TEMPLE DR
Z178-386
BRYCE LN
CORNELL DR
DALLAS NORTH TOLLWAY ACRD
LBJ ACRD
LBJ SERV
LBJ FWY
LBJ TEXPRESS
LBJ ACRD
LBJ TEXPRESS
LBJ FWY
LBJ SERV
LBJ ACRD
LBJ ACRD
GOLDWAITE DR
SPURLING DR
NOEL RD
MONTFORT DR
HARVEST HILL RD
MVACluster A B C D E F G H I NA
1:6,000
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-118 **Item #:** 60.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue
Recommendation of Staff and CPC: Approval
Z178-389(CT)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-389(CT) **DATE FILED:** September 26, 2018

LOCATION: Southeast line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34 P

SIZE OF REQUEST: ±7,500 sq. ft. **CENSUS TRACT:** 4.06

REPRESENTATIVE: Rob Baldwin

OWNERS/APPLICANT: Devonshire Ventures, LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The proposed request will allow for the construction of a multifamily use on the subject site.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2614 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the demolition of the existing single family structure and construction of a multifamily structure.

Zoning History: There have been six zoning changes requested in the area in the last five years.

1. **Z178-251** On August 22, 2018, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

2. **Z178-220** On June 27, 2018, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

3. **Z167-349** On December 13, 2017, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

4. **Z167-348** On October 25, 2017, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

5. **Z167-305** On August 23, 2017, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

6. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.

7. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

8. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Kimsey Drive	Local	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

	Zoning	Land Use
Site	IR	Single Family
North	MF-2(A)/IR	Multifamily
South	IR	Office Showroom Warehouse
East	IR	Office Showroom Warehouse
West	MF-2(A)/PD 907	Multifamily

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Kimsey Drive is primarily zoned an MF-2(A) Multifamily District with little of the initial IR Industrial Research District remaining. Therefore, extending the MF-2(A) District by one parcel would conform to the previously approved rezoning of the adjacent properties.

The proposed zoning request meets the following goals and objectives of the Comprehensive Plan.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Economic Element

Goal 2.1 Promote balanced growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "…should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the Stemmons Corridor - Southwestern Medical District Area Plan as the applicant proposes multifamily units within proximity to the DART Rail

station and UT Southwestern Medical campus; thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:

The 7,500-square-foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages. Per the representative, the proposed structure will reflect a townhouse-style design like the recent construction on the corner of Maple Avenue and Kimsey Drive.

An MF-2(A) zoning limits the lot coverage to 60 percent with a maximum height of 36-feet as opposed to the 80 percent lot coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15'	15'	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	Multifamily, duplex, single family
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is in "E" MVA Category; and, it is surrounded by to an "E" MVA Cluster to the north, east, south, and west.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

List of Officers

Devonshire Ventures, LLC

Brent Aaron	Director and Sole Member

CPC ACTION:
December 13, 2018

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Road.

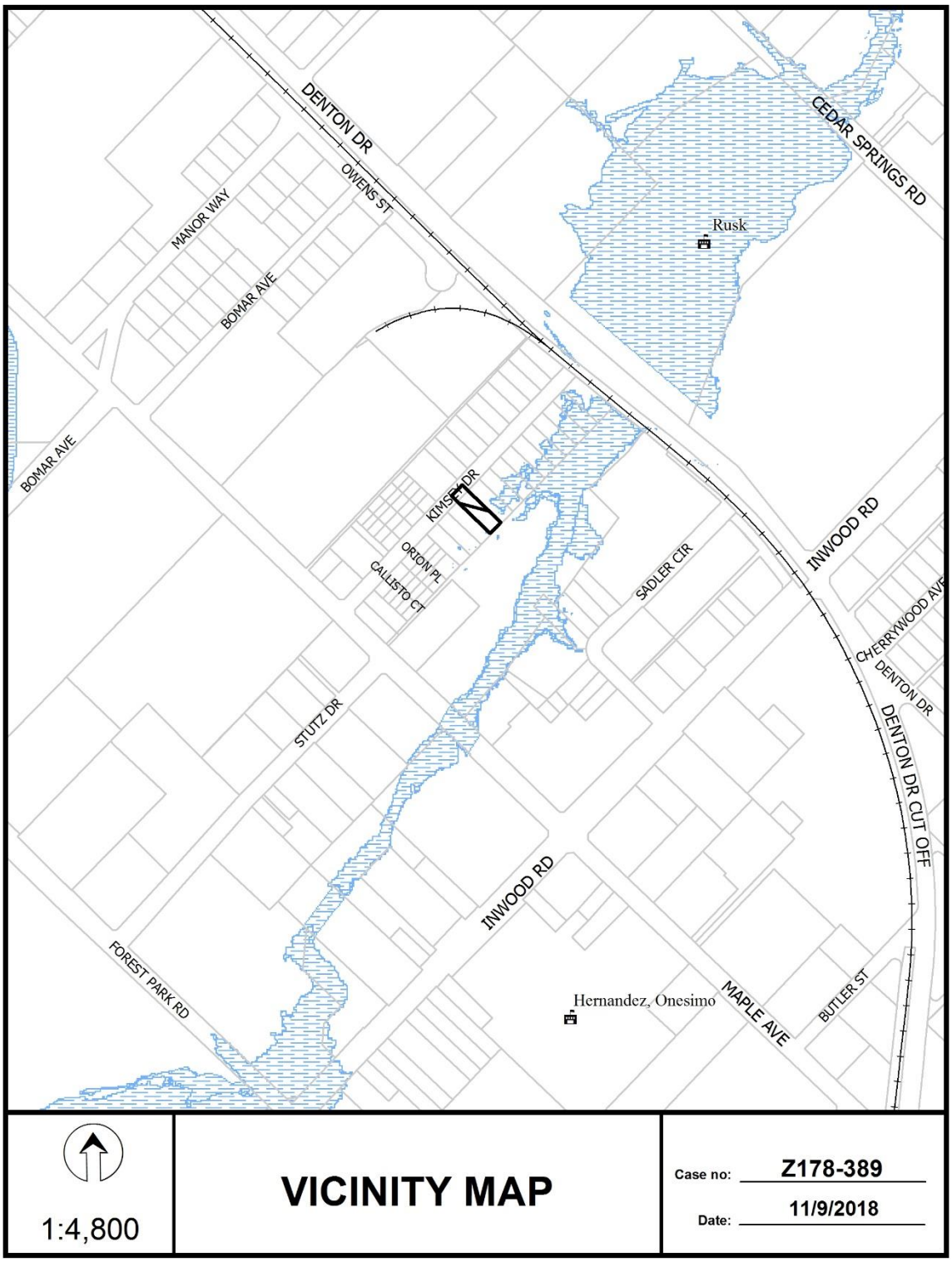
Maker: Jung
Second: Carpenter
Result: Carried: 13 to 0

For: 13 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 33
Replies: For: 1 Against: 0

Speakers: None


DENTON DR
OWENS ST
MANOR WAY
BOMAR AVE
BOMAR AVE
CEDAR SPRINGS RD
Rusk
KIMSEY DR
ORION PL
CALLISTO CT
SADLER CIR
INWOOD RD
CHERRYWOOD AVE
DENTON DR
DENTON DR CUT OFF
STUTZ DR
INWOOD RD
FOREST PARK RD
Hernandez, Onesimo
MAPLE AVE
BUTLER ST
1:4,800
VICINITY MAP
Case no: Z178-389
Date: 11/9/2018

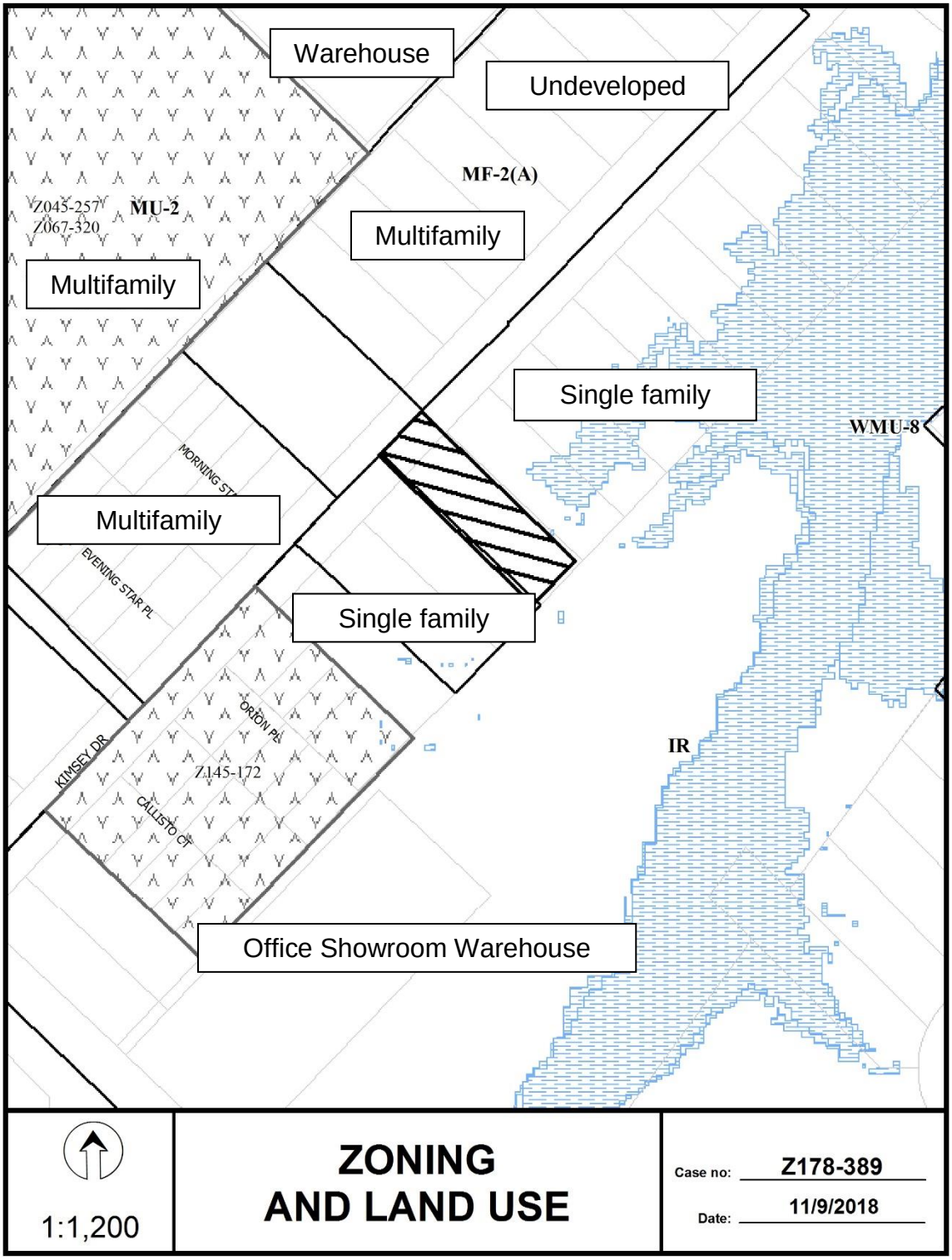


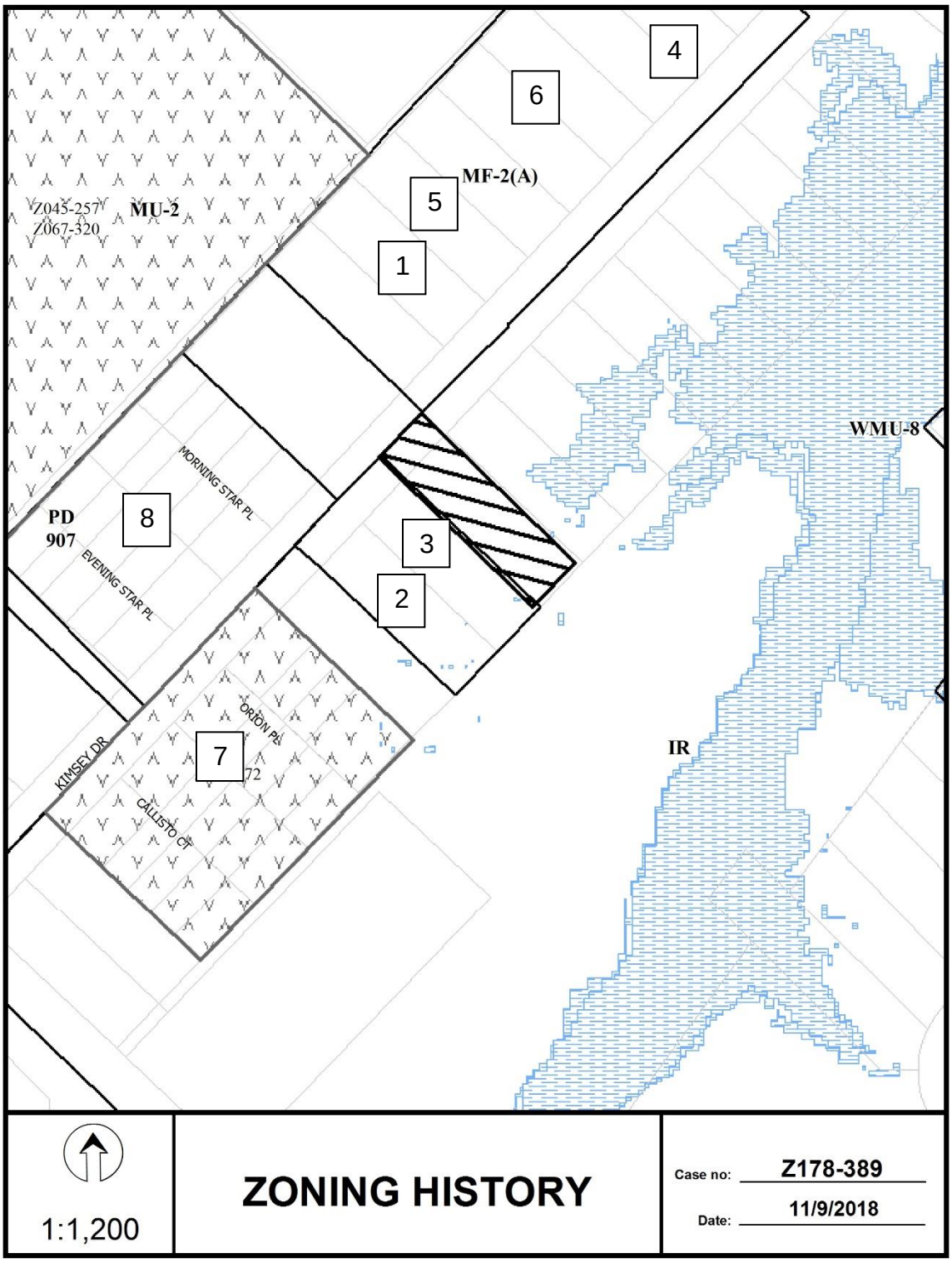
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AERIAL MAP

Case no: Z178-389

Date: 11/9/2018


Warehouse
Undeveloped
MF-2(A)
Z045-257
Z067-320
MU-2
Multifamily
Multifamily
Single family
WMU-8
MORNING STAR
Multifamily
EVENING STAR PL
Single family
ORION PL
KIMSEY DR
Z145-172
CALLISTO CT
IR
Office Showroom Warehouse
1:1,200
ZONING
AND LAND USE
Case no: Z178-389
Date: 11/9/2018


4
6
MF-2(A)
5
Z045-257
Z067-320
MU-2
1
WMU-8
MORNING STAR PL
PD
907
8
3
EVENING STAR PL
2
ORION PL
KIMSEY DR
7
72
CALLISTO CT
IR
1:1,200
ZONING HISTORY
Case no: Z178-389
Date: 11/9/2018

CPC Responses



12/12/2018

Reply List of Property Owners

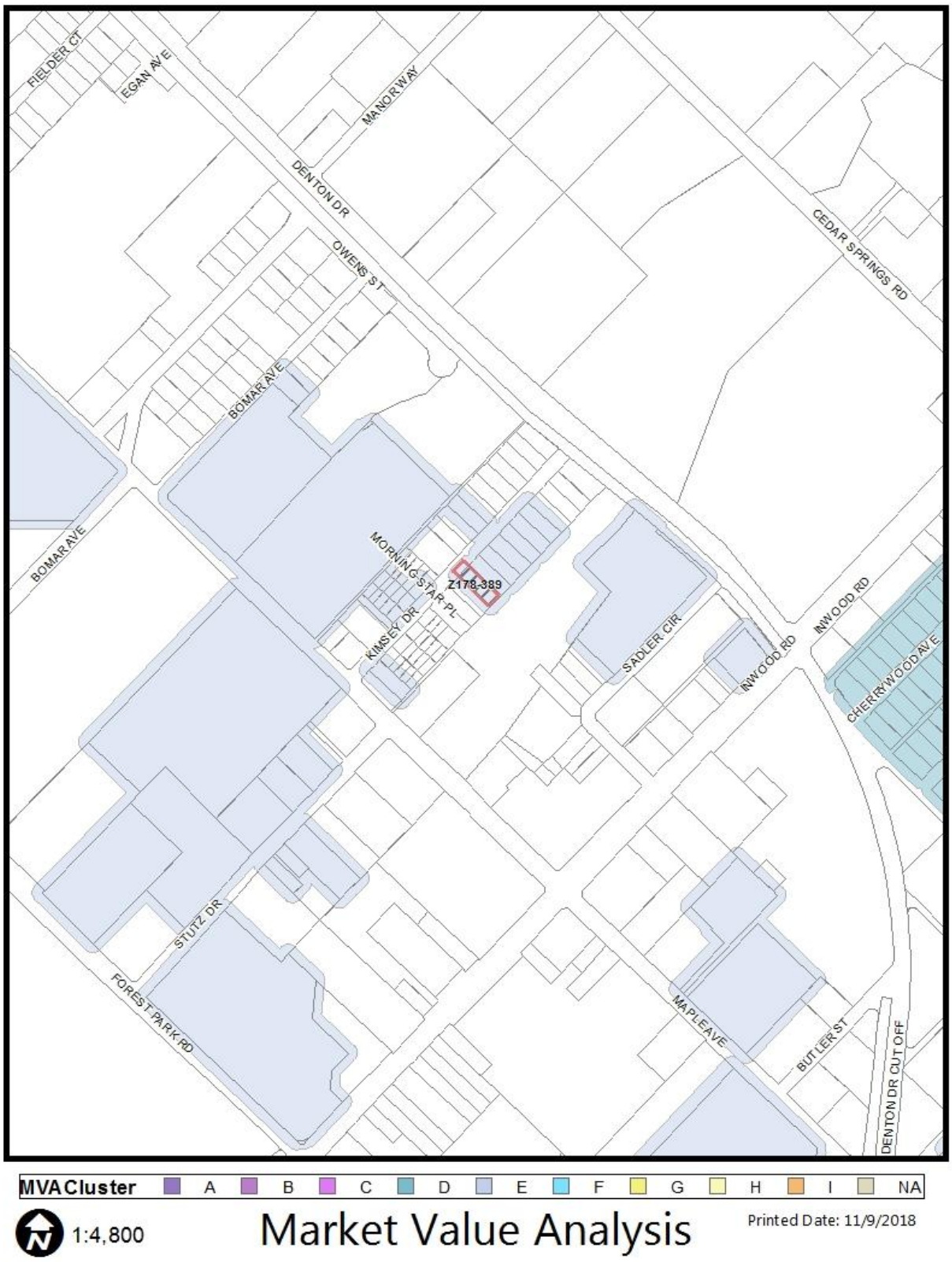
Z178-389

33 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	2610	KIMSEY DR	DEVONSHIRE VENTURES LLC
	2	2614	KIMSEY DR	GALARZA APOLINAR & MINERVA
	3	2602	KIMSEY DR	PERKINS JANIE L
	4	2606	KIMSEY DR	KIMSEY DEVELOPMENTS INC
	5	2618	KIMSEY DR	HEED CYNTHIA LOUISE
	6	2622	KIMSEY DR	MARTINEZ ALEXANDER C &
	7	2626	KIMSEY DR	MACMAHON PAUL
	8	2702	KIMSEY DR	PATTERSON DAVID C ETAL
	9	5800	MAPLE AVE	GAS PIPE INC
	10	2619	KIMSEY DR	MODERA BUILDERS LLC
	11	2623	KIMSEY DR	VASQUEZ ALICIA GLAFIRA
	12	2627	KIMSEY DR	MODERA BUILDERS LLC
	13	2703	KIMSEY DR	DEVONSHIRE VENTURES LLC
	14	5760	MAPLE AVE	ADLER PROPERTY CO LLP
	15	5822	ORION PL	KIMSEY PLACE HOMEOWNERS
	16	5876	ORION PL	JOGIMATHI ARJUN &
	17	5858	ORION PL	VARMA RACHNA
	18	5840	ORION PL	NAVARRO CARLOS R &
	19	5916	EVENING STAR PL	WEEKLEY HOMES LLC
	20	5932	EVENING STAR PL	SEBASTIAN BRIAN D
	21	5948	EVENING STAR PL	TULLOS LAUREN
	22	5917	MORNING STAR PL	COLEMAN ELIZABETH J &
	23	5933	MORNING STAR PL	GOULLIER MAXIME &
	24	5949	MORNING STAR PL	MENDOZA SCOTT &
	25	5965	MORNING STAR PL	RAM AMITH
	26	5981	MORNING STAR PL	RODRIGUEZ JOSE A
	27	5916	MORNING STAR PL	LASHER JAMIE E
	28	5932	MORNING STAR PL	HUANG JIAXIN &

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	29	5948	MORNING STAR PL	MEHTA AKSHITA & BRANDON QUICK
	30	5964	MORNING STAR PL	GU TONY &
	31	5980	MORNING STAR PL	SHRESTHA ANU & AMIT DAHAL
	32	2611	KIMSEY DR	WINE MAISON LLC
	33	6008	MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC


FIELDER CT
EGAN AVE
MANOR WAY
DENTON DR
CEDAR SPRINGS RD
OWENS ST
BOMAR AVE
BOMAR AVE
MORNING STAR PL
Z178-389
KIMSEY DR
SADLER CIR
INWOOD RD
INWOOD RD
CHERRYWOOD AVE
STUTZ DR
FOREST PARK RD
MAPLE AVE
BUTLER ST
DENTON DR CUT OFF
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 11/9/2018

Agenda Information Sheet

File #: 19-103 **Item #:** 61.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan, and conditions
Z178-162(JM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-162(JM) **DATE FILED:** December 26, 2017

LOCATION: Generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.

COUNCIL DISTRICT: 6 **MAPSCO:** 44 N

SIZE OF REQUEST: ±5.2 acres **CENSUS TRACT:** 43.00

OWNER: Roman Catholic Diocese of Dallas

APPLICANT: Rev. Jenaro de la Cruz, St. Mary of Carmel Parish

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker LLP

REQUEST: An application for a Planned Development District for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District.

SUMMARY: The purpose of this request is to allow for additions to the existing school [St. Mary of Carmel Catholic School] including the new construction of a two-story school building with administrative offices, a library, and 22 classrooms. A PD is requested to allow the following amendments: **1)** the private school use by right (no Specific Use Permit); **2)** no minimum side yard required for a private school or church; **3)** shared parking between the private school and church throughout the proposed district; **4)** limited vehicular access to the site during school hours; and, **5)** the addition of design standards.

CPC RECOMMENDATION: **Approval**, subject to a development plan, traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The subject site contains 5.2 acres and is currently developed with a church, private school, and ancillary parking lots.
- The applicant proposes to demolish existing structures along Singleton Boulevard and Vilbig Road to allow for the new construction of a phased, two-story school building with administrative offices, a library, and 22 classrooms.
- Overall, the rezoning to a PD would allow: **1)** the private school use by right (no Specific Use Permit); **2)** no minimum side yard required for a private school or church; **3)** shared parking between the private school and church throughout the proposed district; **4)** limited vehicular access to the site during school hours; and, **5)** the addition of design standards.

Zoning History: There have been eight zoning cases within the area of request in the last five years.

1. **Z145-185**: On June 17, 2015, City Council approved PDD No. 944 for single family uses on property zoned an IM Industrial Manufacturing District located south of the intersection of Duluth Street and Borger Street.
2. **Z167-319:** On August 3, 2017, the City Plan Commission recommended denial of an application for an R-5(A) Single Family District on property zoned a CR Community Retail District on the southeast corner of Pueblo Street and Navaro Street.
3. **Z178-166:** On February 28, 2018, Specific Use Permit No. 1807 for a private recreation center, club, or area limited to an outdoor play area was automatically renewed for an additional five-year time period, located on the north line of Muncie Avenue, west of Harston Street.
4. **Z178-271:** An application to amend and expand Planned Development District No. 944 on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District located in an area bounded by Duluth St. and Singleton Blvd. to the north, Borger St. to the east, Pablo Street to the south, and Vilbig Road to the west.
5. **Z178-366:** On November 15, 2018, the City Plan Commission considered an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the east line of Chicago Street, north of Duluth Street. *Held under advisement to January 17, 2019.*
6. **Z178-367:** On November 15, 2018, the City Plan Commission considered an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street. *Held under advisement to January 17, 2019.*
7. **Z178-368:** On November 15, 2018, the City Plan Commission considered an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street. *Held under advisement to January 17, 2019.*

8. **Z178-369:** On November 15, 2018, the City Plan Commission considered an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street. *Held under advisement to January 17, 2019.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	77 feet	100 feet
Vilbig Road	Community Collector	Varies (35-50 feet)	60 feet
Bedford Street	Local	50 feet	None
Akron Street	Local	50 feet	None
Duluth Street	Local	50 feet	None

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District	Church and Private School
North	CR Community Retail District	General Merchandise or Food Store, Church, and Office
East	IR Industrial Research District and IM Industrial Manufacturing District	Restaurant, Vehicle Display, Sales, and Service, and Industrial Inside
South	IR Industrial Research District	Single Family
West	IR Industrial Research District and TH-3(A) Townhouse District	Single Family, Restaurant, and Auto Service Center

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. A Traffic Management Plan was reviewed with this request. Since the proposed school additions will be phased, two proposed traffic management plans are provided. The city engineer did express concern over the proposed driveway along Singleton Boulevard. A PD condition limiting access to the driveway during peak hours helps to relieve concern over traffic conflicting with the queue at the traffic signal for Vilbig Road and Singleton Boulevard.

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.

In general, the applicant's request is consistent with the following goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

Area Plans:

The request site is within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study's future land use recommendation indicates that, "Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time." Further, the Study notes, "The need exists to develop economic development and land use concepts for major/minor business nodes along the Singleton Boulevard and Fort Worth--Commerce Avenue corridors." (Page 3-18). While the existing land use of a church and private school are intended to remain with this rezoning request, the base zoning being implemented for the proposed PD is a CR Community Retail District with added residential uses. Staff believes that the proposed zoning is in support of the future land use needs as identified by the Study.

Land Use Compatibility:

Surrounding land uses include: a general merchandise or food store, church, and office uses to the north; a restaurant, vehicle display, sales, and service, and industrial inside uses to the east; single family uses to the south; and, single family, restaurant, and auto service center to the west.

The St. Mary of Carmel Catholic School has been in operation in the community since 1944. The existing campus consists of a conglomerate of buildings erected from 1944 to 2004 and containing approximately 20,000 square feet.

The proposed change in zoning would allow for a phased redevelopment of the school site. Phase 1 entails the addition of a two-story structure at the corner of Vilbig Road

and Singleton Boulevard. The addition is planned to contain 57,000 square feet including 11 classrooms, a library, cafeteria, and administrative offices. Phase 2 is planned as a complementary two-story structure with 35,000 square feet of floor area including 11 classrooms, a gymnasium, and administrative offices, creating a nearly enclosed courtyard between the two phases of structures.

The school continues to serve the area. The changes being made will only further the benefit provided to the community. In the event that the school and church were to vacate the site, the proposed PD allows a base zoning of CR Community Retail District and residential uses which will complement the neighborhood and Singleton Boulevard street frontage.

Development Standards:

District	Setbacks		Height	Lot Coverage	Dwelling Unit Density and FAR	Lot Size	Special Standards	Primary Uses
	Front	Side/Rear						
Existing: IR Industrial Research District	15'	0' 30' w/res. adj.	200'	80%	No max. 0.5 retail/personal service 0.75 combo 2.0 all uses	No min.	RPS	IR uses
Proposed: PD for CR and Residential Uses	15'	0' 20' w/res. adj.	54'	60%	No max. 0.5 office 0.75 all uses	5,000 sqft. for SF No min all others.	New design standards	CR uses, Private school, and Residential uses

Overall, the proposed change from an IR District to a PD for CR District, a private school, and residential uses will reduce the overall development rights, while allowing a new mix of uses more compatible with the changing urban neighborhood.

New design standards are associated with this request. While the church use is exempt from the design standards, a private school use will be required to provide three distinct building materials for exterior walls visible from a street. Additionally, a minimum transparency requirement, building articulation, a minimum of two design elements, and concealment of mechanical equipment and service doors have been offered to improve the quality of the project.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market

strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is closest to Category E across Vilbig Road to the west and further to the east, Category I to the north across Singleton Boulevard, and Category H to the south across Commerce Street.

Parking and Screening:

The proposed PD refers to the Dallas Development Code for required parking with a few provisions added:

- A church and a private school may share parking within the planned development without a special parking agreement.
- Required parking may be located anywhere within the planned development district without a special parking agreement.
- For purposes of calculating parking requirements for this planned development, the entire Property is considered one lot.

These requests are made considering how the site currently operates. A surface parking lot west of Vilbig Road serves only the church. This is planned to continue. Staff does not object to these requests.

- Required screening fences in this district for the parking area west of Vilbig Road may be constructed of tubular steel fencing, and are not required to provide a solid visual screen. Such screening fences are not required to be installed until final inspection of improvements constructed as Phase 2, as defined above. As a supplement, the applicant has proposed a minimum of **one shrub per five linear feet** shall be installed between any tubular steel fencing on the parking area west of Vilbig Street and adjacent streets.

Staff does not support this request. To provide appropriate screening, staff believes installing traditional screening material as described in Sec.51A 4.602(b) and 4.301(f), both require that screening must be not less than six feet in height, constructed of (A) brick, stone, concrete masonry, concrete, or wood; (B) earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each two feet of width; (C) evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. **Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed** unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years; or (D) any combination of the above.

The intent is for a required screening wall or fence not to have more than 10 square inches of openings in any given square foot of surface. Plant materials used for required screening must obtain a solid appearance and provide a visual barrier of the required height within three years after their initial planting.

While the proposed tubular steel fencing may be an option, staff would recommend that it be combined with traditional evergreen plant materials as required in Sec.51A 4.602(b) and 4.301(f).

- Bicycle parking is not required in this district until such time as Phase 2, as defined above, is completed.

Staff does not support this request. Bicycle parking at a school campus in an urban area seems like a sure requirement. Phase 1 is expected to increase enrollment at the school from 161 students, to 300 students. The applicant does not believe the bicycle parking is necessary. Staff disagrees. Under Sec.51A 4.333 the school is required to provide one bicycle parking space per every 25 required parking spaces. The school is planned to have 22 classrooms of which 16 are elementary level requiring 24 parking spaces and 6 are middle school level requiring 21 parking spaces. A total of 45 parking spaces and two bicycle parking spaces are required. A minimum of two bicycle parking spaces are required per build site. This means that at the time of development of Phase 1, both bicycle parking spaces are required and will satisfy the entire bicycle parking requirement after the Phase 2 development is completed. Staff has the added concern over whether Phase 2 will occur expeditiously. Meanwhile, an urban student population would be left without bicycle parking options.

- Vehicular access through the visitor parking gate shown on the development plan accessed from Singleton Boulevard is limited to the hours of 9:00 a.m. to 2:30 p.m., Monday through Friday.

This stipulation is intended to limit use of the driveway during peak pick-up/drop-off times for the school.

Landscaping:

The proposed PD refers to Article X for required landscaping, as amended.

CPC Action
December 13, 2018

Motion: It was moved to recommend **approval** of a Planned Development District for CR Community Retail District, a private school, and residential uses, subject to a revised development plan (as briefed), revised traffic management plan (as briefed), and staff's recommended conditions (as briefed) with an additional modification of no ingress or egress on Duluth Street during peak hours on property zoned an IR Industrial Research District, in an area generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 0

For: 12 - MacGregor, Rieves, Davis, Shidid, Carpenter, Lewis, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 128
Replies: For: 1 Against: 2

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: Janet Johnson, 1837 Duluth St., Dallas, TX, 75212

List of Owners

Roman Catholic Diocese of Dallas
Property Owner List of Officers

Most Reverend Edward J. Burns, Bishop
Bill Keffler, Chief Operating Officer

302391v.1

Z178-162

CPC Recommended Conditions

"ARTICLE .

PD .

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the southeast corner of Vilbig Road and Singleton Boulevard, and at the southwest corner of Vilbig Road and Bedford Street. The size of PD _____ is approximately 5.216 acres.

SEC. 51P- ____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) In this division, PHASE 2 means construction of a Private School use exceeding 60,000 square feet.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(d) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

SEC. 51P- ____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

-- Private school.
-- Duplex.
-- Group residential facility. *[See Section 51A-4.209(3).]*
-- Multifamily.
-- Retirement housing.
-- Single family

(c) The following uses are prohibited:

-- Liquor store.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(a) The planned development district is considered one lot for an accessory use to a church main use.

SEC. 51P-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) Church and private school uses.

(1) Minimum 10 foot front yard is required.

(2) No side or rear yard is required.

(c) Residential uses.

(1) Except as provided in this subsection, no minimum lot size.

(2) Single family use has a minimum lot size of 5,000 square feet.

CPC and Staff's Recommendation:

(3) For a multifamily or retirement housing use, the MF-1(A) minimum lot size requirements from Sec.51A-4.116(a)(4)(G)(i) apply.

Applicant's request:

(3) For a multifamily or retirement housing use, the MF-2(A) minimum lot size requirements from Sec.51A-4.116(b)(4)(G)(i) apply.

(d) All uses.

(1) Maximum height of 40 feet.

(2) Maximum number of stories is three.

SEC. 51P- ____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) A church and a private school may share parking within the planned development without a special parking agreement.

(c) Required parking may be located anywhere within the planned development district without a special parking agreement.

(d) For purposes of calculating parking requirements for this planned development, the entire Property is considered one lot.

CPC's Recommendation:

(e) Screening required by Chapter 51A (Sec. 51A-4.301(f) or 4.602(b)) for residential adjacency must be contain a steel tubular fencing up to six feet in height with the following:

(i) Evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years

Applicant's Request:

(e) Required screening fences in this district for the parking area west of Vilbig Road may be constructed of decorative metallic-coated steel tubular picket fencing, and are not required to provide a solid visual screen. Such screening fences are not required to be installed until final inspection of improvements constructed as Phase 2, as defined above.

CPC's Recommendation:

(f) Chapter 51A for required bicycle parking. (Sec. 51A-4.333)

Applicant's Request:

(f) Bicycle parking is not required in this district until such time as Phase 2, as defined above, is completed.

(g) Vehicular access through the visitor parking gate shown on the development plan accessed from Singleton Boulevard is limited to the hours of 9:00 a.m. to 2:30 p.m., Monday through Friday.

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

(a) Landscaping shall be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.112. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

(b) No business signage is allowed along Vilbig Street or Duluth Street.

SEC. 51P-- .113. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit __B).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within the 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, 2020. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based

on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(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.

SEC. 51P-____.114. DESIGN STANDARDS.

(a) The following design standards are only applicable to a Private School use in this district. Church uses, including accessory uses to Church uses, are exempt from these standards.

(1) All exterior walls shall be made up of a combination of any of the acceptable building materials specified in Paragraph 51P-___.113(a)(3) below.

(2) All facades visible from a public street shall require a minimum of three distinct building materials on each façade from the acceptable building materials specified in Paragraph 51P-___.113(a)(3) below.

(3) Acceptable building materials include any of the following:

(A) Brick material used for masonry construction (includes glazed brick);
(B) Concrete Masonry Units (includes smooth or burnished block);
(C) Concrete Panel Construction (concrete finish or precast panel shall be painted, fluted, or other approved concrete finish);
(D) Stone Material (including granite, marble, limestone, slate, river rock and other hard and durable naturally occurring all weather stone, cut stone and dimensioned stone techniques);
(E) Stucco (portland cement plaster with three coats over metal lath or wire fabric lath);
(F) Cementitious Fiberboard;
(G) Glass (includes vision, frit, spandrel, acid etched or colored glazing);
(H) Glass Block;
(I) Architectural Metal Panel (profiled panels, deep-ribbed panels, concealed fastener systems, and aluminum composite metal (ACM) systems);
(J) Wood siding or wood look fiberboard/metal panel/synthetic wood material; and/or
(K) Tile.

(4) Prohibited materials. The following materials are prohibited:

(A) Aluminum siding or cladding.
(B) Exposed fastener metal, plastic or fiberglass panels.
(C) Galvanized, aluminum coated, zinc aluminium coated or unpainted exterior metal except as permitted as architectural accent material.
(D) Plastic siding.
(E) Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four feet above grade.
(F) Unfinished concrete block.
(G) Exposed aggregate.
(H) Wood roof shingles.
(I) Mirror glass.

(5) Elevation Transparency:

(A) A main building entry shall be recessed off of the main façade by a minimum of 2 feet, consist of minimum 50 percent glass, and be accompanied by a canopy that overhangs the entry by a minimum of 2 feet.

(B) Elevations facing public streets and located within 50 feet of the property line shall have a minimum transparency of 20 percent.

(6) Building Articulation: All facades of a building which face a public street, shall comply with the following standards:

(A) A minimum of 20 percent of the façade shall be storefront or curtain wall window system.

(B) A minimum of 48 square feet of window articulation is required for every 32 feet of linear façade.

(C) At the front building façade facing Singleton Boulevard, a two foot recess, at least 10 feet in width, is required for every 80 feet of linear façade.

(D) Roof-mounted mechanical equipment shall be screened along Singleton Boulevard so as not to be visible at ground level from the adjacent public sidewalk.

(7) Design Elements: A structure with over 20,000 square feet in floor area shall include at least two of the following architectural design features listed below:

(A) Canopies or awnings.

(B) Articulated roof line.

(C) Each floor line will be accented by a continuous one foot high (minimum) band of material different than adjacent materials to create a sense of scale.

(D) Integrated planters that incorporate landscaping and sitting areas or outdoor patios.

(8) Mechanical Equipment: All ground- and wall-mounted mechanical and utility equipment, including, but not limited to, air conditioning units, generators, and transformers, shall be visually screened by landscape planting or a screening wall at a minimum height of the highest element of the equipment, so as to provide visual screening of such equipment from adjacent properties and public streets.

(9) Bay doors, overhead doors, and loading docks may not face a public street.

CPC's Recommendation:

(b) Sidewalks.

(1) Sidewalks per Chapter 51A.

Applicant's Request:

(b) Sidewalks.

(1) Sidewalks are required only in the locations shown on the development plan.

SEC. 51P- ____.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

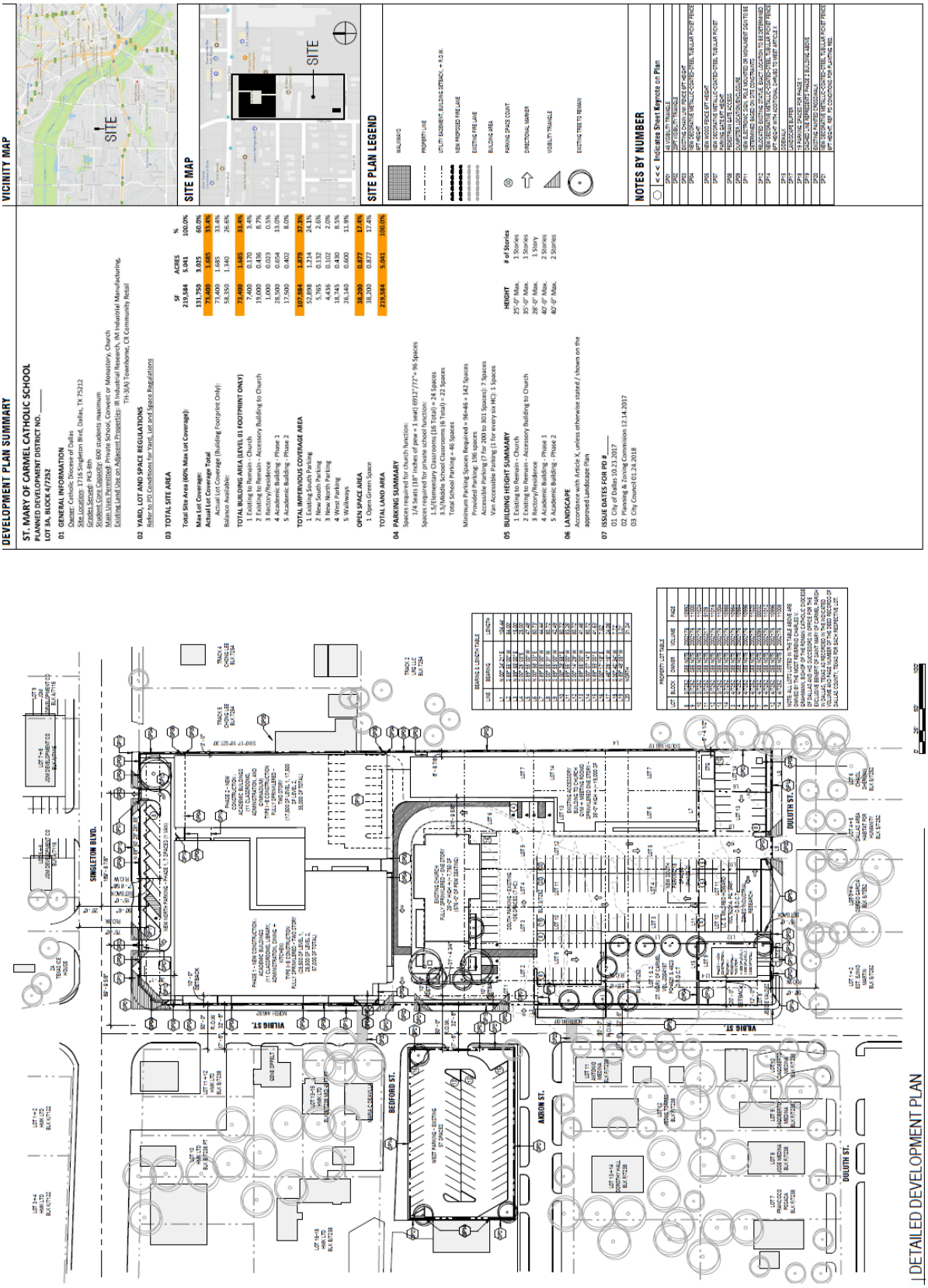
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard Z178-162_Rcity 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."

Proposed Development Plan



Proposed Traffic Management Plan

October 13, 2017
PK# 3859-17.409

TRAFFIC MANAGEMENT PLAN

Project:
St. Mary of Carmel School
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
St. Mary of Carmel School

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



Pacheco Koch

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-14439
TX. REG. SURVEYING FIRM LS-10193805-00

October 13, 2017

Pacheco Koch

TRAFFIC MANAGEMENT PLAN
St. Mary of Carmel School
Dallas, Texas

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Exhibit 2. Recommended Pick-up/Drop-Off Procedures and Conditions (Phase 1)

Exhibit 3. Recommended Pick-up/Drop-Off Procedures and Conditions (Buildout)

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained on behalf of **St. Mary of Carmel School** to prepare a Traffic Management Plan (TMP) for the St. Mary of Carmel School located at 1716 Singleton Boulevard in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

St. Mary of Carmel School (the "Event Organizer") is seeking to create a Planned Development District for the site from the City of Dallas (the "Approving Agency") to facilitate development of the Project. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of an existing private elementary school. Current enrollment is summarized in **Table 1**.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
Pre-K3	12
Pre-K4	13
Kindergarten	13
1st Grade	14
2nd Grade	7
3rd Grade	13
4th Grade	12
5th Grade	18
6th Grade	25
7th Grade	17
8th Grade	17
CURRENT TOTAL	161
PROJECTED TOTAL (Phase 1)	300
PROJECTED TOTAL (Buildout)	600

*Enrollment data provided by Glenn Partners.

Proposed site improvements include a complete renovation of the northern portion of the site. Site improvements are anticipated to be completed by 2027.

Access to the school is provided by Vilbig Road, a local street. Vilbig Road intersects with Singleton Boulevard (north of school) – which is signalized. Land uses

surrounding the site are predominately single-family residential with some commercial uses in the vicinity.

A proposed site plan for the St. Mary of Carmel School, prepared by Glenn Partners, and a "TMP Exhibit" are provided at the end of this report.

NOTE: Pacheco Koch was and is not involved with site selection, site design, nor the operations for this project.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;

2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;

3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;

4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,

5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

terms are used in this report:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared

"Event Organizer" – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the Event Organizer to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the Event Organizer

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the Event Organizer)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the implementation of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the Event Organizer (ideally, the TMP

Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO EVENT ORGANIZER: By submittal of a TMP to the Approving Agency, the Event Organizer is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the Event Organizer agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the Event Organizer.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the Event Organizer appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "*TMP Objectives*"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the Event Organizer if those changes are prudent and do not compromise the TMP Objectives. It is recommended that any changes implemented under such

circumstances be documented and retained by the Event Organizer for future reference or upon request.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on St. Mary of Carmel School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

A graphical summary of existing conditions is depicted in **Exhibit** *1*; graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 2 & 3**. A summary of specific recommendations are provided below:

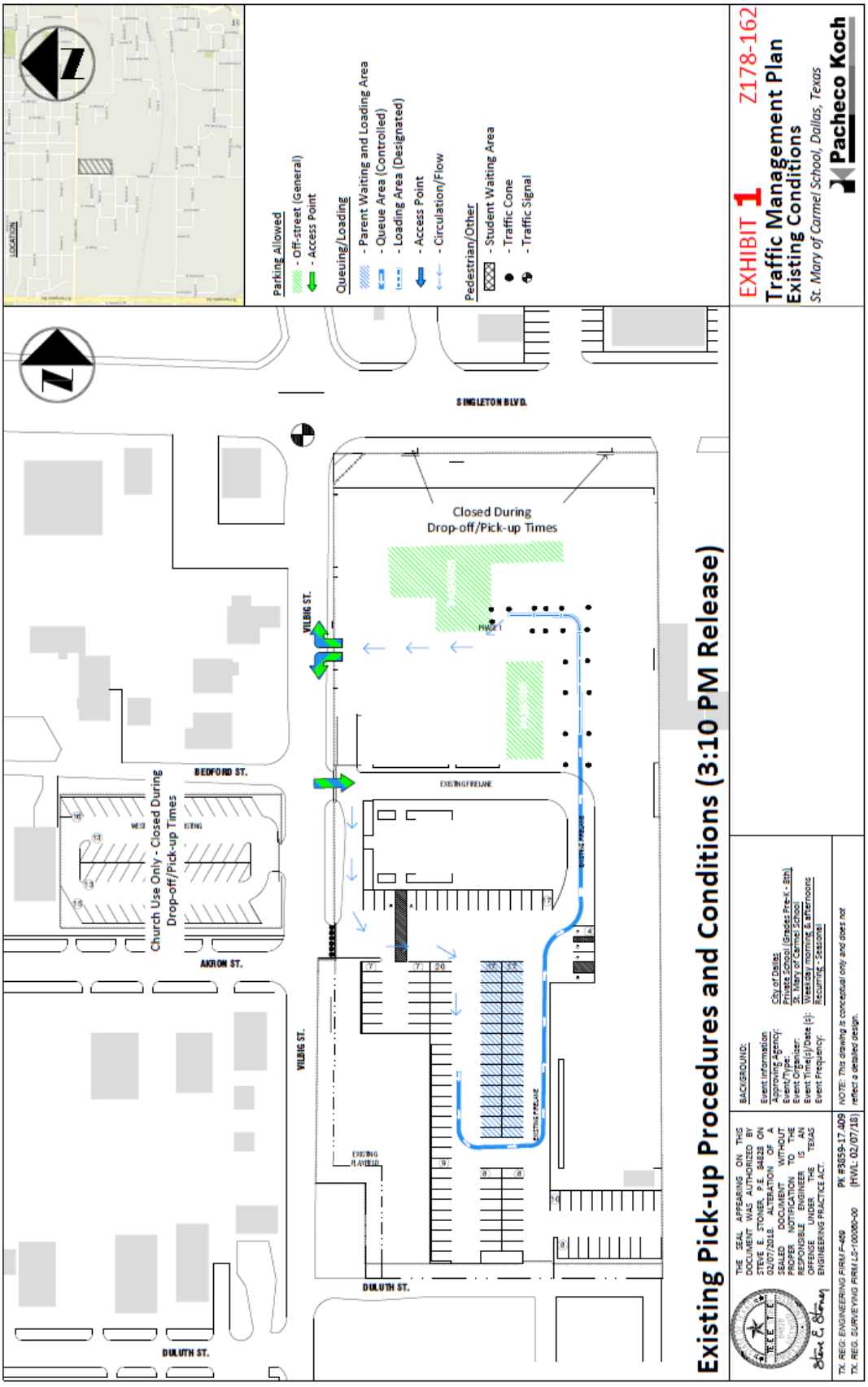
Exhibit 2

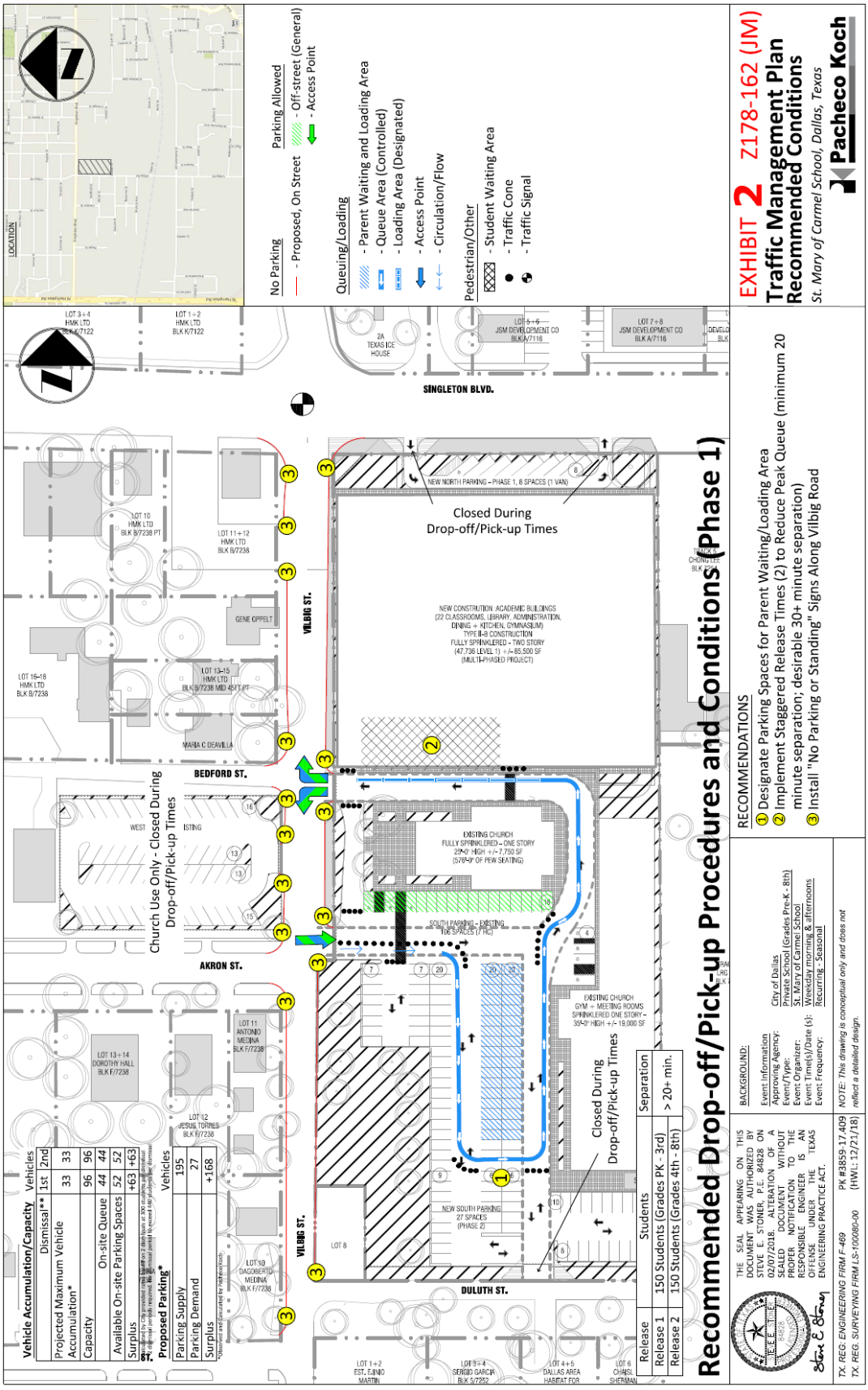
1. Designate parking spaces for parent waiting/loading area as shown on **Exhibit 2**.
2. Implement staggered release times (2) to reduce peak queue (minimum 20 minute separation; desirable 30+ minute separation).
3. Install "No Parking or Standing" signs along Vilbig Road.

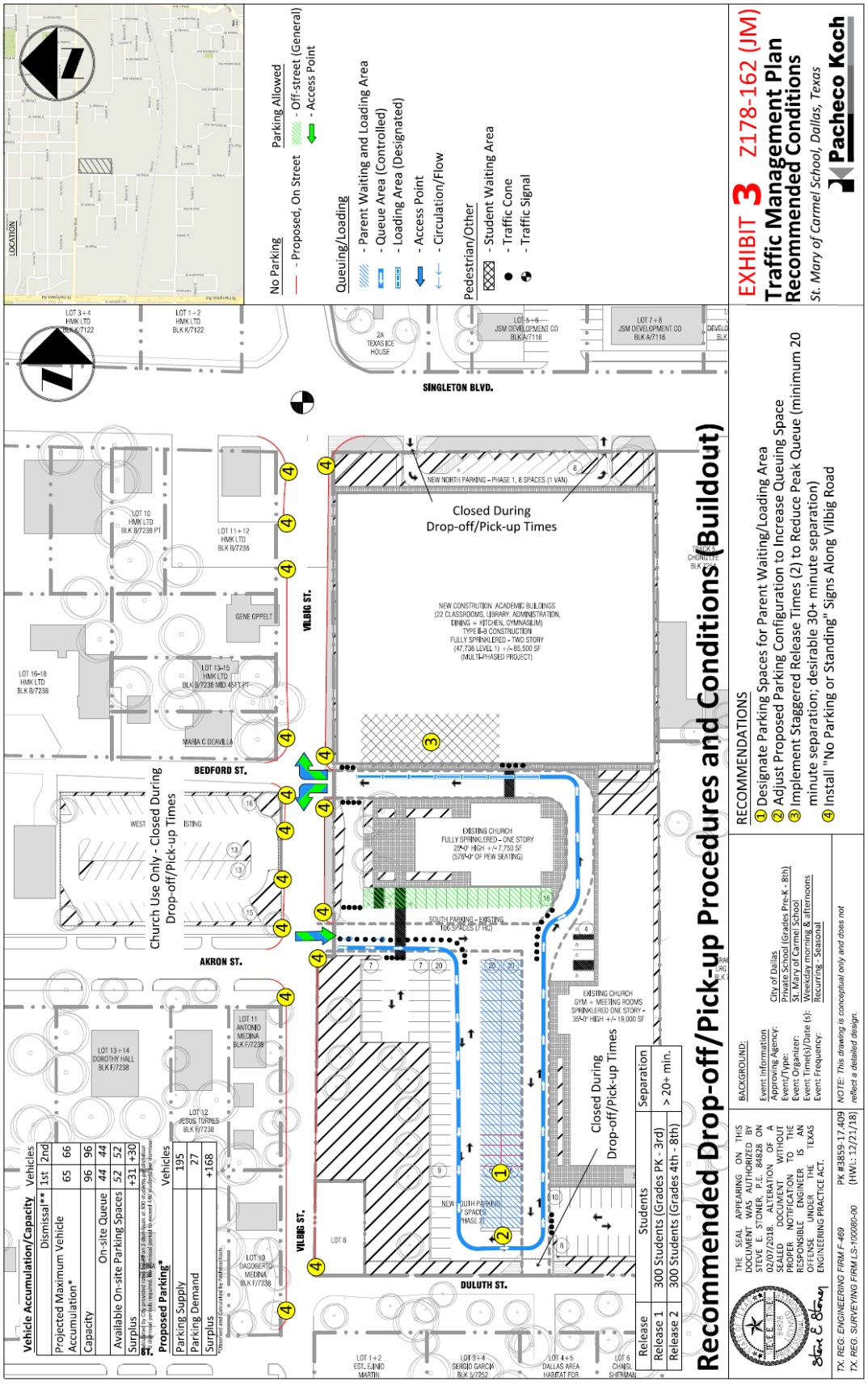
Exhibit 3

1. Designate parking spaces for parent waiting/loading area, as shown in **Exhibit 3**.
2. Adjust proposed parking configuration to increase queuing space, as shown in **Exhibit 3**.
3. Implement staggered release times (2) to reduce peak queue (minimum 20 minute separation; desirable 30+ minute separation).
4. Install "No Parking or Standing" signs along Vilbig Road.

END OF MEMO


EXHIBIT 1
Z178-162
Traffic Management Plan
Existing Conditions
St. Mary of Carmel School, Dallas, Texas
Pacheco Koch
Parking Allowed
- Off-street (General)
- Access Point
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Controlled)
- Loading Area (Designated)
- Access Point
- Circulation/Flow
Pedestrian/Other
- Student Waiting Area
- Traffic Cone
- Traffic Signal
SINGLETON BLVD.
Closed During
Drop-off/Pick-up Times
VILBIG ST.
BEDFORD ST.
Church Use Only - Closed During
Drop-off/Pick-up Times
AKRON ST.
DULUTH ST.
EXISTING FREELANE
EXISTING PLAYFIELD
PHASE I
Existing Pick-up Procedures and Conditions (3:10 PM Release)
BACKGROUND:
Event Information
Approving Agency:
Event Type:
Event Organizer:
Event Time(s)/Date (s):
Event Frequency:
City of Dallas
Private School (Grades Pre-K - 8th)
St. Mary of Carmel School
Weekday mornings & afternoons
Recurring - Seasonal
NOTE: This drawing is conceptual only and does not reflect a detailed design.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE E. STONER, P.E. 84828 ON 02/07/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE ENGINEERING PRACTICE ACT.
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PK #3659-17.409
(HWL 02/07/18)


EXHIBIT 2 Z178-162 (JM)
Traffic Management Plan
Recommended Conditions
St. Mary of Carmel School, Dallas, Texas
Pacheco Koch
Recommended Drop-off/Pick-up Procedures and Conditions (Phase 1)
RECOMMENDATIONS
1 Designate Parking Spaces for Parent Waiting/Loading Area
2 Implement Staggered Release Times (2) to Reduce Peak Queue (minimum 20 minute separation; desirable 30+ minute separation)
3 Install "No Parking or Standing" Signs Along Vilbig Road
BACKGROUND:
Event Information
Approving Agency: City of Dallas
Event/Type: Private School (Grades Pre-K - 8th)
Event Organizer: St. Mary of Carmel School
Event Time(s)/Date (s): Weekday morning & afternoons
Event Frequency: Recurring - Seasonal
Vehicle Accumulation/Capacity
Projected Maximum Vehicle Accumulation*
Capacity
On-site Queue
Available On-site Parking Spaces
Surplus
Dismissal** 1st 2nd
33 33
96 96
44 44
52 52
+63 +63
Proposed Parking*
Parking Supply 195
Parking Demand 27
Surplus +168
Release | Students | Separation
Release 1 | 150 Students (Grades PK - 3rd) | > 20+ min.
Release 2 | 150 Students (Grades 4th - 8th)
Parking Allowed
- Proposed, On Street
- Off-street (General)
- Access Point
No Parking
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Controlled)
- Loading Area (Designated)
- Access Point
- Circulation/Flow
Pedestrian/Other
- Student Waiting Area
- Traffic Cone
- Traffic Signal
LOCATION
SINGLETON BLVD.
BEDFORD ST.
AKRON ST.
DULUTH ST.
VILBIG ST.
Church Use Only - Closed During Drop-off/Pick-up Times
Closed During Drop-off/Pick-up Times
NEW NORTH PARKING - PHASE 1, 8 SPACES (1 VAN)
NEW CONSTRUCTION: ACADEMIC BUILDINGS (22 CLASSROOMS, LIBRARY, ADMINISTRATION, DINING + KITCHEN, GYMNASIUM) TYPE II-B CONSTRUCTION FULLY SPRINKLERED - TWO STORY (47,736 LEVEL 1) +/- 85,500 SF (MULTI-PHASED PROJECT)
EXISTING CHURCH FULLY SPRINKLERED - ONE STORY (2ND HIGH +/- 7,700 SF (576'-0" OF PEW SEATING)
SOUTH PARKING - EXISTING 106 SPACES (7 HC)
EXISTING CHURCH GYM + MEETING ROOMS SPRINKLERED ONE STORY - 35'-0" HIGH +/- 19,000 SF
NEW SOUTH PARKING 27 SPACES (PHASE 2)
GENE OPPELT
MARIA C DEAVILLA
LOT 10 HMK LTD BLK B/7238 PT
LOT 11+12 HMK LTD BLK B/7238
LOT 13-15 HMK LTD BLK B/7238 MID 45FT PT
LOT 16-18 HMK LTD BLK B/7238
LOT 13+14 DOROTHY HALL BLK F/7238
LOT 11 ANTONIO MEDINA BLK F/7238
LOT 12 JESUS TORRES BLK F/7238
LOT 10 DAGOBERTO MEDINA BLK F/7238
LOT 8
LOT 3+4 HMK LTD BLK K/7122
LOT 1+2 HMK LTD BLK K/7122
2A TEXAS ICE HOUSE
LOT 5+6 JSM DEVELOPMENT CO BLK A/7116
LOT 7+8 JSM DEVELOPMENT CO BLK A/7116
LOT 1+2 EST. EJNID MARTIN
LOT 3+4 SERGIO GARCIA BLK 5/7252
LOT 4+5 DALLAS AREA HABITAT FOR
LOT 6 CHASL SHERMAN
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NOTE: This drawing is conceptual only and does not reflect a detailed design.


Recommended Drop-off/Pick-up Procedures and Conditions (Buildout)
EXHIBIT 3 Z178-162 (JM)
Traffic Management Plan
Recommended Conditions
St. Mary of Carmel School, Dallas, Texas
Pacheco Koch
No Parking
- Proposed, On Street
Parking Allowed
- Off-street (General)
- Access Point
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Controlled)
- Loading Area (Designated)
- Access Point
- Circulation/Flow
Pedestrian/Other
- Student Waiting Area
- Traffic Cone
- Traffic Signal
SINGLETON BLVD.
BEDFORD ST.
AKRON ST.
DULUTH ST.
VILBIG ST.
Closed During
Drop-off/Pick-up Times
Church Use Only - Closed During
Drop-off/Pick-up Times
NEW NORTH PARKING – PHASE 1, 8 SPACES (1 VAN)
NEW CONSTRUTION: ACADEMIC BUILDINGS
(22 CLASSROOMS, LIBRARY, ADMINISTRATION,
DINING + KITCHEN, GYMNASIUM)
TYPE II-B CONSTRUCTION
FULLY SPRINKLERED – TWO STORY
(47,736 LEVEL 1) +/– 85,500 SF
(MULTI-PHASED PROJECT)
EXISTING CHURCH
FULLY SPRINKLERED – ONE STORY
28'-0" HIGH +/- 7,750 SF
(576'-9" OF PEW SEATING)
SOUTH PARKING – EXISTING
106 SPACES (7 HC)
EXISTING CHURCH
GYM + MEETING ROOMS
SPRINKLERED ONE STORY –
35'-0" HIGH +/- 19,000 SF
NEW SOUTH PARKING
9 SPACES
PHASE 2
GENE OPPELT
MARIA C DEAVILLA
LOT 10 HMK LTD BLK B/7238 PT
LOT 11+12 HMK LTD BLK B/7238
LOT 16–18 HMK LTD BLK B/7238
LOT 13–15 HMK LTD BLK B/7238 MID 45FT PT
LOT 13+14 DOROTHY HALL BLK F/7238
LOT 12 JESUS TORRES BLK F/7238
LOT 11 ANTONIO MEDINA BLK F/7238
LOT 10 DAGOBERTO MEDINA BLK F/7238
LOT 8
LOT 3+4 HMK LTD BLK K/7122
LOT 1+2 HMK LTD BLK K7122
LOT 5+6 JSM DEVELOPMENT CO BLK A/7116
LOT 7+8 JSM DEVELOPMENT CO BLK A/7116
2A TEXAS ICE HOUSE
LOT 1+2 EST. ELINO MARTIN
LOT 3+4 SERGIO GARCIA BLK 5/7252
LOT 4+5 DALLAS AREA HABITAT FOR
LOT 6 CHAISU SHERMAN
LOCATION
Vehicle Accumulation/Capacity
Vehicles
1st
2nd
Dismissal** 65 66
Projected Maximum Vehicle Accumulation* 96 96
Capacity 44 44
On-site Queue 52 52
Available On-site Parking Spaces +31 +30
Surplus
Proposed Parking*
Parking Supply 195
Parking Demand 27
Surplus +168
Release
Students
Separation
Release 1 300 Students (Grades PK - 3rd) > 20+ min.
Release 2 300 Students (Grades 4th - 8th)
RECOMMENDATIONS
① Designate Parking Spaces for Parent Waiting/Loading Area
② Adjust Proposed Parking Configuration to Increase Queuing Space
③ Implement Staggered Release Times (2) to Reduce Peak Queue (minimum 20 minute separation; desirable 30+ minute separation)
④ Install "No Parking or Standing" Signs Along Vilbig Road
BACKGROUND:
Event Information
Approving Agency: City of Dallas
Event/Type: Private School (Grades Pre-K - 8th)
Event Organizer: St. Mary of Carmel School
Event Time(s)/Date (s): Weekday morning & afternoons
Event Frequency: Recurring - Seasonal
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PK #3859-17.409
(HWL: 12/21/18)

Pacheco Koch
2/7/2018

TRAVEL MODE CALCULATIONS

Supplement to Traffic Management Plan for:
St. Mary of Carmel
1716 Singleton Boulevard, Dallas, Texas

	Existing		Phase 1		Buildout Conditions	
	Students	Percentage	Students	Percentage	Students	Percentage
ENROLLMENT	**161**	**100%**	**300**	**100%**	**600**	**100%**
TRAVEL MODE						
By Bus	0	0%	0	0%	0	0%
# of buses	0		0		0	
Other	0	0%	0	0%	0	0%
Walkers						
Total Demand for Pick-up						
# of students	161	100%	300	100%	600	100%
@ 5.12 lf/student (City preferred Demand Factor)	824	LF (Actual Observed)	1536	LF	3072	LF
@ 23.5 lf/vehicle (Professional Observation)	35	veh (Actual Observed)	65	veh	131	veh
By Walk-Up (parked vehicles)						
Spaces allocated for Pick-Up	0		104		104	
Available Spaces in Parking Lot	0		52		52	
By Queue						
Total Available Queue On-Site (LF)	960		2062		2062	
Additional Site Capacity (LF)	960		1031		1031	
# of Staggered Release Times	1		2		2	
	VEHICLES		**VEHICLES**		**VEHICLES**	
Total Demand	35		65		131	
Total Supply - Parking Spaces	0		104		104	
Total Supply - Queue	41	@ 23.5 lf/veh	88	@ 23.5 lf/veh	88	@ 23.5 lf/veh
	6	SURPLUS/DEFICIT	**126**	SURPLUS/DEFICIT	**61**	SURPLUS/DEFICIT

REVIEW AND COMMITMENT

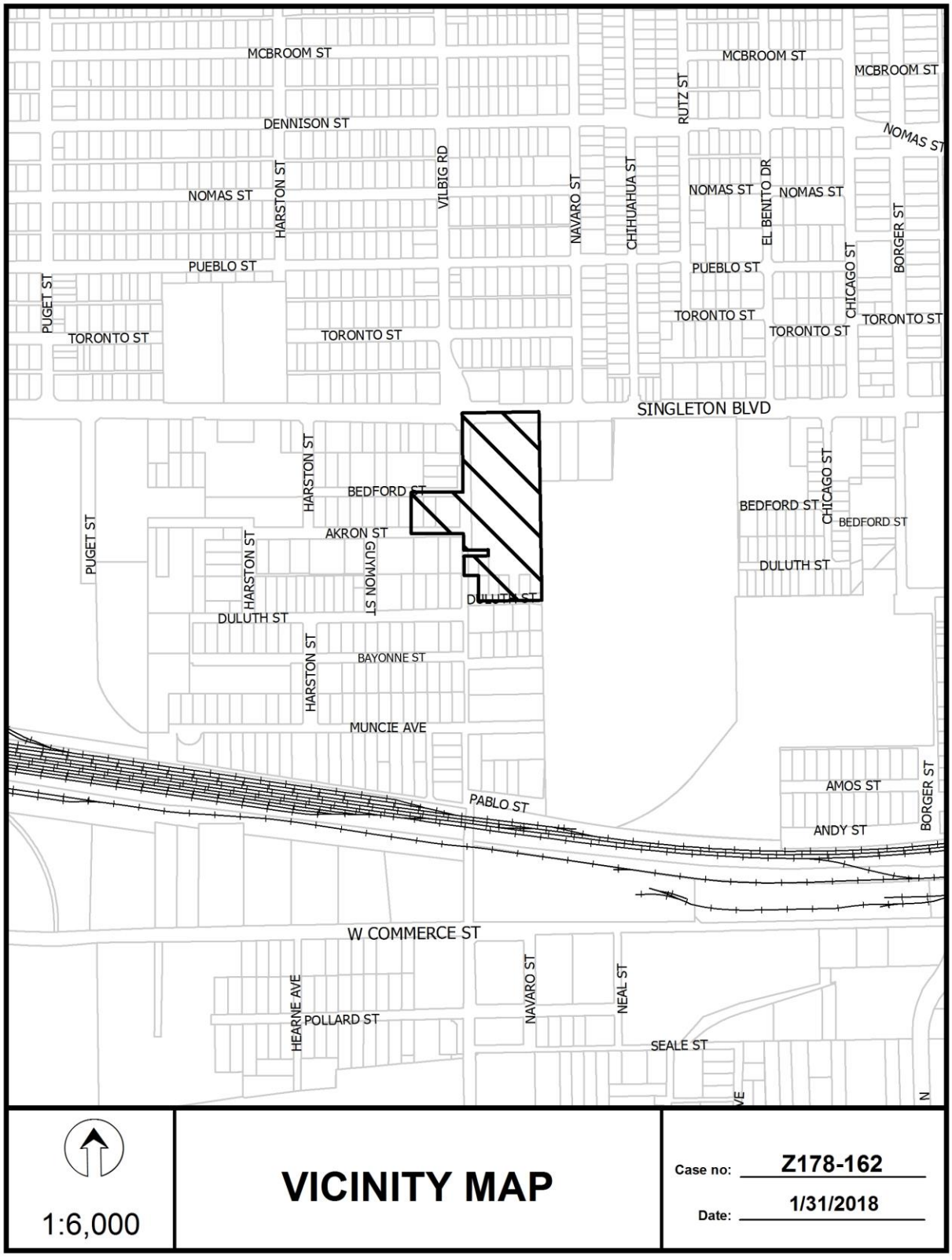
This school traffic management plan (TMP) for St. Mary of Carmel School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

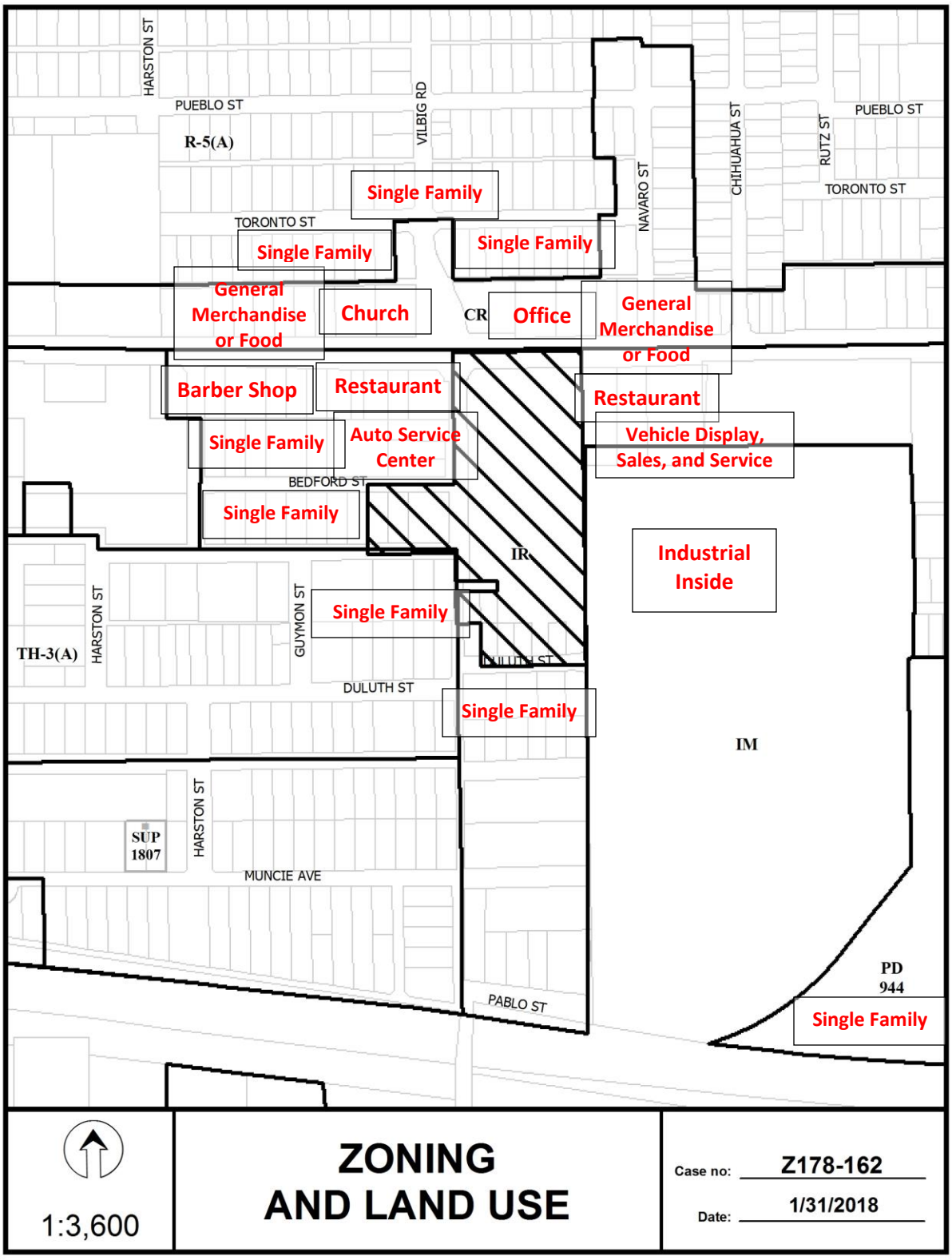
Kaitlyn Aguilar
Signature

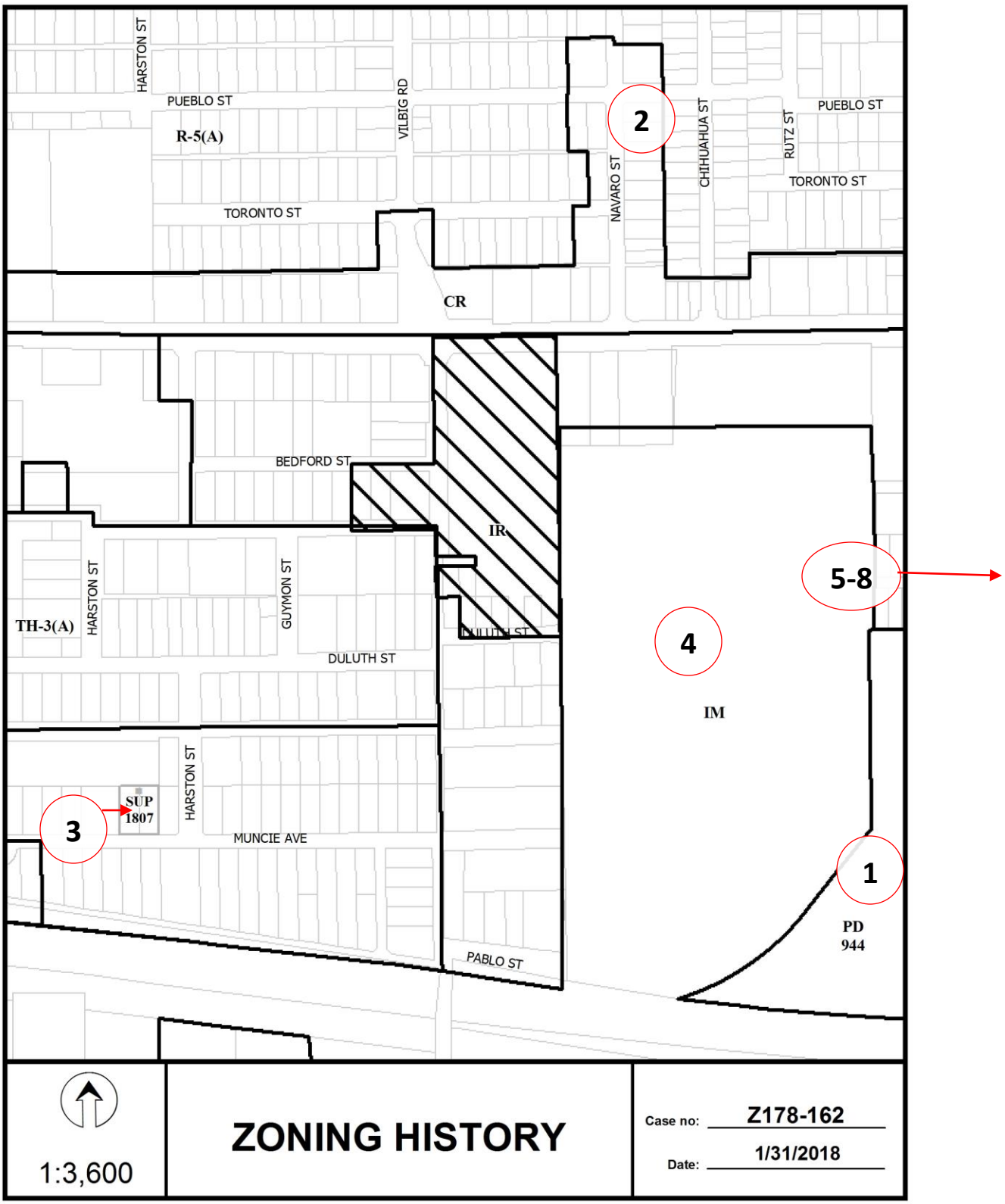
11/30/18
Date

Name: Kaitlyn Aguilar
Title: Principal


MCBROOM ST
MCBROOM ST
MCBROOM ST
DENNISON ST
RUTZ ST
NOMAS ST
NOMAS ST
HARSTON ST
VILBIG RD
NAVARO ST
CHIHUAHUA ST
NOMAS ST
NOMAS ST
EL BENITO DR
BORGER ST
PUEBLO ST
PUEBLO ST
CHICAGO ST
PUGET ST
TORONTO ST
TORONTO ST
TORONTO ST
TORONTO ST
TORONTO ST
SINGLETON BLVD
HARSTON ST
BEDFORD ST
CHICAGO ST
BEDFORD ST
BEDFORD ST
PUGET ST
AKRON ST
HARSTON ST
GUYMON ST
DULUTH ST
DULUTH ST
DULUTH ST
HARSTON ST
BAYONNE ST
MUNCIE AVE
AMOS ST
BORGER ST
PABLO ST
ANDY ST
W COMMERCE ST
HEARNE AVE
POLLARD ST
NAVARO ST
NEAL ST
SEALE ST
1:6,000
VICINITY MAP
Case no: Z178-162
Date: 1/31/2018


HARSTON ST
PUEBLO ST
VILBIG RD
NAVARO ST
CHIHUAHUA ST
RUTZ ST
PUEBLO ST
TORONTO ST
TORONTO ST
SINGLETON BLVD
HARSTON ST
BEDFORD ST
AKRON ST
HARSTON ST
GUYMON ST
DULUTH ST
DULUTH ST
BAYONNE ST
HARSTON ST
MUNCIE AVE
PABLO ST
1:3,600
AERIAL MAP
Case no: Z178-162
Date: 1/31/2018


HARSTON ST
PUEBLO ST
VILBIG RD
R-5(A)
Single Family
TORONTO ST
Single Family
Single Family
NAVARO ST
CHIHUAHUA ST
RUTZ ST
PUEBLO ST
TORONTO ST
General Merchandise or Food
Church
CR
Office
General Merchandise or Food
Barber Shop
Restaurant
Restaurant
Single Family
Auto Service Center
Vehicle Display, Sales, and Service
BEDFORD ST
Single Family
IR
Industrial Inside
HARSTON ST
GUYMON ST
Single Family
TH-3(A)
DULUTH ST
DULUTH ST
Single Family
IM
SUP 1807
HARSTON ST
MUNCIE AVE
PD 944
PABLO ST
Single Family
1:3,600
ZONING AND LAND USE
Case no: Z178-162
Date: 1/31/2018


HARSTON ST
PUEBLO ST
R-5(A)
VILBIG RD
TORONTO ST
CR
2
NAVARO ST
CHIHUAHUA ST
RUTZ ST
PUEBLO ST
TORONTO ST
BEDFORD ST
IR
5-8
TH-3(A)
HARSTON ST
GUYMON ST
DULUTH ST
4
IM
SUP 1807
3
HARSTON ST
MUNCIE AVE
1
PD 944
PABLO ST
1:3,600
ZONING HISTORY
Case no: Z178-162
Date: 1/31/2018

CPC RESPONSES



12/12/2018

Reply List of Property Owners

Z178-162

128 Property Owners Notified ***1 Property Owner in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1815	AKRON ST	ROMAN CATHOLIC DIOCESE DALLAS
	2	2810	VILBIG RD	CATHOLIC DIOCESE OF DALLAS
	3	1535	SINGLETON BLVD	PINNEBOG TEMPLE PTNRS LTD
	4	1537	SINGLETON BLVD	HMK LTD
	5	3014	CHIHUAHUA ST	DELEON EFRAIN &
	6	3018	CHIHUAHUA ST	NIMAJUAN JAIRO ABIMAEL
	7	3022	CHIHUAHUA ST	HERNANDEZ PORFIRIO &
	8	1601	SINGLETON BLVD	MALAGON ABEL OCTAVIO
	9	1603	SINGLETON BLVD	MARTINEZ FERNANDO ET AL
	10	1605	SINGLETON BLVD	COUNTY LAND & WATER LLC SERIES WEST 1
	11	3011	CHIHUAHUA ST	RODRIGUEZ JUAN &
	12	3015	CHIHUAHUA ST	MATZKE MATTHEW
	13	3019	CHIHUAHUA ST	DELEON RAUL
O	14	3023	CHIHUAHUA ST	VALENZUELA MARIA D &
	15	3029	CHIHUAHUA ST	RICE LASHONDA NICOLE
	16	3101	CHIHUAHUA ST	RICE RUBY JEAN &
	17	3105	CHIHUAHUA ST	GIRON GUILLERMO HEMANDEZ
	18	1723	SINGLETON BLVD	JSM DEVELOPMENT COMPANY
	19	1713	SINGLETON BLVD	JSM DEVELOPMENT CO
	20	1701	SINGLETON BLVD	MONREAL ROGELIO
	21	3013	NAVARO ST	ANTHONY WILLIAM D
	22	1710	TORONTO ST	RICHARDSON JESSIE LAVANDA &
	23	1708	TORONTO ST	HERNANDEZ MARIO
	24	1714	TORONTO ST	DAVIS CARLOES LEE
	25	1718	TORONTO ST	MEADOWS ZACHARY ALAN
	26	1720	TORONTO ST	BEYENE ENYEW

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	27	1734	TORONTO ST	OWENS NATHAN GLENN
	28	1738	TORONTO ST	HERNANDEZ GELACIO
	29	1737	TORONTO ST	RUBIOREYES MANUEL D
	30	1733	TORONTO ST	CORIA CORPORATION INC
	31	1727	TORONTO ST	WATSON JESSE LEE
	32	1723	TORONTO ST	ALVAREZ NORMA ELIZABETH &
	33	1719	TORONTO ST	RODRIGUEZ ANTONIO
X	34	1715	TORONTO ST	GRAY LARRY JAMES &
	35	1711	TORONTO ST	DUNN BENNIE L
	36	1707	TORONTO ST	BENITEZ PATRICIO
	37	3103	NAVARO ST	DUVALL RICHARD DUANE
	38	3113	NAVARO ST	POSADA FRANCISCO
	39	1706	PUEBLO ST	VI PHONG
	40	1710	PUEBLO ST	JOHNSON TONY ETAL
	41	1714	PUEBLO ST	DERROUGH WILLIAM H
	42	1718	PUEBLO ST	MARSH ADA
	43	1720	PUEBLO ST	AREDA MELESSE
	44	1726	PUEBLO ST	FUERY BRENDA J
	45	1730	PUEBLO ST	ESCOBAR ANA RUBIO
	46	1732	PUEBLO ST	WILLIAMS CLEVELAND EUGENE
	47	3110	VILBIG RD	GEIGER KAREN R
	48	3110	NAVARO ST	CASTILLO MARCELO
	49	3104	NAVARO ST	STANSBERY AUGUSTUS JR &
	50	3100	NAVARO ST	SESSION CLEVELAND R
	51	3020	NAVARO ST	SESSION CLEVELAND R &
	52	3018	NAVARO ST	SMITH CURTIS
	53	1803	TORONTO ST	OCON ZAINA &
	54	1807	TORONTO ST	OCHOA IGNACIO & ELVIA
	55	1811	TORONTO ST	LOPEZ ANTONIO G & OLGA
	56	1815	TORONTO ST	ROCK FREDRIC
	57	1819	TORONTO ST	MORENO FELIPE

12/12/2018

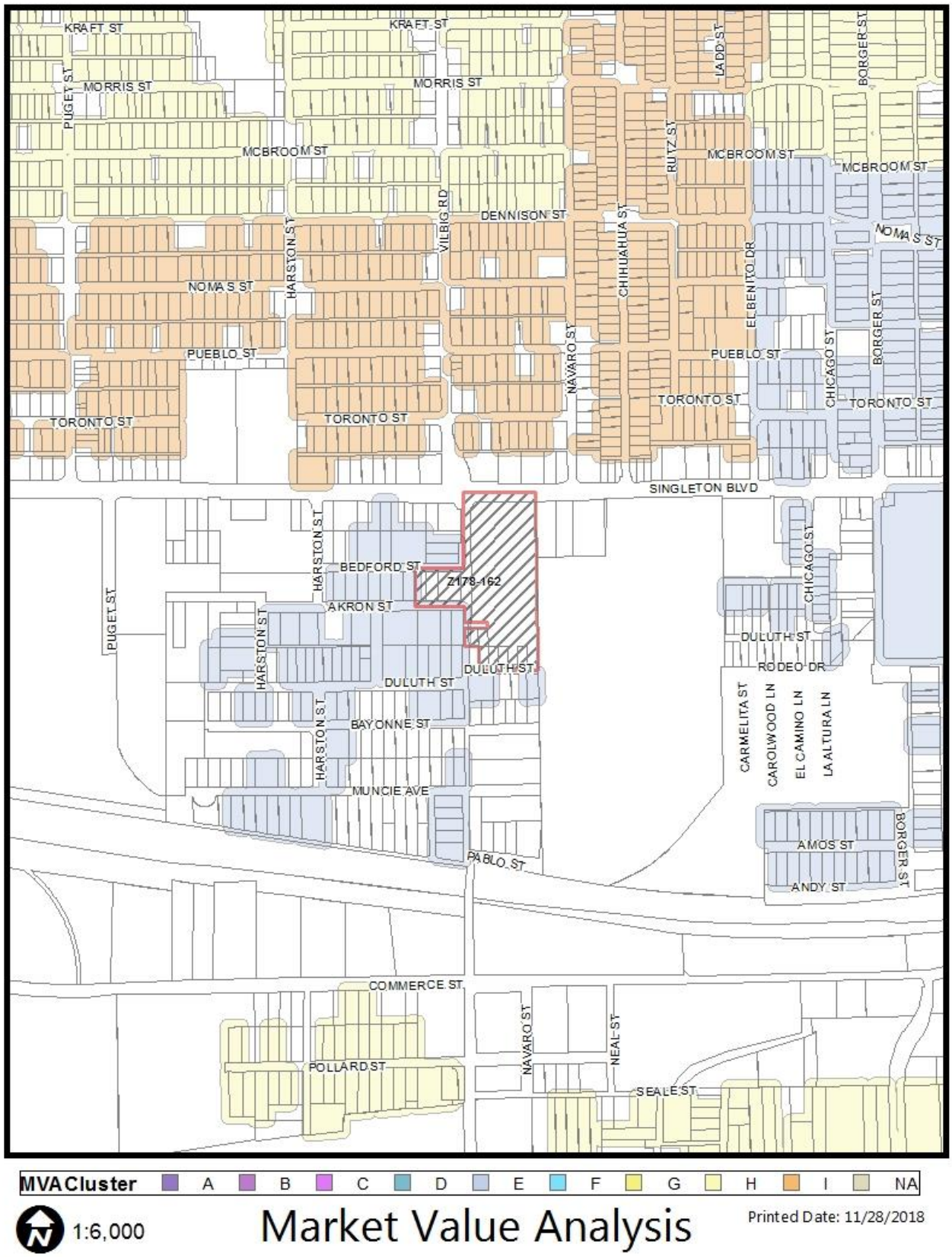
Reply	*Label #*	*Address*		*Owner*
	58	1823	TORONTO ST	ARMSTRONG LARRY
	59	3113	VILBIG RD	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
	60	1815	SINGLETON BLVD	HMK LTD PS
	61	1819	SINGLETON BLVD	FORD MURPHY REVEREND
	62	1827	SINGLETON BLVD	FORD MURPHY REV
	63	1831	SINGLETON BLVD	HEMBRY W A
	64	1828	TORONTO ST	CORIA RAUL
	65	1822	TORONTO ST	GUERRA CLEMENTE
	66	1818	TORONTO ST	TOTO CAPITAL LLC
	67	1814	TORONTO ST	JONES ODESSA
	68	1810	TORONTO ST	JONES COLANDRA D
	69	1804	TORONTO ST	CHRISTIAN PATRICIA K W A
	70	3015	VILBIG RD	ADAMS E L EST
	71	1908	AKRON ST	GARCIA ELISSA A
	72	1841	DULUTH ST	JOHNSON JOHNNY LEE JR
	73	1832	AKRON ST	GUEL MARIA LETICIA &
	74	1851	DULUTH ST	SERRANO MARIA DORA
	75	2811	GUYMON ST	JACKSON IDELL
X	76	1837	DULUTH ST	JOHNSON JANET &
	77	1838	AKRON ST	MANCILLA RUBEN SEGOVIA
	78	1849	DULUTH ST	MEDINA DAGABERTO
	79	1852	AKRON ST	STEVENSON HELEN
	80	1901	DULUTH ST	DALLAS AREA HABITAT FOR HUMANITY INC
	81	1853	DULUTH ST	SOSA ROBERTO ROSABEL BARAHONA
	82	1843	DULUTH ST	MEDINA LUIS RAUL
	83	1910	SINGLETON BLVD	JOHNSON LEROY W
	84	1902	SINGLETON BLVD	VEGA GRABRIELA
	85	1846	SINGLETON BLVD	HMK LTD
	86	1826	SINGLETON BLVD	REYES RAFAEL & ALICIA
	87	2913	VILBIG RD	DEAVILLA MARIA C
	88	1845	AKRON ST	PEREZ PEDRO &

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	89	1841	AKRON ST	MENA CARLOS
	90	1835	AKRON ST	MATA ANTONIO
	91	1829	AKRON ST	ESPARZA SANJUANA
	92	1827	AKRON ST	FLORES MARIA LUISA
	93	1823	AKRON ST	GOMEZ JUAN CARLOS & ELSA
	94	1819	AKRON ST	PINA J PAULINO I
	95	2818	GUYMON ST	CHAVEZ AGAPITO E &
	96	1825	DULUTH ST	LEBLANC MICHAEL D
	97	1819	DULUTH ST	HERNANDEZ MANUEL &
	98	1811	DULUTH ST	MEDINA JOSE F
	99	1807	DULUTH ST	MEDINA DAGABERTO
	100	1801	DULUTH ST	MEDINA DAGOBERTO
	101	1802	AKRON ST	MEDINA ANTONIO &
	102	1806	AKRON ST	TORRES JESUS
	103	1810	AKRON ST	HALL DOROTHY J
	104	1846	DULUTH ST	MEDINA DAGOBERTO & MARIA
	105	1838	DULUTH ST	WHITE WILLIE
	106	1834	DULUTH ST	FRANKLIN L A &
	107	1826	DULUTH ST	DALLAS HOUSING ACQUISITION & DEV CORP
	108	1822	DULUTH ST	MEDINA JOSE G
	109	1814	DULUTH ST	EDWARDS SILAS M &
	110	1804	DULUTH ST	VELEZ ABEL
	111	1830	BAYONNE ST	DALLAS AREA HABITAT FOR HUMANITY INC
	112	1806	BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT&
	113	2603	VILBIG RD	PURDIE ROBERT
	114	1809	MUNCIE AVE	DALLAS AREA HABITAT FOR HUMANITY
	115	1811	MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
	116	2800	VILBIG RD	VALDEZ JESSIE
	117	2708	VILBIG RD	MARTINEZ EJINIO EST OF
	118	1730	DULUTH ST	GARCIA SERGIO &

12/12/2018

Reply	*Label #*	*Address*		*Owner*
	119	1722	DULUTH ST	DALLAS AREA HABITAT FOR HUMANITY INC
	120	1716	DULUTH ST	SHERMAN CHAISL
	121	2726	VILBIG RD	CERVANTES RAYMOND
	122	1735	BAYONNE ST	CERVANTES RAYMOND
	123	2600	VILBIG RD	DALLAS HABITAT BUILDING HEADQUARTERS INC
	124	1710	SINGLETON BLVD	LEE CHONG Y
	125	1616	SINGLETON BLVD	WEST DALLAS INVESTS LP
	126	1600	SINGLETON BLVD	LRG L L C
	127	1702	SINGLETON BLVD	LEE CHONG Y &
	128	2600	VILBIG RD	DALLAS HABITAT BUILDING HEADQUARTERS INC


KRAFT ST
MORRIS ST
PUGET ST
MCBROOM ST
VILBIG RD
DENNISON ST
HARSTON ST
NOMA S ST
PUEBLO ST
TORONTO ST
NAVARO ST
CHIHUAHUA ST
RUTZ ST
LADD ST
BORGER ST
ELBENITO DR
CHICAGO ST
SINGLETON BLVD
BEDFORD ST
Z178-162
AKRON ST
DULUTH ST
BAYONNE ST
MUNCIE AVE
PABLO ST
RODEO DR
CARMELITA ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
AMOS ST
ANDY ST
COMMERCE ST
POLLARD ST
NEAL ST
SEALE ST
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Market Value Analysis
Printed Date: 11/28/2018

Agenda Information Sheet

File #: 19-115 **Item #:** 62.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue
Recommendation of Staff: Approval for a three-year period, subject to conditions
Recommendation of CPC: Approval for a two-year period, subject to conditions
Z178-387(JM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JANUARY 23, 2019**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-387(JM)	**DATE FILED:**	September 26, 2018
LOCATION:	North line of Alta Avenue, west of Greenville Avenue		
COUNCIL DISTRICT:	14	**MAPSCO:**	36 W
SIZE OF REQUEST:	Approx. 8,975 Sq. ft.	**CENSUS TRACT:**	10.02

APPLICANT: FC Alta, LLC aba/Feed Company

OWNER: Lowgreen PS Ltd.

REPRESENTATIVE: Sameer Patel, Partner

REQUEST: An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District.

SUMMARY: The applicant proposes to continue the operation of the restaurant [Feed Company] after midnight.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

BACKGROUND INFORMATION:

- On September 13, 2011, the City Council approved Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period.

- On October 11, 2017 and October 8, 2014, the City Council approved a renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period and three-year period, respectively.

- The 8,975-square-foot request site is developed with an approximate 3,207-square-foot structure which currently has a Certificate of Occupancy, issued on March 18, 2010, for a restaurant without drive-in or drive-through service.

- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight.

Zoning History: There have been approximately five zoning cases in the area over the past five years.

1. **Z156-294:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
2. **Z156-300:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
3. **Z167-227:** On June 28, 2017, Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern was automatically renewed on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
4. **Z167-367:** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
5. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of

Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Alta Avenue	Local	50 feet	--

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

Area	Zone	Use
Site	PD No. 842	Restaurant without drive-through service
North	PD No. 842	Retail and Restaurant
East	PD No. 842	Retail, Restaurant, and Surface parking
South	PD No. 842	Multifamily, Restaurant, and Masonic Lodge
West	PD No. 842	Medical office and Surface parking

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY
Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action." Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use Compatibility:

The 8,975-square-foot request site is developed with an approximate 3,207-square-foot structure which currently has a certificate of occupancy, issued on March 18, 2010, for a restaurant without drive-in or drive-through service and SUP No. 1903 for late hours establishment.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, in order to operate after 12:00 a.m. (midnight).

The PD gives additional criteria for evaluating a request for a specific use permit:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The City Plan Commission and City Council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided responses to these criteria, which follow later in this report.

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:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from

purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category C can be found sporadically surrounding the site in every direction, including immediately south on Alta Avenue.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±3,207-square foot restaurant requires 32 spaces. As depicted on the site plan, 9 spaces are provided onsite. The applicant owns the adjacent property to the west of the request site and utilizes the lot for restaurant parking. The required 32 spaces must be provided onsite and/or through a parking agreement. The applicant has a parking agreement filed with the Building Official in order to meet the required parking for the restaurant.

Police Department:

The Dallas Police Department reports that there have been 17 calls, no arrests, and five incidents from June 2017 to present, as outlined below:

Calls:

	B	C	D	E	F	G	H	I	J	K
1	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem	Priority_Description	Location_Name	Address
2	8/16/2018	17:18	3	Central	140	144	11B - Burg of Bus	3 - General Service	FEED COMPANY	5631 Alta Ave
3	7/27/2018	17:23	3	Central	140	144	40/01 - Other	2 - Urgent	feed company eatery	5631 Alta Ave
4	3/17/2018	17:45	3	Central	140	144	40 - Other	3 - General Service		5631 Alta Ave
5	3/5/2018	7:58	1	Central	140	144	31 - Criminal Mischief	4 - Non Critical	FEED COMPANY EATERY	5631 Alta Ave
6	3/4/2018	13:59	2	Central	140	144	09 - Theft	4 - Non Critical	FEED COMPANY EATERY	5631 Alta Ave
7	1/20/2018	22:41	3	Central	140	144	40/01 - Other	2 - Urgent	FEED COMPANY	5631 Alta Ave
8	9/24/2017	16:45	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	FEED COMPANY	5631 Alta Ave
9	9/5/2017	0:12	1	Central	140	144	40 - Other	3 - General Service	FEED COMPANY	5631 Alta Ave
10	9/3/2017	0:48	1	Central	140	144	07 - Minor Accident	3 - General Service		5631 Alta Ave
11	9/3/2017	0:24	1	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	feed company	5631 Alta Ave
12	9/1/2017	21:44	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	FEED COMPANY	5631 Alta Ave
13	7/11/2017	11:44	2	Central	140	144	11V - Burg Motor Veh	3 - General Service	seed co	5631 Alta Ave
14	7/11/2017	10:29	2	Central	140	144	PSE/09 - Theft	5 - Expediter		5631 Alta Ave
15	6/29/2017	3:01	1	Central	140	144	32 - Suspicious Person	2 - Urgent	FEED COMPANY	5631 Alta Ave
16	6/18/2017	1:42	1	Central	140	144	32 - Suspicious Person	2 - Urgent	FEED COMPANY	5631 Alta Ave
17	6/11/2017	15:58	2	Central	140	144	09 - Theft	4 - Non Critical	FEED COMPANY	5631 Alta Ave
18	6/6/2017	8:18	2	Central	140	144	11B - Burg of Bus	3 - General Service	FEED COMPANY	5631 Alta Ave

Incidents:

	A	B	C	D	E	F	G	H
1	IncidentNum	Date1	Time1	UCR_Offense	UCR_OffDesc	Address	ZipCode	Premise
2	127525-2017	6/6/2017	2:00	BURGLARY-BI	BURGLARY	5631 ALTA AVE	75206	Entertainment/Sports Venue
3	132027-2017	6/11/2017	12:00	OTHER THEFT	THEFT	5631 ALTA AVE	75206	Restaurant/Food Service/TABC Loca
4	157434-2017	7/10/2017	17:00	THEFT/BMV	THEFT	5631 ALTA AVE	75206	Parking Lot (All Others)
5	046770-2018	3/4/2018	23:00	VANDALISM	CRIMINAL MI	5631 ALTA AVE	75206	Restaurant/Food Service/TABC Loca
6	181142-2018	8/15/2018	23:30			5631 ALTA AVE	75206	Other

TABC violations are accessible through the State of Texas online database. No reports have been made.

Back | Export Status to Excel | Export Admin Vios to Excel

License #:	MB978885		
Trade Name:	FEED COMPANY		
Owner:	FC ALTA LLC		
Location Address:	5631 ALTA AVENUE DALLAS , TX 75206	**Mailing Address:**	2257 LONGWOOD DR CARROLLTON , TX 75010
County:	Dallas	**Orig. Issue Date:**	4/13/2017
Status:	Current	**Exp. Date:**	4/12/2019
		Wine Percent:	
Location Phone No.:			
Subordinates:	FB,LB		
Related To:		**Gun Sign:**	BLUE

Complaint #	Status	Violation Date	Code	Violation Description	Docket #	Disposition	Fine Amt	Paid Amt	Paid Date	Discipline Dates Begin Date	Discipline Dates End Date

CPC Action
January 3, 2019

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period, subject to conditions on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - MacGregor, Rieves, Davis, Shidid, Carpenter, Jung, Housewright, Schultz, Murphy, Ridley

Against: 0
Absent: 2 - Lewis, Tarpley
Vacancy: 3 - District 3, District 7, District 12

Notices: Area: 200 Mailed: 18
Replies: For: 0 Against: 0

Speakers: None

LIST OF OFFICERS

FC Alta, LLC

Corporate Address:

- 2257 Longwood Drive
  Carrollton, TX 75010

List of Partners/Principles/Officers

- Sameer Patel, Partner
- Patrick Bruce, Partner
- Kalpana Patel, Partner
- Peter Pena, Partner
- Patrick Pena, Partner
- Jena Collier, Partner
- Catherine Collier, Partner

Z178-387

CPC Recommended SUP No. 1903 CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.

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 [~~October 11, 2018~~] (two-years from date of passage of this ordinance).

Staff's Recommendation:

3. **TIME LIMIT**: This specific use permit expires on [~~October 11, 2018~~] (three-years from date of passage of this ordinance).

4. **CERTIFICATE OF OCCUPANCY**: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).

5. **FLOOR AREA**: Maximum floor area is 3,207 square feet.

6. **HOURS OF OPERATION**: The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 3:00 a.m., Monday through Sunday. No new customers may enter the restaurant without drive-in or drive-through service after 3:00 a.m., and all customers must leave the Property by 4:30 a.m.

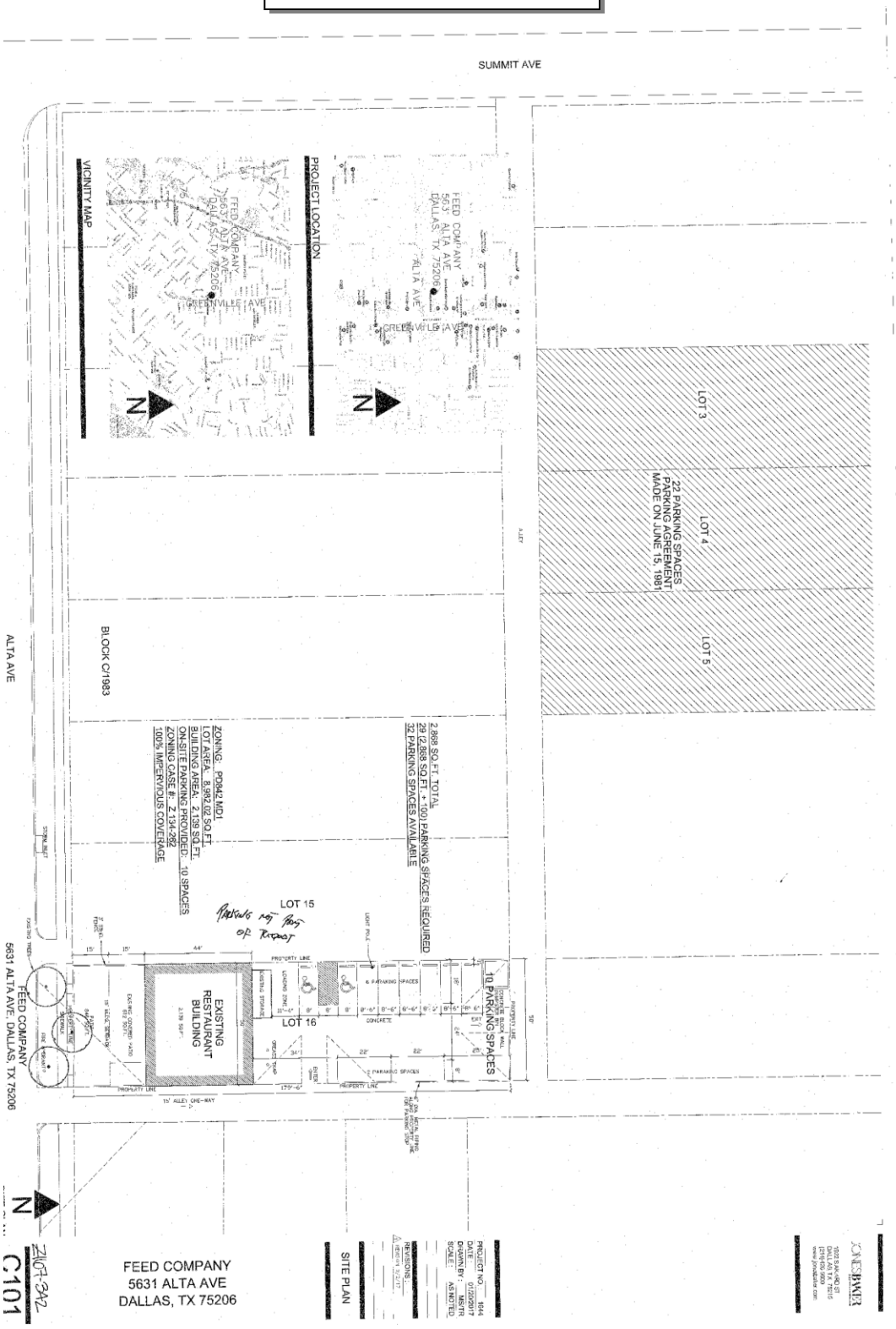
7. **OUTDOOR LIVE MUSIC AND SPEAKERS:** Use of outdoor speakers and outdoor live music [~~speakers~~] on the Property is prohibited.

8. **PARKING**: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.

9. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

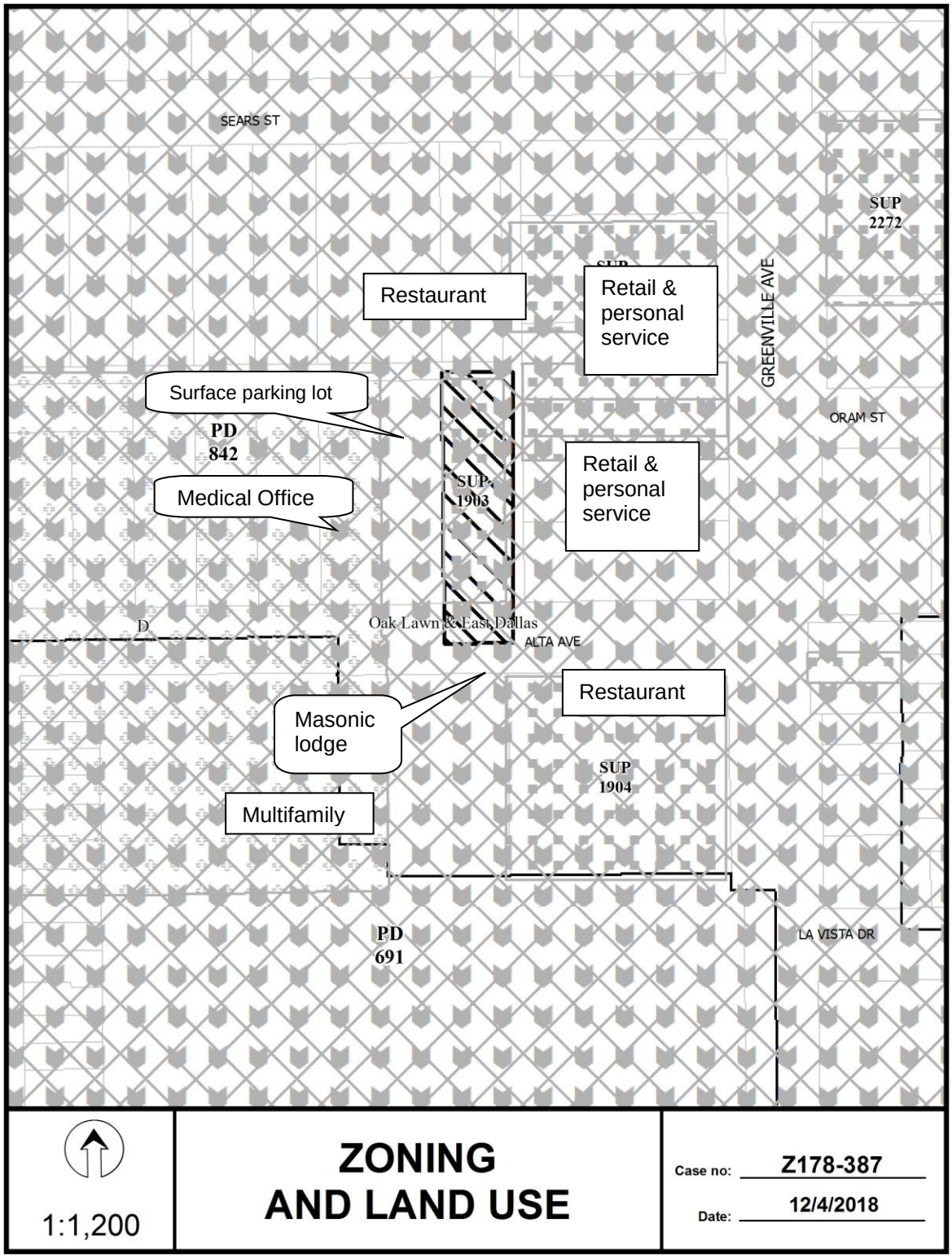
10. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations and with all ordinances rules and regulations of the City of Dallas,

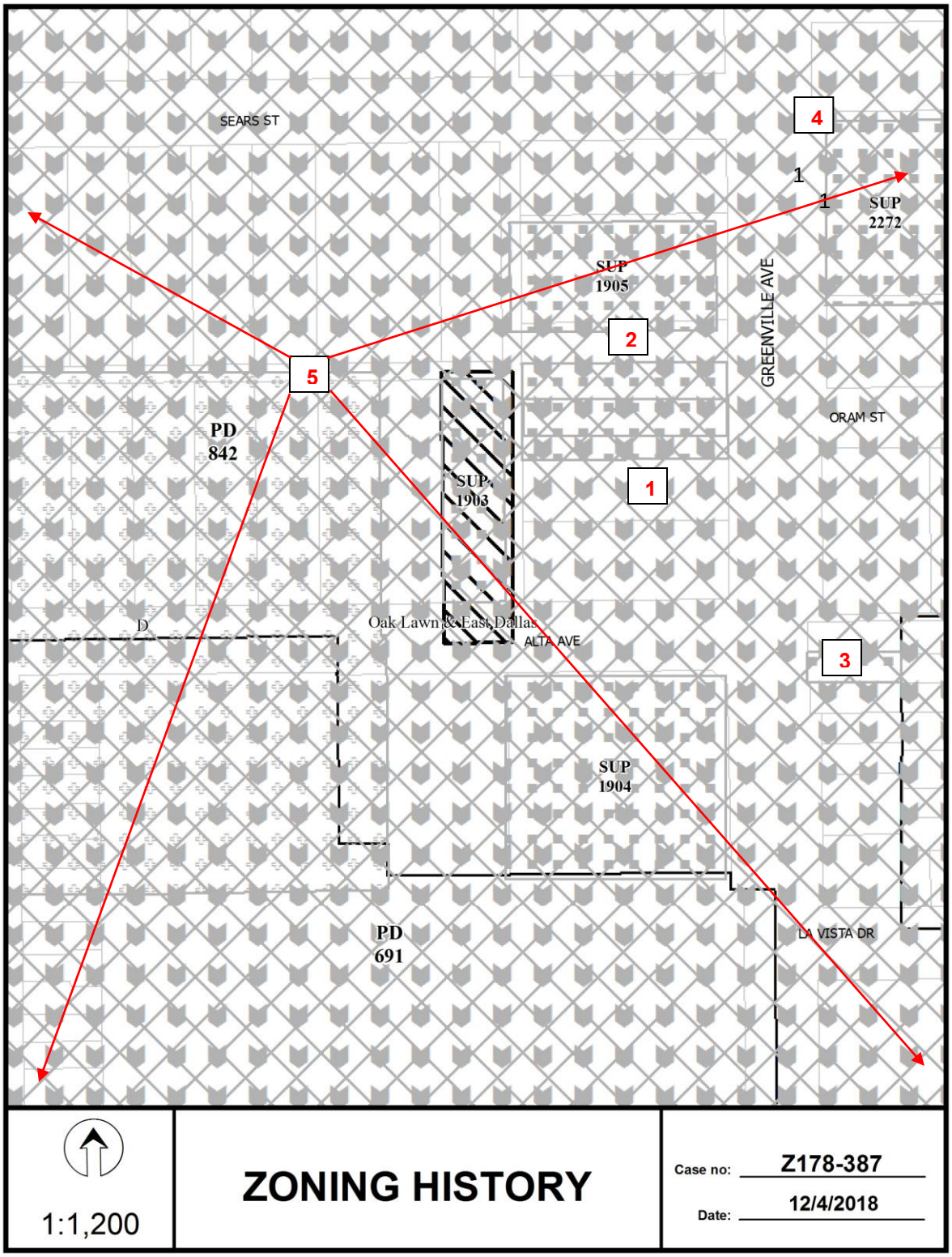
EXISTING SITE PLAN
No Proposed Changes



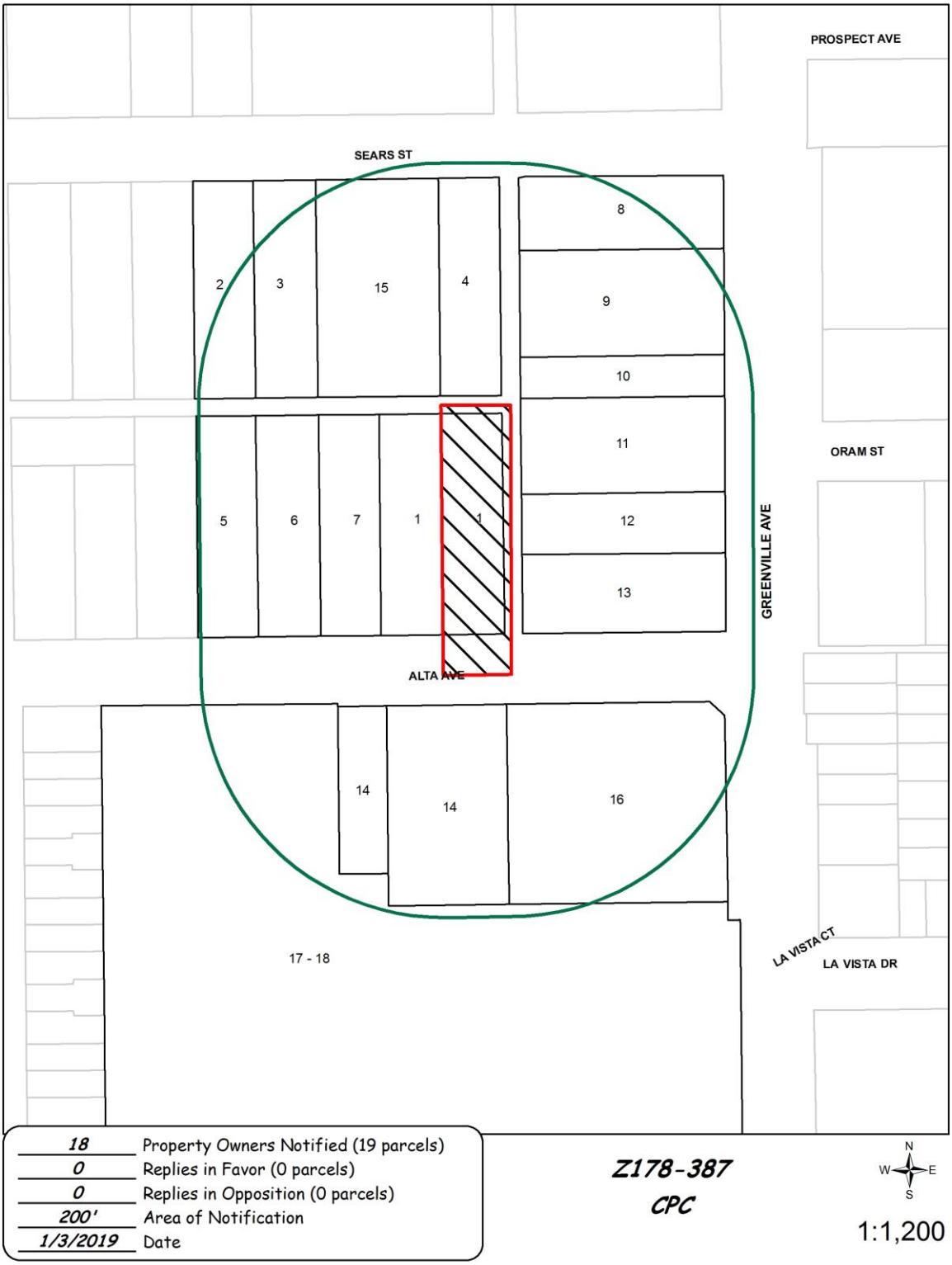

SUMMIT AVE
BELMONT AVE
CHUNK CT
LOLA CT
SUMMIT AVE
RICHMOND AVE
RICHMOND AVE
MATILDA ST
BELL AVE
MELROSE AVE
STONEBRIAR CT
PROSPECT AVE
MCMILLAN AVE
SEARS ST
ORAM ST
HUBERT ST
MADERA ST
EUCLID ST
ALTA AVE
ALTA AVE
GREENVILLE AVE
HOPE WAY
HOSKINS ST
LA VISTA CT
LA VISTA DR
LA VISTA DR
LA VISTA CT
LEWIS ST
LEWIS ST
HOPE ST
LEWIS ST
ROSS AVE
MONARCH ST
MOSER AVE
N HENDERSON AVE
ROWENA ST
Kennedy LC
HUBERT ST
MARY ST
HUDSON ST
LINDELL AVE
N GARRETT AVE
1:4,800
VICINITY MAP
Case no: Z178-387
Date: 12/4/2018


SEARS ST
GREENVILLE AVE
ORAM ST
ALTA AVE
LA VISTA DR
1:1,200
AERIAL MAP
Case no: Z178-387
Date: 12/4/2018


SEARS ST
SUP
2272
Restaurant
Retail &
personal
service
GREENVILLE AVE
Surface parking lot
PD
842
ORAM ST
Medical Office
SUP
1903
Retail &
personal
service
D
Oak Lawn & East Dallas
ALTA AVE
Restaurant
Masonic
lodge
SUP
1904
Multifamily
PD
691
LA VISTA DR
1:1,200
ZONING
AND LAND USE
Case no: Z178-387
Date: 12/4/2018


SEARS ST
4
1
1
SUP
2272
SUP
1905
GREENVILLE AVE
2
5
ORAM ST
PD
842
SUP
1903
1
D
Oak Lawn & East Dallas
ALTA AVE
3
SUP
1904
PD
691
LA VISTA DR
1:1,200
ZONING HISTORY
Case no: Z178-387
Date: 12/4/2018

CPC RESPONSES



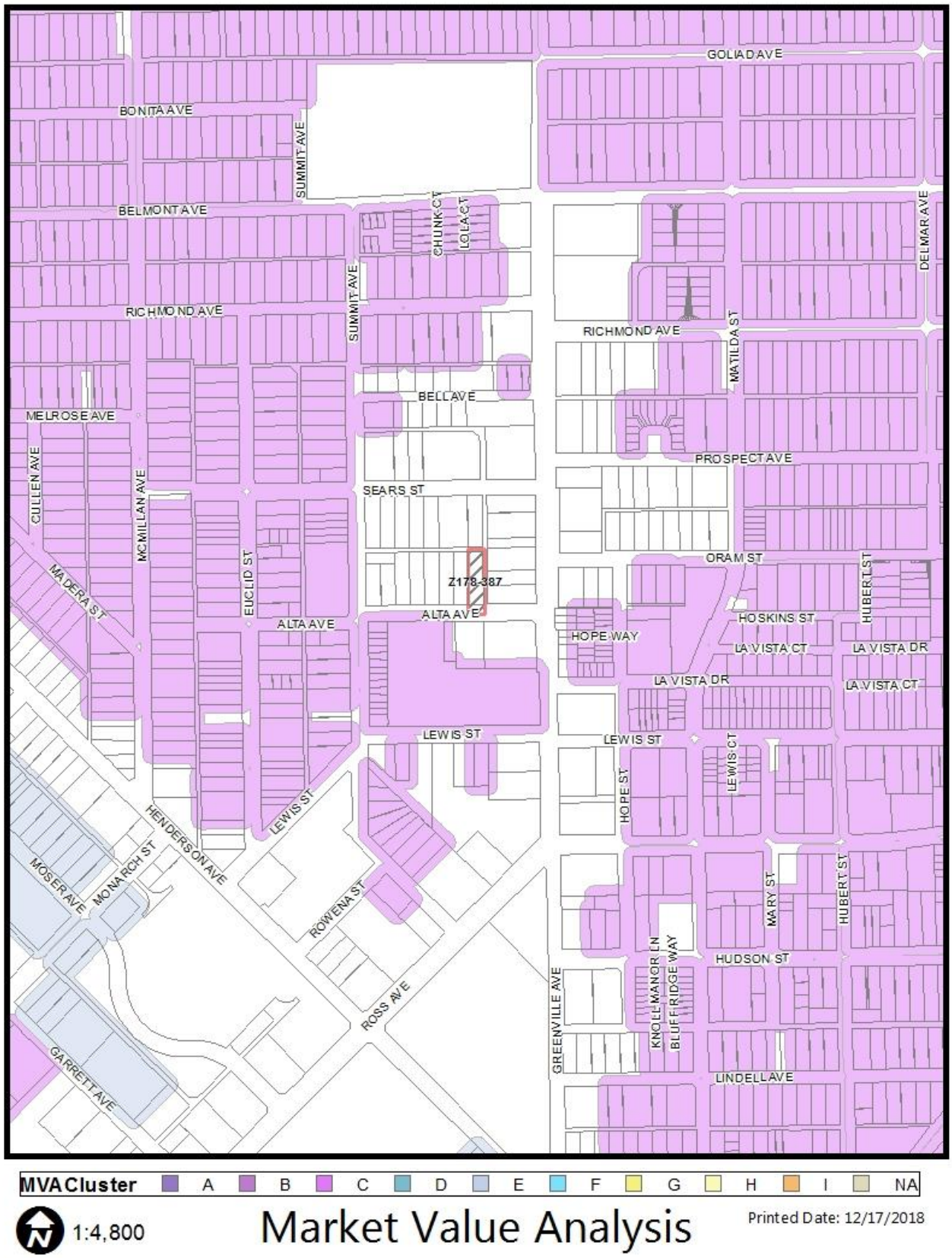
01/02/2019

Reply List of Property Owners

Z178-387

18 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5627	ALTA AVE	LOWGREEN PS LTD
	2	5614	SEARS ST	GREENVILLE HOLDINGS INC
	3	5618	SEARS ST	GREENVILLE HOLDINGS CO
	4	5628	SEARS ST	ANDRES FAMILY TRUSTS
	5	5615	ALTA AVE	THACKER RICHARD E
	6	5619	ALTA AVE	THACKER RICHARD E JR
	7	5623	ALTA AVE	GREENWAYSEARS LP
	8	1931	GREENVILLE AVE	GREENWAY SEARS LP
	9	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
	10	1917	GREENVILLE AVE	SEB GROUP LLC
	11	1911	GREENVILLE AVE	INTERCITY INVESTMENT PROP
	12	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
	13	1903	GREENVILLE AVE	LOWGREEN PS
	14	5626	ALTA AVE	LATORRE ROBERT INC
	15	5622	SEARS ST	5624 SEARS STREET LTD
	16	1827	GREENVILLE AVE	LOWGREEN PS
	17	1811	GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
	18	1811	GREENVILLE AVE	GREENWAY GREENVILLE LP


GOLIAD AVE
BONITA AVE
SUMMIT AVE
BELMONT AVE
CHUNK CT
LOLA CT
DELMAR AVE
RICHMOND AVE
MATILDA ST
BELL AVE
MELROSE AVE
CULLEN AVE
MCMILLAN AVE
PROSPECT AVE
SEARS ST
ORAM ST
HUBERT ST
Z178-387
MADERA ST
EUCLID ST
ALTA AVE
HOPE WAY
HOSKINS ST
LA VISTA CT
LA VISTA DR
LEWIS ST
LEWIS CT
HOPE ST
HENDERSON AVE
MOSER AVE
MONARCH ST
ROWENA ST
MARY ST
HUDSON ST
ROSS AVE
GREENVILLE AVE
KNOLL MANOR LN
BLUFF RIDGE WAY
GARRETT AVE
LINDELL AVE
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 12/17/2018

Agenda Information Sheet

File #: 19-62 **Item #:** 63.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of: **(1)** Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; **(2)** Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; **(3)** Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and **(4)** Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The City of Dallas Department of Transportation is requesting a Thoroughfare Plan amendment to change the dimensional classification of Main Street/Columbia Avenue/Abrams Road from Canton Street to Richmond Avenue to facilitate a Complete Streets project. The proposed project, which was initiated by the adjacent East Dallas community, will address neighborhood concerns regarding excess vehicular capacity, speeding, and a lack of walkability along the corridor.

The project will make Main Street/Columbia Avenue/Abrams Road from Canton Street to Richmond Avenue a four-lane roadway. Bike facilities will be included on Columbia Avenue and Abrams Road. The proposed four-lane cross-section can accommodate existing traffic volumes.

The proposed project aligns with the Complete Streets Vision adopted by City Council in 2016 and is on the City's Bike Plan. The project will be implemented as part of the 2017 Bond Streets Proposition.

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of: **(1)** Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; **(2)** Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; **(3)** Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and **(4)** Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On January 3, 2019, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

This action has no cost consideration to the City. Future estimated cost includes approximately $8,000,000.00 for design and construction to be funded by the 2017 Bond Program.

MAP

Attached

powered by Legistar™

Main Street
Canton Street to Columbia Avenue

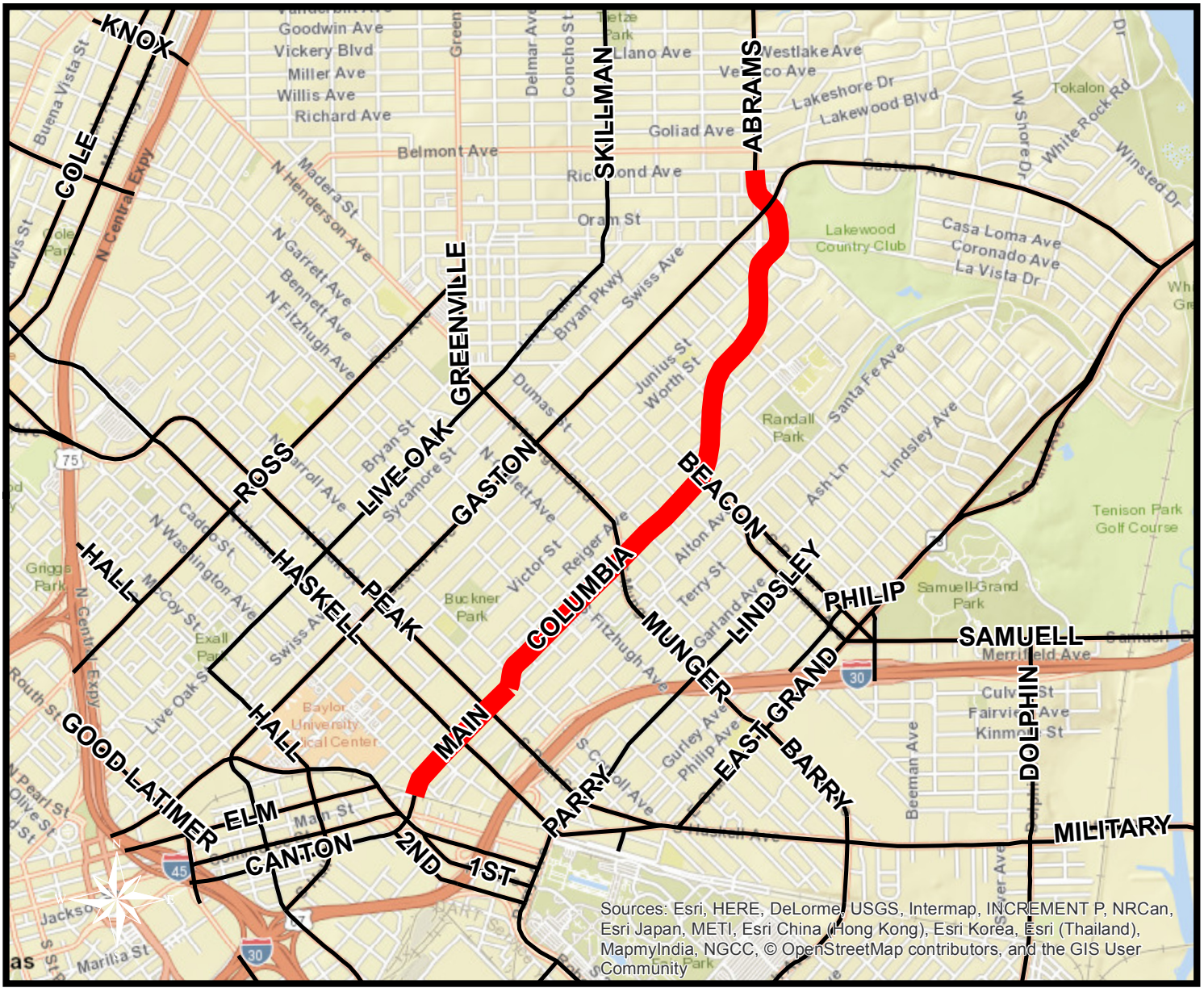
Columbia Avenue
Main Street to Abrams Road

Abrams Road
Columbia Avenue to Richmond Avenue

Council District: 2, 14
MAPSCO: 36U,V,Y,Z; 46B,C,F,G,J,K

Thoroughfare Plan Amendment Map





Agenda Information Sheet

File #: 19-63 **Item #:** 64.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to remove the Jefferson-12th Connector from the Thoroughfare Plan to facilitate a Complete Streets project. The proposed project, which was initiated by the Winnetka Heights Neighborhood Association, will reconnect the neighborhood street grid and use the remaining right-of-way as neighborhood green space.

This project will be implemented as part of the 2017 Bond Streets Proposition.

Staff recommends approval to amend the City of Dallas Thoroughfare Plan to delete Jefferson-12th Connector from Jefferson Boulevard to 12th Street.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On January 3, 2019, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on January 14, 2019.

FISCAL INFORMATION

This action has no cost consideration to the City. Future estimated cost includes approximately $2,000,000.00 for design and construction to be funded by the 2017 Bond Program.

MAP

Attached

Jefferson-12th Connector

Jefferson Boulevard to 12th Street

Council District: 1
MAPSCO: 54-F

Thoroughfare Plan Amendment Map





Agenda Information Sheet

File #: 19-89 **Item #:** 65.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Mayor and City Council Office

EXECUTIVE: T.C. Broadnax

SUBJECT

A public hearing to receive comments on and consideration of authorizing a public hearing to consider an amendment to Section 51A-8.403 of Chapter 51A of the Dallas Development Code to provide notice requirements for replatting nonresidential property - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Deputy Mayor Pro Tem Medrano, Clayton, Narvaez)

BACKGROUND

The Texas Local Government Code and Dallas Development Code contain notice requirements for residential replats, but do not contain requirements for other replats. The proposed ordinance implements notice requirements for the replat of nonresidential property that are similar to residential replats.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

Memorandum

RECEIVED
2018 DEC 19 AM 11:01
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

DATE December 19, 2018

TO The Honorable Michael S. Rawlings

FROM Scott Griggs, Councilmember, District 1

SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please post the following item on the first voting agenda scheduled at least 30 calendar days after receipt of this request:

A resolution requesting that the City Plan Commission hold a public hearing to consider an amendment to Section 51A-8.103 of Chapter 51A of the Dallas Developent Code to provide notice requirements for replatting nonresidential property and an ordinance granting the amendments.

BRIEF BACKGROUND:

The Texas Local Government Code and Dallas Development Code contain notice requirements for residential replats, but do not contain notice requirements for other replats. The proposed ordinance implements notice requirements for the replat of nonresidential property that are similar to residential replats.

Submitted for consideration by:

Scott Griggs, District 1 — Printed Name, District #

Signature

Supporting Council Member Signatures (4 Signatures Only):

Printed Name, District # — Signature

Printed Name, District # — Signature

Printed Name, District # — Signature

Printed Name, District # — Signature

Attachment: Draft Resolution

c: Honorable Council Members
T.C. Broadnax, City Manager
Chris Caso, Interim City Attorney
Carol Smith, Interim City Auditor
Bilierae Johnson, City Secretary
Scott Goldstein, Chief of Policy and Communications, Office of the Mayor

COUNCIL CHAMBER

[DATE]

WHEREAS, the Texas Local Government Code and Dallas Development Code contain notice requirements for residential replats;

WHEREAS, the Texas Local Government Code and Dallas Development Code do not contain notice requirements for replatting nonresidential property; and

WHEREAS, the City Council wishes to explore the idea of amending Article VIII of the Dallas Development Code by implementing notice requirements for replatting nonresidential property that are similar to the notice requirements for residential replats.

Now, Therefore,

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

SECTION 1. That the City Plan Commission is requested to hold a public hearing to consider amending Section 51A-8.103 of the Dallas Development Code by adding a new Subsection (b)(4) to implement the following notice requirements for replatting nonresidential property:

"(4) Notice requirements for replatting nonresidential property without vacating the preceeding plat. Before the 15th day before the date of the public hearing, notice of the public hearing on the replat must be:

(A) published in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

(B) mailed to the owners, as ownership appears on the last approved ad valorem tax roll, of all lots that are within 200 feet of the lot or lots for which the replat is requested, and are:

(i) within the original subdivision;

(ii) in single-family, townhouse, or duplex districts; or

(iii) shown on the zoning map to be restricted to single-family, townhouse, or duplex district use."

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

12/19/18	12/19/18	12/19/18	12/19/18	12/19/18
DATE	DATE	DATE	DATE	DATE
CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL
1	4	2	9	6
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.

January 23, 2019

WHEREAS, the Texas Local Government Code and Dallas Development Code contain notice requirements for residential replats; and

WHEREAS, the Texas Local Government Code and Dallas Development Code do not contain notice requirements for replatting nonresidential property; and

WHEREAS, the City Council wishes to explore the idea of amending Article VIII of the Dallas Development Code by implementing notice requirements for replatting nonresidential property that are similar to the notice requirements for residential replats.

Now, Therefore,

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

SECTION 1. That the City Plan Commission is requested to hold a public hearing to consider amending Section 51A-8.403 of the Dallas Development Code by adding a new Subsection (b)(4) to implement the following notice requirements for replatting nonresidential property:

"(4) Notice requirements for replatting nonresidential property without vacating the preceding plat. Before the 15th day before the date of the public hearing, notice of the public hearing on the replat must be:

(A) Published in an official newspaper or a newspaper of general circulation in the country in which the municipality is located; and

(B) Mailed to the owners, as ownership appears on the last approved ad valorem tax roll, of all lots that within 200 feet of the lot or lots for which the replat is requested, and are:

(i) within the original subdivision;

(ii) in single-family, townhouse, or duplex districts; or

(iii) shown on the zoning map to be restricted to single-family, townhouse, or duplex district use."

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 19-111 **Item #:** 66.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Mayor and City Council Office

EXECUTIVE: T.C. Broadnax

SUBJECT

A public hearing to receive comments on and consideration of authorizing a public hearing to amend the Antioch Church Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the southeast corner of Austin Street and Pacific Avenue; consideration is to be given to amending Section 51A-7.1007.2 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Clayton, Narvaez, Greyson)

BACKGROUND

The Antioch Church Subdistrict allows a supergraphic sign to be erected on the Antioch Church building. The Antioch Church Subdistrict requires a determination by the landmark commission that a supergraphic sign is compatible with the West End Historic District prior to the issuance of a certificate of appropriateness. The authorized hearing is to determine whether this requirement should be eliminated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

RECEIVED
2018 DEC 21 AM 9:49
CITY SECRETARY
DALLAS, TEXAS

Memorandum

City of Dallas

DATE December 19, 2018

TO The Honorable Michael S. Rawlings

FROM Scott Griggs, Councilmember, District 1

SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please post the following item on the first **VOTING** agenda scheduled at least 30 calendar days after receipt of this request:

Authorize a public hearing to amend the Antioch Church Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the southeast corner of Austin Street and Pacific Avenue. Consideration is to be given to amending Section 51A-7.1007.2 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District.

BRIEF BACKGROUND:

The Antioch Church Subdistrict allows a supergraphic sign to be erected on the Antioch Church building. The Antioch Church Subdistrict requires a determination by the landmark commission that a supergraphic sign is compatible with the West End Historic District prior to the issuance of a certificate of appropriateness. The authorized hearing is to determine whether this requirement should be eliminated.

Submitted for consideration by:

Printed Name, District #	Signature
Scott Griggs, District 1	

Supporting Council Member Signatures (4 Signatures Only):

Printed Name, District #	Signature
R. Kingston D14	
Mark Clayton 9	
Omar Narvaez 6	
SANDY GREYSON D12	

Attachment: Draft Ordinance

c: Honorable Council Members
T.C. Broadnax, City Manager
Chris Caso, Interim City Attorney
Carol A. Smith, Interim City Auditor
Bilierae Johnson, City Secretary
Scott Goldstein, Chief of Policy and Communications, Office of the Mayor

12-19-18

ORDINANCE NO. _____

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section 51A-7.1007.2; providing that landmark commission approval is not required to erect a supergraphic sign in the Antioch Church subdistrict; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph (A) of Paragraph (6), "Additional Provisions," of Subsection (c), "Supergraphic Sign," of Section 51A-7.1007.2, "Antioch Church Subdistrict," of Division 51A-7.1000, "West End Historic Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(A) The requirement in Section 51A-7.505 that [~~supergraphic sign is intended to be compatible with the West End Historic District as determined by~~] the Landmark Commission issue a certificate of appropriateness prior to erecting a sign in a historic overlay district does not apply to a supergraphic sign in this subdistrict.

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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 J. CASO, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft ordinance by dating, initialing, and placing their district number below.

12/19/18	12/19/18	12/19/18	12/19/18	12-19-18
DATE	DATE	DATE	DATE	DATE
S				SG
CM INITIALS	CM INITIALS	CM INITIALS	CM INITIALS	CM INITIALS
1	14	9	6	12
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.

Agenda Information Sheet

File #: 19-106 **Item #:** 67.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: January 23, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Mayor and City Council Office

EXECUTIVE: T.C. Broadnax

SUBJECT

A public hearing to receive comments on and consideration of authorizing a public hearing to amend the Purse Building Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the northeast corner of Elm Street and Record Street; consideration is to be given to amending Section 51A-7.1007.1 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District - Financing: No cost consideration to the City (via Councilmembers Griggs, Kingston, Clayton, Narvaez, Greyson)

BACKGROUND

The Purse Building Subdistrict allows a supergraphic sign to be erected on the Purse Building. The Purse Building Subdistrict requires a determination by the landmark commission that a supergraphic sign is compatible with the West End Historic District prior to the issuance of a certificate of appropriateness. The authorized hearing is to determine whether this requirement should be eliminated.

Consideration is to be given to amending Sections 51A-7.1007.1 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

Memorandum

[RECEIVED]

2018 DEC 21 AM 9:49

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

DATE December 19, 2018

TO The Honorable Michael S. Rawlings

FROM Scott Griggs, Councilmember, District 1

SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please post the following item on the first **VOTING** agenda scheduled at least 30 calendar days after receipt of this request:

Authorize a public hearing to amend the Purse Building Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay District No. 2, the West End Historic District, on the northeast corner of Elm Street and Record Street. Consideration is to be given to amending Section 51A-7.1007.1 of the Dallas Development Code by eliminating the requirement that the landmark commission must determine a supergraphic sign is compatible with the West End Historic District.

BRIEF BACKGROUND:

The Purse Building Subdistrict allows a supergraphic sign to be erected on the Purse Building. The Purse Building Subdistrict requires a determination by the landmark commission that a supergraphic sign is compatible with the West End Historic District prior to the issuance of a certificate of appropriateness. The authorized hearing is to determine whether this requirement should be eliminated.

Submitted for consideration by:

Printed Name, District #	Signature
Scott Griggs, District 1	S Griggs
Philip Kingston, D14	
Mark Clayton D9	
Omar Narvaez D6	
SANDY GREYSON D12	Sandy Greyson

Supporting Council Member Signatures (4 Signatures Only):

Attachment: Draft Ordinance

c: Honorable Council Members
T.C. Broadnax, City Manager
Chris Caso, Interim City Attorney
Carol A. Smith, Interim City Auditor
Bilierae Johnson, City Secretary
Scott Goldstein, Chief of Policy and Communications, Office of the Mayor

12-19-18

ORDINANCE NO. _____

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section 51A-7.1007.1; providing that landmark commission approval is not required to erect a supergraphic sign in the Purse Building subdistrict; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph (A) of Paragraph (6), "Additional Provisions," of Subsection (c), "Supergraphic Sign," of Section 51A-7.1007.1, "Purse Building Subdistrict," of Division 51A-7.1000, "West End Historic Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(A) The requirement in Section 51A-7.505 that [~~supergraphic sign is intended to be compatible with the West End Historic District as determined by~~] the Landmark Commission issue a certificate of appropriateness prior to erecting a sign in a historic overlay district does not apply to a supergraphic sign in this subdistrict.

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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 J. CASO, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft ordinance by dating, initialing, and placing their district number below.

12/19/18	12/19/18	12/19/18	12/19/18	12-19-18
DATE	DATE	DATE	DATE	DATE
CM INITIALS	CM INITIALS	CM INITIALS	CM INITIALS	SG CM INITIALS
1	14	9	6	12
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.

ORDINANCE NO. - - - - -

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section SlA-7.1007.1; providing that landmark commission approval is not required to erect a supergraphic sign in the Purse Building subdistrict; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph (A) of Paragraph (6), "Additional Provisions," of Subsection (c), "Supergraphic Sign," of Section 51A-7.1007.1, "Purse Building Subdistrict," of Division 51A-7.1000, "West End Historic Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(A) The requirement in Section Sl A-7.505 that [supergraphie sign is intended to be eompa-tible with the \Vest End Historie Distriet as determined by] the Landmark Commission issue a certificate of appropriateness prior to erecting a sign in a historic overlay district does not apply to a supergraphic sign in this subdistrict.

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof , shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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 J. CASO, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

Agenda Information Sheet

File #: 19-72 **Item #:** 68.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	January 23, 2019
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Water Utilities Department
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding, and approval of, an amendment to Chapter 51A, "Dallas Development Code", Section 51A-5.102, of the Dallas City Code to adopt the Dallas County flood insurance study and accompanying flood insurance rate maps, as revised, which become effective on March 21, 2019, as a requirement of the Federal Emergency Management Agency - Financing: No cost consideration to the City

BACKGROUND

As a participant in the National Flood Insurance Program since 1978, updates to the Digital Flood Insurance Rate Maps (DFIRMs) are an on-going process by FEMA. A Flood Insurance Rate Map is an official map of a community on which FEMA has delineated areas of special flood hazards and the insurance risk premium zones applicable to the community.

When the Flood Insurance Study for a community is revised, new maps are issued by FEMA. FEMA requires each community to formally adopt the new study and maps prior to the effective date of the maps. Recently, FEMA has changed to county-specific mapping, making it necessary for communities whose boundaries cross county lines to adopt multiple maps.

Dallas County is scheduled to receive updated DFIRMs under the new Federal Emergency Management Agency (FEMA) digital mapping process. These new maps become effective March 21, 2019.

This action will adopt the new maps as required by FEMA, as well as update the ordinance language to automatically adopt future FEMA map updates.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 8, 1976, City Council authorized the adoption of a 10-point engineering criteria plan for development in the flood plain by Resolution No. 76-2940.

On July 28, 1982, City Council authorized an amendment to the Dallas City Code to comply with federal issuance eligibility requirements and to simplify the process for making improvements to existing structures in the flood plain by Resolution No. 82-2652; Ordinance No. 17482.

On April 6, 1983, City Council authorized corrections and additions of the flood plain prefix to all City zoning maps for all previously unidentified areas in the Southwest, Northwest, Northeast and Southeast quadrants of the City by Resolution No. 83-1184; Ordinance No. 17782.

On May 12, 1993, City Council authorized an amendment to the Dallas City Code to include Corridor Development Certificate process as a means to avoid adverse impacts from development within the Trinity River Corridor and reduce flood risks and damage in the corridor by Resolution No. 93-1737.

On April 21, 1999, City Council was briefed regarding the Flood Plain Regulations.

On May 10, 1999, the Health, Youth and Human Services Committee was briefed.

On May 24, 1999, the Health, Youth and Human Services Committee was briefed.

On June 16, 1999, City Council was briefed regarding this matter.

On October 27, 1999, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria, new definitions and additional technical requirements by Resolution No. 99-3486; Ordinance No. 24085.

On August 4, 2004, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria, new definitions and additional technical requirements by Resolution No. 04-2472; Ordinance No. 25716.

September 10, 2008, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria and new definitions by Resolution No. 08-2489; Ordinance No. 27318.

On May 27, 2009, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria and new definitions on by Resolution No. 09-1365; Ordinance No. 27551.

On May 24, 2010, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria, new definitions, and additional technical requirements by Resolution No. 10-1346; Ordinance No. 27893.

On April 13, 2011, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria and new definitions on by Resolution No. 11-0991; Ordinance No. 28164.

On May 23, 2012, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria and new definitions on by Resolution No. 12-1422; Ordinance No. 28671.

On May 28 2014, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria and new definitions on by Resolution No. 14-0872; Ordinance No. 29359.

On May 24, 2017, City Council authorized an amendment to the Dallas City Code to include changes and additions to meet federal criteria and new definitions on by Resolution No. 17-0886; Ordinance No. 30481.

FISCAL INFORMATION

No cost consideration to the City.

12-17-18

ORDINANCE NO._____

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section 51A-5.102 to adopt the Dallas County flood insurance study and adopt standard FEMA language; providing a penalty not to exceed $2,000; providing a saving clause; and providing an effective date.

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearing regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Paragraph (3) of Subsection (a), "In General," of Section 51A-5.102, "Designation or Removal of FP Areas," of Division 51A-5.100, "Flood Plain Regulations," of Article V, "Flood Plain and Escarpment Zone Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(3) FP areas include those areas:

(A) identified as special flood hazards by FEMA in the:

(i) current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Dallas County," dated March 21, 2019, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated March 21, 2019, and any revisions thereto are hereby adopted by reference and declared to be a part of this paragraph [~~July 7, 2014 Dallas County, Texas and incorporated areas flood insurance study, with accompanying flood insurance rate maps, as revised~~],

(ii) current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Rockwall County," dated September 26, 2008, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated September 26, 2008, and any revisions thereto are hereby adopted by reference and declared to be a part of this paragraph [~~September 26, 2008 Rockwall County, Texas and incorporated areas flood insurance study, with accompanying flood insurance rate maps, as revised~~],

(iii) current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Collin County," dated June 7, 2017, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated June 7, 2017, and any revisions thereto are hereby adopted by reference and declared to be a part of this paragraph [~~June 7, 2017 Collin County, Texas and incorporated areas flood insurance study, with accompanying flood insurance rate maps, as revised~~],

(iv) current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Denton County," dated April 18, 2011, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated April 18, 2011, and any revisions thereto are hereby adopted by reference and declared to be a part of this paragraph [~~April 18, 2011 Denton County, Texas and incorporated areas flood insurance study, with accompanying flood insurance rate maps, as revised~~], or

(v) current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Kaufman County," dated July 3, 2012, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated July 3, 2012, and any revisions thereto are hereby adopted by reference and declared to be a part of this paragraph [~~July 3, 2012 Kaufman County, Texas and incorporated areas flood insurance study, with accompanying flood insurance rate maps, as revised~~], and

(B) other areas that the direct of Dallas Water Utilities has identified as flood risk areas."

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By_____
Assistant City Attorney

Passed_____