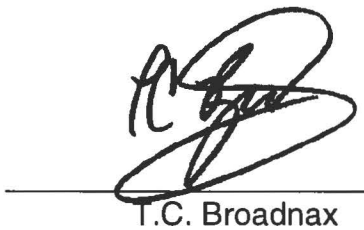
MAY 24, 2017 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated May 24, 2017. 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

05/12/2017
Date

M. Elizabeth Reich

Elizabeth Reich
Chief Financial Officer

5-12-17
Date

RECEIVED
2017 MAY 12 PM 5:46
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

May 24, 2017
Date

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

General Information

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

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

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

Reglas de Cortesía

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

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

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

Handgun Prohibition Notice for Meetings of 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, MAY 24, 2017
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 - 37
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 38 - 47
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 48 - 63

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

AGENDA

CITY COUNCIL MEETING

MAY 24, 2017

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the May 10, 2017 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize **(1)** a three-year service contract, with two one-year renewal options, for legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,328,612, sole source; and **(2)** a three-year service contract, with two one-year renewal options, for non-legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,898,751, exempt from bidding per Texas Local Government Code Sec. 252.022 - Total not to exceed $3,227,363 - Financing: Current Funds (subject to annual appropriations)

3. Authorize a five-year service contract, with two one-year renewal options, for a web-based environmental, quality, and safety management information software system - BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions, most advantageous proposer of six - Not to exceed $437,350 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (continued)

Business Development & Procurement Services (continued)

4. Authorize a three-year collection contract, with two one-year renewal options, for the billing, collection, and reporting of emergency ambulance fees with Digitech Computer, Inc. through an Interlocal Purchasing Agreement with the City of Pearland, Texas - Estimated Net Annual Revenue: $23,900,000

5. Authorize the purchase of **(1)** 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists in the amount of $5,779,817, Daco Fire Equipment in the amount of $1,663,124, Hudson Bus Sales, LLC in the amount of $1,534,608, Rush Truck Centers of Texas, LP in the amount of $319,062, Silsbee Ford, Inc. in the amount of $316,938, Cues, Inc. in the amount of $169,500, Johnston North America, Inc. in the amount of $140,600, and Houston Freightliner, Inc. in the amount of $51,717, through the Houston Galveston Area Council of Governments; **(2)** 8 pieces of fleet and equipment with Bond Equipment in the amount of $1,000,560, Austin Truck & Equipment, Ltd. dba Freightliner of Austin in the amount of $148,532, RDO Equipment in the amount of $111,750, Chastang Ford in the amount of $83,879, and Briggs Equipment in the amount of $59,874, through the Texas Association of School Boards; and **(3)** 32 pieces of fleet and equipment with Sam Pack's Five Star Ford in the amount of $1,280,051, through Texas SmartBuy - Total amount not to exceed $12,660,012 - Financing: Current Funds ($1,214,337), Municipal Lease Agreement Funds ($6,869,271), Aviation Current Funds ($1,734,330), Water Utilities Current Funds ($1,091,879), Sanitation Current Funds ($1,000,560), Urban Area Security Initiative Grant Funds ($689,634), and Auto Theft Auction Revenue Funds ($60,001)

6. Authorize the purchase of ballistic shields for the Dallas Police Department with Galls, LLC through the Texas Association of School Boards - Not to exceed $311,975 - Financing: U.S. Department of Homeland Security Grant Funds

7. Authorize a three-year master agreement for the purchase of rifles for the Dallas Police Department - GT Distributors, Inc., lowest responsible bidder of five - Not to exceed $457,641 - Financing: Current Funds

8. Authorize a three-year master agreement for motor fuel - Martin Eagle Oil Company, Inc., lowest responsible bidder of five - Not to exceed $7,505,345 - Financing: Current Funds

CONSENT AGENDA (continued)

Business Development & Procurement Services (continued)

9. Authorize **(1)** the acceptance of funding from the U.S. Bureau of Justice Statistics (BJS), provided through the Research Triangle Institute (RTI) International for the National Crime Statistics Exchange project (NCS-X) for the period May 24, 2017 through May 23, 2019 to facilitate the Dallas Police Department's (DPD) participation in reporting their crime incident data to their state Uniformed Crime Report/National Incident Based Reporting System (NIBRS) program to the Federal Bureau of Investigation in an amount not to exceed $135,300; **(2)** the receipt and deposit of funds in the FY12 National Crime Statistics Exchange Project Fund in an amount not to exceed $135,300; **(3)** the establishment of appropriations in an amount not to exceed $135,300 in the FY12 National Crime Statistics Exchange Project Fund; **(4)** a Memorandum of Understanding (MOU) between the City of Dallas-DPD and RTI International to describe DPD's participation in the NCS-X; **(5)** execution of the MOU with RTI International; and **(6)** Supplemental Agreement No. 1 to increase the service contract with Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC for the implementation, maintenance, and support of the NIBRS in an amount not to exceed $135,300 - Not to exceed $135,300, from $3,301,195 to $3,436,495 - Financing: U.S. Department of Justice, Bureau of Justice Statistics Grant Funds

10. Authorize Supplemental Agreement No. 8 to increase the service contract with Motorola Solutions, Inc. for maintenance and support of the Citizen Request Management System and extend the term from July 1, 2017 to September 30, 2018 - Not to exceed $260,463, from $2,034,103 to $2,294,566 - Financing: Current Funds (subject to annual appropriations)

City Attorney's Office

11. Authorize settlement in lieu of proceeding further with the condemnation lawsuit styled Tarrant Regional Water District, the City of Dallas v. Lazy W District No. 1 aka Lazy W Conservation District, East Texas Ranch L.P. and Beverly Wilson Smith, Civil Action No. 2014C-0144 pending in the 3rd Judicial District Court, Henderson County, Texas - Financing: No cost consideration to the City

12. Authorize Supplemental Agreement No. 3 to the professional services contract with Pierce & O'Neill, LLP, for additional legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C - Not to exceed $65,000, from $250,000 to $315,000 - Financing: Water Utilities Current Funds

Economic Development

13. Authorize the **(1)** City Manager to accept fees consistent with the fee schedule included in the scope of work as approved by Resolution No. 16-0722 for the City of Dallas Property Assessed Clean Energy Program ("Dallas PACE Program"); and **(2)** Chief Financial Officer to receive and deposit fees generated through the Dallas PACE Program and collected by the Texas Property Assessed Clean Energy Authority dba Texas PACE Authority - Financing: No cost consideration to the City

CONSENT AGENDA (continued)

Fire

14. Authorize the **(1)** acceptance of a sub-grant award from the Meadows Mental Health Policy Institute for Texas (MMHPI) funded by W.W. Caruth Jr. Foundation at Communities Foundation of Texas in the amount of $2,257,464 for the development of Rapid Integrated Group Healthcare Team (RIGHT Care) Pilot Program for the period of June 1, 2017 through May 31, 2020; **(2)** required cash match contributions up to $757,045 as applicable, for the success of the program and eligible for reimbursement by the grantor after funding contingencies have been met; **(3)** in-kind contributions up to $319,499 as applicable, for the success of the program; **(4)** receipt and deposit of grant funds in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund; **(5)** establishment of appropriations in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund; **(6)** creation of four civilian positions and two police officer positions to be used for the development and implementation of an innovative program to persons requiring behavioral health emergency response; and **(7)** execution of the sub-grant agreement with Meadows Mental Health Policy Institute for Dallas Fire-Rescue and Police Departments - Total not to exceed $3,334,008 - Financing: Meadows Mental Health Policy Institute Grant Funds ($2,257,464), Current Funds ($757,045) (subject to annual appropriations) and In-Kind Contributions ($319,499)

Housing & Neighborhood Revitalization

15. Authorize a six-month service contract, with one six-month renewal option contingent upon available funding, to provide day labor and individualized case management services for panhandlers in the city of Dallas for the period June 1, 2017 through November 30, 2017 - The Way Back House, Inc., most advantageous proposer of two - Not to exceed $100,000 - Financing: Current Funds (subject to appropriations)

16. Authorize **(1)** an amendment to the grant agreement (Grant No. TX0236L6T001507) between the City of Dallas and the U.S. Department of Housing and Urban Development (HUD) to add The Vineyards at Forest Edge Apartments and The Vineyards at the Ranch Apartments as project sites to the grant agreement; **(2)** two Memorandums of Understanding (MOUs) between the City of Dallas and the two apartment property owners, Indigo JV LLC, herein referred to as Forest Edge, and Stone Ranch Owner LLC, herein referred to as The Ranch, to provide project-based affordable housing to the Gateway to Permanent Supportive Housing Program, contingent upon approval of the amendment by HUD in Subject Number 1 for the term March 1, 2017 through December 31, 2017, with two twelve-month renewal options; and **(3)** execution of the amendment to the grant agreement and of the MOUs - Financing: No cost consideration to the City

CONSENT AGENDA (continued)

Housing & Neighborhood Revitalization (continued)

17. Authorize an amendment to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry (formerly Texas A&M University System) for the Clinical Dental Care Services Program, previously approved on September 28, 2016 by Resolution No. 16-1564 to increase the contract in an amount not to exceed $236,000 to provide dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas - Not to exceed $236,000, from $64,000 to $300,000 - Financing: Current Funds (subject to appropriations)

Mobility and Street Services

Authorize Project Specific Agreements with Dallas County for Three Projects

Note: Item Nos. 18, 19 and 20 must be considered collectively.

18. * Authorize a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road - Financing: No cost consideration to the City

19. * Authorize **(1)** an amendment to Resolution No. 05-0130, previously approved by City Council on January 12, 2005, to release encumbered funds and to designate the City as the lead agency for the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed $700,000; and **(3)** an increase in appropriations in an amount not to exceed $700,000 in the Capital Project Reimbursement Fund - Not to exceed $700,000 - Financing: Capital Projects Reimbursement Funds

20. * Authorize **(1)** a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Camp Wisdom Road from Carrier Parkway to Farm-to-Market (FM) 1382; **(2)** reprogramming of available funds from Merrifield Road from east of Mountain Creek Parkway to the Grady Niblo Road project ($250,000) and the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project ($1,050,000) for Camp Wisdom Road from Carrier Parkway to FM 1382 project; and **(3)** payment to Dallas County for the City's share of design and construction costs - Not to exceed $1,300,000 - Financing: 2006 Bond Funds ($600,000) and Capital Projects Reimbursement Funds ($700,000)

CONSENT AGENDA (continued)

Mobility and Street Services (continued)

21. Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation for street maintenance and repairs performed by city forces and city contractors at 13 locations within the city of Dallas (list attached); **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed $2,102,818 for the County's share of the construction cost; and **(3)** an increase in appropriations in an amount not to exceed $2,102,818 - Not to exceed $2,102,818 - Financing: Capital Projects Reimbursement Funds

22. Authorize a two-year construction services contract with Viking Construction, Inc., lowest responsible bidder of two, to provide micro-surfacing and slurry seal application services - Not to exceed $10,291,605 - Financing: Current Funds (subject to annual appropriations)

Office of Cultural Affairs

23. Authorize **(1)** one or more agreements with the Dallas Center for the Performing Arts Foundation, Inc., and the Moody Foundation granting naming rights for Dallas City Performance Hall site to The Moody Foundation and for the design and installation of new signage for the Dallas City Performance Hall; and **(2)** specific findings that: (i) the Moody Foundation’s charitable grant to the Dallas Center for the Performing Arts in the amount of $22 million is a benefit to the City and accomplishes the public purpose of promotion and improvement of the arts; and (ii) the structure of the Moody Foundation’s endowment to the Center, and the Governance, Grants and Investment Policy will sufficiently protect and ensure that the public purpose is met in return for the granting of naming rights to the Moody Foundation during the useful life of the performance hall - Financing: No cost consideration to the City

24. Authorize **(1)** the restoration of banners at the Majestic Theatre for the exterior enhancement project in an amount not to exceed $17,290, of which up to $8,000 may be reimbursed to the City in the form of a grant from Dallas CBD Enterprises, Inc. (DCBDE); **(2)** the acceptance of a grant in an amount not to exceed $8,000 from DCBDE for reimbursement of costs associated with the exterior enhancement project at the Majestic Theatre under the Downtown Dallas Inc.'s 2017 Matching Grant Program for the Downtown Improvement District (DID) for the period May 24, 2017 through November 15, 2017; **(3)** a local match in the amount of $9,290; **(4)** the receipt and deposit of grant funds in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; **(5)** the establishment of appropriations in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; and **(6)** execution of the grant agreement - Total not to exceed $17,290 - Financing: Current Funds (subject to appropriations) ($8,000 to be partially reimbursed by the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund)

CONSENT AGENDA (continued)

Office of Cultural Affairs (continued)

25. Authorize a one-year consultant contract for the development of a 10-year cultural plan and updated cultural policy - Lord Cultural Resources Planning and Management, Inc., most advantageous proposer of three - Not to exceed $539,900 - Financing: Current Funds (subject to appropriations)

Office of Financial Services

26. Authorize **(1)** preliminary adoption of the FY 2017-18 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $26,536,718 for the following programs and estimated amounts: (a) Community Development Block Grant in the amount of $13,258,321; (b) HOME Investment Partnerships Program in the amount of $4,135,931; (c) Emergency Solutions Grant in the amount of $1,211,466; (d) Housing Opportunities for Persons with AIDS in the amount of $5,766,000; and (e) estimated Program Income in the amount of $2,165,000; and **(2)** a public hearing to be held on June 14, 2017 to receive comments on the proposed use of funds - Financing: No cost consideration to the City

27. An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos), and authorizing rates to be charged by Atmos pursuant to its January 13, 2017 Dallas Annual Rate Review filing - Financing: No cost consideration to the City

Police

28. Authorize **(1)** an application for the Commercial Auto Theft Interdiction Squad/25 Grant from the Texas Automobile Burglary and Theft Prevention Authority in an amount not to exceed $662,605, to provide a specialized proactive automobile theft program, for the period September 1, 2017 through August 31, 2018 (a local match in the amount of $143,389 and an in-kind contribution in the amount of $552,946 will be provided if grant is awarded); and **(2)** an application for the continuation or modification of the grant for subsequent years - Financing: This action has no cost consideration to the City

Sustainable Development and Construction

29. Authorize moving expense and replacement housing payments for Caroline Arriaga in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1027 Pontiac Avenue for City service and maintenance facilities - Not to exceed $77,100 - Financing: General Obligation Commercial Paper Funds

30. An ordinance granting **(1)** a TH-2(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area; and **(2)** a resolution terminating existing deed restrictions on property zoned an LI Light Industrial District, on the east line of North Prairie Creek Road, north of Cedar Run Drive - Z167-114 - Financing: No cost consideration to the City

CONSENT AGENDA (continued)

Sustainable Development and Construction (continued)

31. An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east side of South Bagley Street, south of West Jefferson Boulevard - Z167-175 - Financing: No cost consideration to the City

32. An ordinance granting a private license to South Tollway 3920, L.P. for the use of approximately 226 square feet of land to install, maintain and utilize a monument sign on a portion of Maple Avenue right-of-way located near its intersection with Oak Lawn Avenue - Revenue: $100 one-time fee, plus the $20 ordinance publication fee

33. An ordinance abandoning a portion of Seale Street to Seale-Willomet Land, LP, the abutting owner, containing approximately 35,722 square feet of land, located near the intersection of Seale Street and Willomet Avenue, and authorizing the quitclaim - Revenue: $294,707, plus the $20 ordinance publication fee

34. An ordinance amending Ordinance No. 30289, previously approved on December 14, 2016, which abandoned a portion of an alley, located near the intersection of Hester and Cole Avenues to Travis Cole Apartments 2012, LP, to extend the final replat from 180 days to 18 months - Revenue: $5,400, plus the $20 ordinance publication fee

Water Utilities

35. Authorize an Interlocal Agreement with the City of Balch Springs to allow the City of Dallas to construct, own, and operate a 120-inch diameter water transmission main within the corporate limits of Balch Springs - Financing: No cost consideration to the City

36. Authorize a Utility Joint Use Acknowledgement Agreement with the State of Texas, acting through the Texas Department of Transportation, for existing water and wastewater mains along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike) - Financing: No cost consideration to the City

37. Ratify an emergency purchase of one liquid oxygen evaporator for the East Side Water Treatment Plant with Cryoquip, LLC - Not to exceed $70,000 - Financing: Water Utilities Capital Construction Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

38. 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)

39. A resolution designating absence by Councilmember B. Adam McGough as being for "Official City Business" - Financing: No cost consideration to the City

Police

40. An ordinance amending the Dallas City Code, Chapter 12B, "Convenience Stores," providing new and updated definitions to include tobacco products and paraphernalia as convenience goods, notice to be given via electronic mail; deleting the form of business requirement on the application; deleting the provision that requires the posting of the trespass affidavit; providing a penalty not to exceed $500; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

41. Authorize a Chapter 380 Special Economic Development Grant Agreement with In The City For Good, Inc. in an amount not to exceed $200,000, to partially underwrite the cost of training and development of community residents for early childhood teacher certifications and other positions at the South Park YMCA Early Childhood Development Center located at 3901 Latimer Street, Dallas, Texas 75215 - Not to exceed $200,000 - Financing: South Dallas/Fair Park Trust Funds

42. Authorize a Chapter 380 Special Economic Development Grant Agreement with The Dallas Foundation through the South Dallas/Fair Park Trust Fund in an amount not to exceed $100,000 to partially underwrite the cost of The Market at Bonton Farms project located at 6905 Bexar Street, Dallas, Texas 75215 - Not to exceed $100,000 - Financing: South Dallas/Fair Park Trust Funds

43. Authorize **(1)** a Chapter 380 Economic Development Grant Agreement with South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231; and **(2)** a loan from the South Dallas/Fair Park Trust Fund to South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231, for the purpose of making major repairs and improvements to the Grand Plaza Shopping Center located at 3101 Al Lipscomb Way, Dallas, Texas 75215 - Total not to exceed $262,462 - Financing: South Dallas/Fair Park Trust Funds ($131,231) and Public/Private Partnership Funds ($131,231)

ITEMS FOR INDIVIDUAL CONSIDERATION (continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (continued)

Economic Development (continued)

Note: Item Nos. 44 and 45 must be considered collectively.

44. Authorize an ordinance to **(1)** amend Tax Increment Financing Reinvestment Zone Number Seven's (Sports Arena TIF District) Project and Reinvestment Zone Financing Plans and Grant Program to include workforce training programs as an eligible TIF Grant project; and **(2)** make corresponding modifications to the Sports Arena TIF District's Project and Reinvestment Zone Financing Plans and Grant Program, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City

45. Authorize a TIF Grant to Dallas Independent School District in an amount not to exceed $50,000 to fund the Workforce Ready Program at L.G. Pinkston High School from increment accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) West Dallas Sub-district - Not to exceed $50,000 - Financing: Sports Arena TIF District Funds (subject to future appropriations from future tax increments)

Housing & Neighborhood Revitalization

46. Authorize an amendment to Resolution No. 17-0417, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 3811 Hamilton Avenue from Miko Trucking Inc. to Torres Construction - Not to exceed $103,000 - Financing: 2015-16 Community Development Block Grant Funds

47. Authorize an amendment to Resolution No. 17-0419, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Miko Trucking Inc. to Weldon Harris DBA Weldon's Interprises - Not to exceed $103,000 - Financing: 2015-16 Community Development Block Grant Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

48. A public hearing to receive comments regarding an application for and **(1)** an ordinance repealing a portion of Specific Use Permit No. 98 for a quarry; **(2)** an ordinance granting a CR Community Retail District on the southeastern quadrant of the area of request; and **(3)** an ordinance granting a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District on the east side of North Westmoreland Drive, south of Interstate Highway 30
Recommendation of Staff and CPC: Approval to repeal a portion of Specific Use Permit No. 98, approval of a CR Community Retail District; and approval of a Planned Development District, subject to a development plan, landscape plan, and conditions
Z167-173(SM)

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Sustainable Development and Construction (continued)

ZONING CASES - INDIVIDUAL

49. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions
Z167-119(WE)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

50. A public hearing to receive comments regarding an application for and an ordinance granting a P(A) Parking District on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street
Recommendation of Staff and CPC: Approval, subject to a site/landscape plan
Z156-301(OTH)
Note: This item was considered by the City Council at a public hearing on May 10, 2017, and was deferred until May 24, 2017, with the public hearing open

51. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Recommendation of CPC: Approval for a three-year period, subject to conditions
Z156-310(OTH)
Note: This item was considered by the City Council at public hearings on January 11, 2017, February 8, 2017, February 22, 2017 and March 22, 2017, and was held under advisement until May 24, 2017, with the public hearing open

52. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z156-323(JM)
Note: This item was considered by the City Council at a public hearing on April 12, 2017, and was deferred until May 24, 2017, with the public hearing open

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Sustainable Development and Construction (continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (continued)

53. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school or an open-enrollment charter school on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan, a traffic management plan and conditions
Z167-123(JM)
Note: This item was considered by the City Council at a public hearing on April 12, 2017, and was deferred until May 24, 2017, with the public hearing open

54. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of CF Hawn Freeway, southeast of South Belt Line Road
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan, elevation and conditions
Z167-165(OTH)
Note: This item was considered by the City Council at a public hearing on May 10, 2017, and was deferred until May 24, 2017, with the public hearing open

DESIGNATED ZONING CASES - INDIVIDUAL

55. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 750 for certain mixed uses on property generally located on the northwest corner of North Central Expressway and Walnut Hill Lane
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, revised development plan and revised landscape plan for Tract A, new street plan and corresponding street sections, revised site plan, mixed use development parking chart, Conceptual Walnut Hill Traffic and Pedestrian Improvements street section, Central Expressway street section, Stone Canyon at Meadow Park Drive street section, and conditions
Z156-155(SH)

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Sustainable Development and Construction (continued)

DEVELOPMENT CODE AMENDMENTS - UNDER ADVISEMENT - INDIVIDUAL

56. A public hearing to receive comments regarding amendments to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA 156-004
Note: This item was considered by the City Council at a public hearing on May 10, 2017, and was deferred until May 24, 2017, with the public hearing open

BENEFIT ASSESSMENT HEARINGS

Mobility and Street Services

57. A benefit assessment hearing to receive comments on alley paving, water and wastewater main improvements, for Alley Group 12-1126; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of seven - Not to exceed $672,664 - Financing: 2012 Bond Funds ($221,696), General Obligation Commercial Paper Funds ($168,639), and Water Utilities Capital Construction Funds ($282,329)

58. A benefit assessment hearing to receive comments on street paving and water main improvements for North Adams Avenue from Tenth Street to Davis Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of eight - Not to exceed $1,068,127 - Financing: General Obligation Commercial Paper Funds ($802,987) and Water Utilities Capital Construction Funds ($265,140)

MISCELLANEOUS HEARINGS

Housing & Neighborhood Revitalization

59. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property (list attached) to South Dallas Fair Park Innercity Community Development Corporation, under the House Bill 110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any - Revenue: $1,000

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

MISCELLANEOUS HEARINGS (continued)

Mayor and City Council

60. A public hearing to receive comments on and consideration of authorizing a public hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and a CA-1(A) Central Area District in an area generally bounded by Woodall Rodgers Freeway, North Central Expressway, San Jacinto Street, and St. Paul Street with consideration given to appropriate amendments to Planned Development District No. 145 and Planned Development District No. 708 and the expansion of Planned Development District No. 708 to include the property zoned CA-1(A) Central Area District, to include but not limited to use, development standards, and other appropriate regulations, enhancing pedestrian amenities, and providing for public art - Financing: No cost consideration to the City (via Councilmembers Kingston, Medrano, Gates, Deputy Mayor Pro Tem Wilson, and Mayor Pro Tem Alonzo)

Office of Environmental Quality

61. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Westdale Properties America I Ltd and 2713 Canton Ltd located near the intersection of Commerce and Henry Streets and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Westdale Properties America I Ltd and 2713 Canton Ltd by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval

Office of Financial Services

62. A public hearing to receive comments on the FY 2017-18 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

Trinity Watershed Management

63. 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 Collin County flood insurance study and accompanying flood insurance rate maps, as revised, which become effective on June 7, 2017, as a requirement of the Federal Emergency Management Agency - Financing: No cost consideration to the City

Street List
Agenda Item # 21

Street Segment	Treatment Type	Lane Miles	Cost	Mapsco	Council District
Columbia Ave from Augusta to Beacon St	Partial Reconstruction	0.65	$73,780.80	46C	2
Columbia Ave from Carroll to Colson St	Partial Reconstruction	0.58	$66,017.40	46F	2
Prairie Creek Rd from Cedar Run Dr to Forney Rd	Partial Reconstruction	2.56	$291,270.00	49N	7
Prairie Creek Rd from CF Hawn Serv Rd to Clearfield Rd	Partial Reconstruction	0.51	$57,604.20	69A	8
Ferguson Rd from Oates Dr to Materhorn Dr	Partial Reconstruction	3.09	$352,328.40	38R, V	9
Miller Rd from LBJ Serv Rd N to Plano Rd	Partial Reconstruction	3.92	$ 447,108.00	27H, 28-E	10
Greenville Ave from Miller Ave to Vickery Blvd	Partial Reconstruction	0.45	$50,935.20	36T	14
Ferguson Rd from Maylee Blvd to Acoca St	Resurfacing	1.07	$256,896.00	39E	9
Ferguson Rd from Gus Thomasson Rd to Maylee Blvd	Resurfacing	4.72	$1,132,488.00	38M, 39E,J	9
Walnut Hill Ln from Glen Lakes Dr to Rambler Dr	Resurfacing	1.11	$266,208.00	26K	13
Wycliff Ave from Cedar Springs Rd to Holland Ave	Resurfacing	1.32	$317,688.00	35S, W	14
Douglas Ave from Cedar Springs Rd to Holland Ave	Resurfacing	1.38	$332,184.00	35S, W	14
McKinney Ave from Lemmon Ave to Fitzhugh Ave	Resurfacing	3.00	$721,128.00	35U, Y	14

Tax Foreclosure and Seizure Property Resale
Agenda Item # 59

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning
1.	4000 Metropolitan	South Dallas Fair Park Innercity Community Development Corporation	46R	$5,000	$1,000	V	PD-595

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]

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	V	NA	NA	NA	NA	Approval of Minutes of the May 10, 2017 City Council Meeting
2			All	C	PBD, OPI	$3,227,363.00	100.00%	0.00%	Authorize (1) a three-year service contract, with two one-year renewal options, for legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,328,612, sole source; and (2) a three-year service contract, with two one-year renewal options, for non-legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,898,751, exempt from bidding per Texas Local Government Code Sec. 252.022 – Total not to exceed $3,227,363 - Financing: Current Funds (subject to annual appropriations)
3			All	C	PBD, CIS, CPE	$437,350.00	0.00%	0.00%	Authorize a five-year service contract, with two one-year renewal options, for a web-based environmental, quality, and safety management information software system - BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions, most advantageous proposer of six - Not to exceed $437,350 - Financing: Current Funds (subject to annual appropriations)
4			All	C	PBD, FIR	REV $23,900,000	NA	NA	Authorize a three-year collection contract, with two one-year renewal options, for the billing, collection, and reporting of emergency ambulance fees with Digitech Computer, Inc. through an Interlocal Purchasing Agreement with the City of Pearland, Texas - Estimated Net Annual Revenue: $23,900,000
5			All	C	PBD, AVI, EBS, FIR, SAN, WTR, POL, TWM, OEM	$11,910,376.91	NA	NA	Authorize the purchase of (1) 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists in the amount of $5,779,817, Daco Fire Equipment in the amount of $1,663,124, Hudson Bus Sales, LLC in the amount of $1,534,608, Rush Truck Centers of Texas, LP in the amount of $319,062, Silsbee Ford, Inc. in the amount of $316,938, Cues, Inc. in the amount of $169,500, Johnston North America, Inc. in the amount of $140,600, and Houston Freightliner, Inc. in the amount of $51,717, through the Houston Galveston Area Council of Governments; (2) 8 pieces of fleet and equipment with Bond Equipment in the amount of $1,000,560, Austin Truck & Equipment, Ltd. dba Freightliner of Austin in the amount of $148,532, RDO Equipment in the amount of $111,750, Chastang Ford in the amount of $83,879, and Briggs Equipment in the amount of $59,874, through the Texas Association of School Boards; and (3) 32 pieces of fleet and equipment with Sam Pack's Five Star Ford in the amount of $1,280,051, through Texas SmartBuy - Total amount not to exceed $12,660,012 - Financing: Current Funds ($1,214,337), Municipal Lease Agreement Funds ($6,869,271), Aviation Current Funds ($1,734,330), Water Utilities Current Funds ($1,091,879), Sanitation Current Funds ($1,000,560), Urban Area Security Initiative Grant Funds ($689,634), and Auto Theft Auction Revenue Funds ($60,001)
6			All	C	PBD, POL, OEM	GT	NA	NA	Authorize the purchase of ballistic shields for the Dallas Police Department with Galls, LLC through the Texas Association of School Boards - Not to exceed $311,975 - Financing: U.S. Department of Homeland Security Grant Funds
7			All	C	PBD, POL	$457,640.92	0.00%	0.00%	Authorize a three-year master agreement for the purchase of rifles for the Dallas Police Department - GT Distributors, Inc., lowest responsible bidder of five - Not to exceed $457,641 - Financing: Current Funds
8			All	C	PBD, EBS	$7,505,344.51	0.00%	18.00%	Authorize a three-year master agreement for motor fuel - Martin Eagle Oil Company, Inc., lowest responsible bidder of five - Not to exceed $7,505,345 - Financing: Current Funds
9			All	C	PBD, CIS, POL	GT	0.00%	0.00%	Authorize (1) the acceptance of funding from the U.S. Bureau of Justice Statistics (BJS), provided through the Research Triangle Institute (RTI) International for the National Crime Statistics Exchange project (NCS-X) for the period May 24, 2017 through May 23, 2019 to facilitate the Dallas Police Department's (DPD) participation in reporting their crime incident data to their state Uniformed Crime Report/National Incident Based Reporting System (NIBRS) program to the Federal Bureau of Investigation in an amount not to exceed $135,300; (2) the receipt and deposit of funds in the FY12 National Crime Statistics Exchange Project Fund in an amount not to exceed $135,300; (3) the establishment of appropriations in an amount not to exceed $135,300 in the FY12 National Crime Statistics Exchange Project Fund; (4) a Memorandum of Understanding (MOU) between the City of Dallas-DPD and RTI International to describe DPD's participation in the NCS-X; (5) execution of the MOU with RTI International; and (6) Supplemental Agreement No. 1 to increase the service contract with Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC for the implementation, maintenance, and support of the NIBRS in an amount not to exceed $135,300 - Not to exceed $135,300, from $3,301,195 to $3,436,495 - Financing: U.S. Department of Justice, Bureau of Justice Statistics Grant Funds
10			All	C	PBD, CIS	$260,463.00	0.00%	0.00%	Authorize Supplemental Agreement No. 8 to increase the service contract with Motorola Solutions, Inc. for maintenance and support of the Citizen Request Management System and extend the term from July 1, 2017 to September 30, 2018 - Not to exceed $260,463, from $2,034,103 to $2,294,566 - Financing: Current Funds (subject to annual appropriations)

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
11			N/A	C	ATT	NC	NA	NA	Authorize settlement in lieu of proceeding further with the condemnation lawsuit styled Tarrant Regional Water District, the City of Dallas v. Lazy W District No. 1 aka Lazy W Conservation District, East Texas Ranch L.P. and Beverly Wilson Smith, Civil Action No. 2014C-0144 pending in the 3rd Judicial District Court, Henderson County, Texas - Financing: No cost consideration to the City
12			N/A	C	ATT, WTR	$65,000.00	NA	NA	Authorize Supplemental Agreement No. 3 to the professional services contract with Pierce & O'Neill, LLP, for additional legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C - Not to exceed $65,000, from $250,000 to $315,000 - Financing: Water Utilities Current Funds
13			All	C	ECO	NC	NA	NA	Authorize the (1) City Manager to accept fees consistent with the fee schedule included in the scope of work as approved by Resolution No. 16-0722 for the City of Dallas Property Assessed Clean Energy Program ("Dallas PACE Program"); and (2) Chief Financial Officer to receive and deposit fees generated through the Dallas PACE Program and collected by the Texas Property Assessed Clean Energy Authority dba Texas PACE Authority - Financing: No cost consideration to the City
14			All	C	FIR, POL	$757,045.00	NA	NA	Authorize the (1) acceptance of a sub-grant award from the Meadows Mental Health Policy Institute for Texas (MMHPI) funded by W.W. Caruth Jr. Foundation at Communities Foundation of Texas in the amount of $2,257,464 for the development of Rapid Integrated Group Healthcare Team (RIGHT Care) Pilot Program for the period of June 1, 2017 through May 31, 2020; (2) required cash match contributions up to $757,045 as applicable, for the success of the program and eligible for reimbursement by the grantor after funding contingencies have been met; (3) in-kind contributions up to $319,499 as applicable, for the success of the program; (4) receipt and deposit of grant funds in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund; (5) establishment of appropriations in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund; (6) creation of four civilian positions and two police officer positions to be used for the development and implementation of an innovative program to persons requiring behavioral health emergency response; and (7) execution of the sub-grant agreement with Meadows Mental Health Policy Institute for Dallas Fire-Rescue and Police Departments - Total not to exceed $3,334,008 - Financing: Meadows Mental Health Policy Institute Grant Funds ($2,257,464), Current Funds ($757,045) (subject to annual appropriations) and In-Kind Contributions ($319,499)
15			All	C	HOU, PBD	$100,000.00	75.00%	25.00%	Authorize a six-month service contract, with one six-month renewal option contingent upon available funding, to provide day labor and individualized case management services for panhandlers in the city of Dallas for the period June 1, 2017 through November 30, 2017 - The Way Back House, Inc., most advantageous proposer of two - Not to exceed $100,000 - Financing: Current Funds (subject to appropriations)
16			7, 10	C	HOU	NC	NA	NA	Authorize (1) an amendment to the grant agreement (Grant No. TX0236L6T001507) between the City of Dallas and the U.S. Department of Housing and Urban Development (HUD) to add The Vineyards at Forest Edge Apartments and The Vineyards at the Ranch Apartments as project sites to the grant agreement; (2) two Memorandums of Understanding (MOUs) between the City of Dallas and the two apartment property owners, Indigo JV LLC, herein referred to as Forest Edge, and Stone Ranch Owner LLC, herein referred to as The Ranch, to provide project-based affordable housing to the Gateway to Permanent Supportive Housing Program, contingent upon approval of the amendment by HUD in Subject Number 1 for the term March 1, 2017 through December 31, 2017, with two twelve-month renewal options; and (3) execution of the amendment to the grant agreement and of the MOUs - Financing: No cost consideration to the City
17			All	C	HOU	$236,000.00	NA	NA	Authorize an amendment to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry (formerly Texas A&M University System) for the Clinical Dental Care Services Program, previously approved on September 28, 2016 by Resolution No. 16-1564 to increase the contract in an amount not to exceed $236,000 to provide dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas - Not to exceed $236,000, from $64,000 to $300,000 - Financing: Current Funds (subject to appropriations)
18			3	C	STS	NC	NA	NA	Authorize Project Specific Agreements with Dallas County for Three Projects: Authorize a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road - Financing: No cost consideration to the City

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
19			3	C	STS	$700,000.00	NA	NA	Authorize Project Specific Agreements with Dallas County for Three Projects: Authorize (1) an amendment to Resolution No. 05-0130, previously approved by City Council on January 12, 2005, to release encumbered funds and to designate the City as the lead agency for the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed $700,000; and (3) an increase in appropriations in an amount not to exceed $700,000 in the Capital Project Reimbursement Fund - Not to exceed $700,000 - Financing: Capital Projects Reimbursement Funds
20			3	C	STS	$1,300,000.00	NA	NA	Authorize Project Specific Agreements with Dallas County for Three Projects: Authorize (1) a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Camp Wisdom Road from Carrier Parkway to Farm-to-Market (FM) 1382; (2) reprogramming of available funds from Merrifield Road from east of Mountain Creek Parkway to the Grady Niblo Road project ($250,000) and the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project ($1,050,000) for Camp Wisdom Road from Carrier Parkway to FM 1382 project; and (3) payment to Dallas County for the City's share of design and construction costs - Not to exceed $1,300,000 - Financing: 2006 Bond Funds ($600,000) and Capital Projects Reimbursement Funds ($700,000)
21			2, 7, 8, 9, 10, 13, 14	C	STS	GT	NA	NA	Authorize (1) a Project Specific Agreement with Dallas County for funding participation for street maintenance and repairs performed by city forces and city contractors at 13 locations within the city of Dallas; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed $2,102,818 for the County's share of the construction cost; and (3) an increase in appropriations in an amount not to exceed $2,102,818 - Not to exceed $2,102,818 - Financing: Capital Projects Reimbursement Funds
22			All	C	STS	$10,291,604.80	0.00%	10.20%	Authorize a two-year construction services contract with Viking Construction, Inc., lowest responsible bidder of two, to provide micro-surfacing and slurry seal application services - Not to exceed $10,291,605 - Financing: Current Funds (subject to annual appropriations)
23			14	C	OCA	NC	NA	NA	Authorize (1) one or more agreements with the Dallas Center for the Performing Arts Foundation, Inc., and the Moody Foundation granting naming rights for Dallas City Performance Hall site to The Moody Foundation and for the design and installation of new signage for the Dallas City Performance Hall; and (2) specific findings that: (i) the Moody Foundation's charitable grant to the Dallas Center for the Performing Arts in the amount of $22 million is a benefit to the City and accomplishes the public purpose of promotion and improvement of the arts; and (ii) the structure of the Moody Foundation's endowment to the Center, and the Governance, Grants and Investment Policy will sufficiently protect and ensure that the public purpose is met in return for the granting of naming rights to the Moody Foundation during the useful life of the performance hall - Financing: No cost consideration to the City
24			14	C	OCA	$17,290.00	NA	NA	Authorize (1) the restoration of banners at the Majestic Theatre for the exterior enhancement project in an amount not to exceed $17,290, of which up to $8,000 may be reimbursed to the City in the form of a grant from Dallas CBD Enterprises, Inc. (DCBDE); (2) the acceptance of a grant in an amount not to exceed $8,000 from DCBDE for reimbursement of costs associated with the exterior enhancement project at the Majestic Theatre under the Downtown Dallas Inc.'s 2017 Matching Grant Program for the Downtown Improvement District (DID) for the period May 24, 2017 through November 15, 2017; (3) a local match in the amount of $9,290; (4) the receipt and deposit of grant funds in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; (5) the establishment of appropriations in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; and (6) execution of the grant agreement - Total not to exceed $17,290 - Financing: Current Funds (subject to appropriations) ($8,000 to be partially reimbursed by the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund)
25			All	C	OCA, PBD	$539,900.00	8.43%	8.43%	Authorize a one-year consultant contract for the development of a 10-year cultural plan and updated cultural policy - Lord Cultural Resources Planning and Management, Inc., most advantageous proposer of three - Not to exceed $539,900 - Financing: Current Funds (subject to appropriations)

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
26			N/A	C	OFS	NC	NA	NA	Authorize (1) preliminary adoption of the FY 2017-18 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $26,536,718 for the following programs and estimated amounts: (a) Community Development Block Grant in the amount of $13,258,321; (b) HOME Investment Partnerships Program in the amount of $4,135,931; (c) Emergency Solutions Grant in the amount of $1,211,466; (d) Housing Opportunities for Persons with AIDS in the amount of $5,766,000; and (e) estimated Program Income in the amount of $2,165,000; and (2) a public hearing to be held on June 14, 2017 to receive comments on the proposed use of funds - Financing: No cost consideration to the City
27			N/A	C	OFS	NC	NA	NA	An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos), and authorizing rates to be charged by Atmos pursuant to its January 13, 2017 Dallas Annual Rate Review filing - Financing: No cost consideration to the City
28			N/A	C	POL	NC	NA	NA	Authorize (1) an application for the Commercial Auto Theft Interdiction Squad/25 Grant from the Texas Automobile Burglary and Theft Prevention Authority in an amount not to exceed $662,605, to provide a specialized proactive automobile theft program, for the period September 1, 2017 through August 31, 2018 (a local match in the amount of $143,389 and an in-kind contribution in the amount of $552,946 will be provided if grant is awarded); and (2) an application for the continuation or modification of the grant for subsequent years - Financing: This action has no cost consideration to the City
29			4	C	DEV, EBS	$77,100.00	NA	NA	Authorize moving expense and replacement housing payments for Caroline Arriaga in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1027 Pontiac Avenue for City service and maintenance facilities - Not to exceed $77,100 - Financing: General Obligation Commercial Paper Funds
30			7	C	DEV	NC	NA	NA	An ordinance granting (1) a TH-2(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area; and (2) a resolution terminating existing deed restrictions on property zoned an LI Light Industrial District, on the east line of North Prairie Creek Road, north of Cedar Run Drive - Z167-114 - Financing: No cost consideration to the City
31			6	C	DEV	NC	NA	NA	An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east side of South Bagley Street, south of West Jefferson Boulevard - Z167-175 - Financing: No cost consideration to the City
32			2	C	DEV	REV $100	NA	NA	An ordinance granting a private license to South Tollway 3920, L.P. for the use of approximately 226 square feet of land to install, maintain and utilize a monument sign on a portion of Maple Avenue right-of-way located near its intersection with Oak Lawn Avenue - Revenue: $100 one-time fee, plus the $20 ordinance publication fee
33			6	C	DEV	REV $294,707	NA	NA	An ordinance abandoning a portion of Seale Street to Seale-Willomet Land, LP, the abutting owner, containing approximately 35,722 square feet of land, located near the intersection of Seale Street and Willomet Avenue, and authorizing the quitclaim - Revenue: $294,707, plus the $20 ordinance publication fee
34			14	C	DEV	REV $5,400	NA	NA	An ordinance amending Ordinance No. 30289, previously approved on December 14, 2016, which abandoned a portion of an alley, located near the intersection of Hester and Cole Avenues to Travis Cole Apartments 2012, LP, to extend the final replat from 180 days to 18 months - Revenue: $5,400, plus the $20 ordinance publication fee
35			3, 8, Outside	C	WTR	NC	NA	NA	Authorize an Interlocal Agreement with the City of Balch Springs to allow the City of Dallas to construct, own, and operate a 120-inch diameter water transmission main within the corporate limits of Balch Springs - Financing: No cost consideration to the City
36			6, Outside	C	WTR	NC	NA	NA	Authorize a Utility Joint Use Acknowledgement Agreement with the State of Texas, acting through the Texas Department of Transportation, for existing water and wastewater mains along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike) - Financing: No cost consideration to the City
37			Outside	C	WTR	$70,000.00	NA	NA	Ratify an emergency purchase of one liquid oxygen evaporator for the East Side Water Treatment Plant with Cryoquip, LLC - Not to exceed $70,000 - Financing: Water Utilities Capital Construction Funds
38			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
39			N/A	I	SEC	NC	NA	NA	A resolution designating absence by Councilmember B. Adam McGough as being for "Official City Business" - Financing: No cost consideration to the City

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
40			All	I	POL	NC	NA	NA	An ordinance amending the Dallas City Code, Chapter 12B, "Convenience Stores," providing new and updated definitions to include tobacco products and paraphernalia as convenience goods, notice to be given via electronic mail; deleting the form of business requirement on the application; deleting the provision that requires the posting of the trespass affidavit; providing a penalty not to exceed $500; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
41			7	I	ECO	GT	NA	NA	Authorize a Chapter 380 Special Economic Development Grant Agreement with In The City For Good, Inc. in an amount not to exceed $200,000, to partially underwrite the cost of training and development of community residents for early childhood teacher certifications and other positions at the South Park YMCA Early Childhood Development Center located at 3901 Latimer Street, Dallas, Texas 75215 - Not to exceed $200,000 - Financing: South Dallas/Fair Park Trust Funds
42			7	I	ECO	GT	NA	NA	Authorize a Chapter 380 Special Economic Development Grant Agreement with The Dallas Foundation through the South Dallas/Fair Park Trust Fund in an amount not to exceed $100,000 to partially underwrite the cost of The Market at Bonton Farms project located at 6905 Bexar Street, Dallas, Texas 75215 - Not to exceed $100,000 - Financing: South Dallas/Fair Park Trust Funds
43			7	I	ECO	GT	NA	NA	Authorize (1) a Chapter 380 Economic Development Grant Agreement with South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231; and (2) a loan from the South Dallas/Fair Park Trust Fund to South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231, for the purpose of making major repairs and improvements to the Grand Plaza Shopping Center located at 3101 Al Lipscomb Way, Dallas, Texas 75215 - Total not to exceed $262,462 - Financing: South Dallas/Fair Park Trust Funds ($131,231) and Public/Private Partnership Funds ($131,231)
44			2, 6, 14	I	ECO	NC	NA	NA	Authorize an ordinance to: (1) amend Tax Increment Financing Reinvestment Zone Number Seven's (Sports Arena TIF District) Project and Reinvestment Zone Financing Plans and Grant Program to include workforce training programs as an eligible TIF Grant project; and (2) make corresponding modifications to the Sports Arena TIF District's Project and Reinvestment Zone Financing Plans and Grant Program, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City
45			2, 6, 14	I	ECO	$50,000.00	NA	NA	Authorize a TIF Grant to Dallas Independent School District in an amount not to exceed $50,000 to fund the Workforce Ready Program at L.G. Pinkston High School from increment accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) West Dallas Sub-district - Not to exceed $50,000 - Financing: Sports Arena TIF District Funds (subject to future appropriations from future tax increments)
46			7	I	HOU	GT	NA	NA	Authorize an amendment to Resolution No. 17-0417, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 3811 Hamilton Avenue from Miko Trucking Inc. to Torres Construction - Not to exceed $103,000 - Financing: 2015-16 Community Development Block Grant Funds
47			7	I	HOU	GT	NA	NA	Authorize an amendment to Resolution No. 17-0419, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Miko Trucking Inc. to Weldon Harris DBA Weldon's Interprises - Not to exceed $103,000 - Financing: 2015-16 Community Development Block Grant Funds
48			1	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and (1) an ordinance repealing a portion of Specific Use Permit No. 98 for a quarry; (2) an ordinance granting a CR Community Retail District on the southeastern quadrant of the area of request; and (3) an ordinance granting a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District on the east side of North Westmoreland Drive, south of Interstate Highway 30
49			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue
50			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a P(A) Parking District on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
51			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
52			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road
53			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school or an open-enrollment charter school on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court
54			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of CF Hawn Freeway, southeast of South Belt Line Road
55			11	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 750 for certain mixed uses on property generally located on the northwest corner of North Central Expressway and Walnut Hill Lane
56			All	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding amendments to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations and an ordinance granting the amendments
57			14	PH	STS, WTR	$672,663.99	100.00%	100.00%	A benefit assessment hearing to receive comments on alley paving, water and wastewater main improvements, for Alley Group 12-1126; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of seven - Not to exceed $672,664 - Financing: 2012 Bond Funds ($221,696), General Obligation Commercial Paper Funds ($168,639), and Water Utilities Capital Construction Funds ($282,329)
58			1	PH	STS, WTR	$1,068,126.95	100.00%	44.74%	A benefit assessment hearing to receive comments on street paving and water main improvements for North Adams Avenue from Tenth Street to Davis Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of eight - Not to exceed $1,068,127 - Financing: General Obligation Commercial Paper Funds ($802,987) and Water Utilities Capital Construction Funds ($265,140)
59			7	PH	HOU	REV $1,000	NA	NA	A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to South Dallas Fair Park Innercity Community Development Corporation, under the House Bill 110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any - Revenue: $1,000
60			14	PH	MCC	NC	NA	NA	A public hearing to receive comments on and consideration of authorizing a public hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and a CA-1(A) Central Area District in an area generally bounded by Woodall Rodgers Freeway, North Central Expressway, San Jacinto Street, and St. Paul Street with consideration given to appropriate amendments to Planned Development District No. 145 and Planned Development District No. 708 and the expansion of Planned Development District No. 708 to include the property zoned CA-1(A) Central Area District, to include but not limited to use, development standards, and other appropriate regulations, enhancing pedestrian amenities, and providing for public art - Financing: No cost consideration to the City (via Councilmembers Kingston, Medrano, Gates, Deputy Mayor Pro Tem Wilson, and Mayor Pro Tem Alonzo)

AGENDA DATE May 24, 2017

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
61			2	PH	OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Westdale Properties America I Ltd and 2713 Canton Ltd located near the intersection of Commerce and Henry Streets and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Westdale Properties America I Ltd and 2713 Canton Ltd by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
62			N/A	PH	OFS	NC	NA	NA	A public hearing to receive comments on the FY 2017-18 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
63			All	PH	TWM	NC	NA	NA	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 Collin County flood insurance study and accompanying flood insurance rate maps, as revised, which become effective on June 7, 2017, as a requirement of the Federal Emergency Management Agency - Financing: No cost consideration to the City

TOTAL $39,743,269.08

AGENDA ITEM # 2

KEY FOCUS AREA:	Culture, Arts and Recreation and Educational Enhancements
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Office of Public Information
CMO:	Elizabeth Reich, 670-7804 Kim Tolbert, 670-3302
MAPSCO:	N/A

SUBJECT

Authorize **(1)** a three-year service contract, with two one-year renewal options, for legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,328,612, sole source; and **(2)** a three-year service contract, with two one-year renewal options, for non-legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,898,751, exempt from bidding per Texas Local Government Code Sec. 252.022 – Total not to exceed $3,227,363 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will allow the City to purchase printed and online advertising space on an as needed basis to comply with local, state, or federal advertising requirements for official legal notices. These advertisements include legal notices such as invitations to bid on City contracts, zoning changes, auctions, notices of public meetings, hearings, and employment notices. The Dallas Morning News, Inc. (TDMN) has the largest paid daily circulation in Dallas County; numerous statutes require a government entity to publish legal notices in the local newspaper of general circulation.

In addition, the City will be able to purchase advertising space, for notices not subject to legal statute, to notify residents of initiatives, such as water conservation and similar programs, library events, sanitation pick-up schedules, and budget information. The City also contracts with several other local publications to reach targeted demographics.

BACKGROUND (continued)

The Public Information Office provides departments with professional guidance to identify advertising goals and develop an advertising plan customized to their outreach, education or promotional objectives. The target demographics are reached by utilizing a combination of TDMN and additional local newspapers and publications.

The publishing of non-legal notices is exempt from bidding per Texas Local Government Code Sec. 252.022.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW COUNCIL, BOARDS, COMMISSIONS

On September 11, 2013, City Council authorized a three-year service contract for the publishing of official notices and City advertising by Resolution No. 13-1548.

On May 27, 2015, City Council authorized Supplemental Agreement No.1 to increase the service contract for the publishing of official notices and City advertising by Resolution No. 15-0936.

The Budget, Finance, and Audit Committee was briefed by memorandum regarding this matter on May 8, 2017.

FISCAL INFORMATION

Current Funds - $3,227,363 (subject to annual appropriations)

M/WBE INFORMATION

There were no M/WBE vendors contacted for this item because the recommended awardee is the sole source provider and non-legal notices are exempt from bidding.

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

The Dallas Morning News, Inc.

White Male	374	White Female	251
Black Male	85	Black Female	87
Hispanic Male	89	Hispanic Female	78
Other Male	90	Other Female	40

RESPONDENT INFORMATION

Respondent	Address	Amount
The Dallas Morning News, Inc.	508 Young St. Dallas,TX 75202	$3,227,363

Note: Business Development and Procurement Services conducted a sole source review for legal advertising and found no exceptions.

The publishing of non-legal notices is exempt from bidding per Texas Local Government Code Sec. 252.022.

OWNER

The Dallas Morning News, Inc.

James M. Moroney III, Publisher, President
Grant Moise, Senior Vice President
Christine Larkin, Secretary
Katy Murray, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a three-year service contract, with two one-year renewal options, for legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,328,612, sole source; and **(2)** a three-year service contract, with two one-year renewal options, for non-legal advertising with a locally published newspaper of mass distribution with major circulation - The Dallas Morning News, Inc. in the amount of $1,898,751, exempt from bidding per Texas Local Government Code Sec. 252.022 – Total not to exceed $3,227,363 - Financing: Current Funds (subject to annual appropriations)

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$3,227,363.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$3,227,363.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

May 24, 2017

WHEREAS, on September 11, 2013, City Council authorized a three-year service contract, for the publishing of official notices and City advertising by Resolution No. 13-1548; and

WHEREAS, on May 27, 2015, City Council authorized Supplemental Agreement No.1 to increase the service contract for the publishing of official notices and City advertising by Resolution No. 15-0936.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service contract with The Dallas Morning News, Inc. (028774), approved as to form by the City Attorney, for legal advertising with a locally published newspaper of mass distribution with major circulation for a term of three years, with two one-year renewal options, in an amount not to exceed $1,328,612. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to The Dallas Morning News, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by The Dallas Morning News, Inc. under the contract.

SECTION 2. That the City Manager is hereby authorized to sign a service contract with The Dallas Morning News, Inc. (028774) , approved as to form by the City Attorney, for non-legal advertising with a locally published newspaper of mass distribution with major circulation for a term of three years, with two one-year renewal options, in an amount not to exceed $1,898,751. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to The Dallas Morning News, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by The Dallas Morning News, Inc. under the contract.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $3,227,363 (subject to annual appropriations) to The Dallas Morning News from Service Contract No. POM-2017-00001758 and POM-2017-00001875.

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

AGENDA ITEM # 3

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services
Center for Performance Excellence

CMO: M. Elizabeth Reich, 670-7804
Jody Puckett, 670-3390

MAPSCO: N/A

SUBJECT

Authorize a five-year service contract, with two one-year renewal options, for a web-based environmental, quality, and safety management information software system - BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions, most advantageous proposer of six - Not to exceed $437,350 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This contract will provide a web-based environmental, quality, and safety management information software system that will be utilized by City departments that are certified under the International Organization for Standardization (ISO) and Occupational Health and Safety Assessment Series (OHSAS) standard (ISO 9001, 14001, and OHSAS 18001) to perform the following:

- Record and track audit non-conformances (internal/external)
- Schedule departmental audits (internal/external)
- Store departmental documents and records
- Record departmental environmental and safety assessments
- Monitor environmental aspects, objectives and targets
- Record legal and other requirements
- Input operational controls
- Document management reviews
- Monitor and measure calibration of equipment

BACKGROUND (continued)

An eight member committee from the following departments reviewed and evaluated the proposals:

- Office of Risk Management (1)
- Office of Environmental Quality (1)
- Office of Management Services (1)
- Aviation (1)
- Equipment and Building Services (1)
- Communication and Information Services (1)
- Business Development & Procurement Services (2)*

*Business Development & Procurement Services evaluated the cost consideration and 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%
- Technical match 20%
- Business Inclusion and Development Plan 15%
- Capability and expertise 15%
- Functional match 15%
- Training 5%

As part of the solicitation process and in an effort to increase competition, Business Development & Procurement Services (BDPS) used its procurement system to send out 2,294 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, BDPS' ResourceLINK Team (RLT) sent notifications to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Budget, Finance, and Audit Committee was briefed by memorandum regarding this matter on May 8, 2017.

FISCAL INFORMATION

Current Funds - $437,350 (subject to annual appropriations)

M/WBE INFORMATION

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

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion & Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions

White Male	70	White Female	57
Black Male	2	Black Female	0
Hispanic Male	6	Hispanic Female	4
Other Male	23	Other Female	18

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BUZ1610. We opened them on March 25, 2016. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions	4 North Second St. Suite 1270 San Jose, CA 95113	82.50%	$437,350

PROPOSAL INFORMATION (continued)

Proposers	Address	Score	Amount
Enablon North America Corp.	233 S. Wacker Dr. Suite 5420 Chicago, IL 60606	59.10%	$1,041,610
Medgate, Inc.	95 St. Clair Ave. West Suite 1700 Toronto, ON M4V 1N6	58.60%	$ 505,949
MetricStream, Inc.	2600 E. Bayshore Rd. Palo Alto, CA 94303	51.26%	$1,322,000
AECOM Technical Services, Inc.	1950 N. Stemmons Fwy. Suite 6000 Dallas, TX 75207	Non-Responsive**	
Intelex Technologies Inc.	70 University Ave. Suite 800 Toronto, ON M5J 2M4	Non-Responsive**	

Note: The recommended vendor is the most advantageous based on an evaluation of both the initial five-year term and a term that includes the renewal options.

**The City conducted extensive negotiations with AECOM Technical Services, Inc. and Intelex Technologies Inc., which were the first and second ranked vendors, but terms could not be reached.

OWNER

BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions

Glenn Fishler, President
Danielle Reilly, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a five-year service contract, with two one-year renewal options, for a web-based environmental, quality, and safety management information software system - BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions, most advantageous proposer of six - Not to exceed $437,350 - Financing: Current Funds (subject to annual appropriations)

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$437,350.00	100.00%
TOTAL CONTRACT	$437,350.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

May 24, 2017

WHEREAS, on July 16, 2013, Administrative Action No. 13-5916 authorized the purchase of additional software licenses and the annual support and maintenance fee for the Aviation Department, in an amount not to exceed $3,420.00; and

WHEREAS, on April 2, 2014, Administrative Action No. 14-6554 authorized a two-year service contract for additional software licenses and the annual maintenance and support, in an amount not to exceed $49,500.00; and

WHEREAS, on November 12, 2015, Administrative Action No. 15-7434 authorized an eight-month service contract for additional software licenses and the annual maintenance and support from November 16, 2015 to July 14, 2016, in an amount not to exceed $14,958.09, from $49,500.00 to $64,458.09; and

WHEREAS, on July 11, 2016, Administrative Action No. 16-6277 authorized a one-year service contract for software licenses renewal and the annual maintenance and support from July 15, 2016 to July 14, 2017, in an amount not to exceed $23,558.99, from $64,458.09 to $88,017.08.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service contract with BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions (VS90734), approved as to form by the City Attorney, for a web-based environmental, quality, and safety management information software system for a term of five years, with two one-year renewal options, in an amount not to exceed $437,350.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions shall be based only on the amount of the services directed to be performed by the City and properly performed by BSI Service & Solutions (West), Inc. dba BSI EHS Services and Solutions under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $437,350.00 (subject to annual appropriations) to BSI Service & Solutions (West) Inc. dba BSI EHS Services and Solutions from Service Contract No. POM-2017-00001813.

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

AGENDA ITEM # 4

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Fire

CMO: Elizabeth Reich, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a three-year collection contract, with two one-year renewal options, for the billing, collection, and reporting of emergency ambulance fees with Digitech Computer, Inc. through an Interlocal Purchasing Agreement with the City of Pearland, Texas - Estimated Net Annual Revenue: $23,900,000

BACKGROUND

This collection contract will allow for continued billing, collection, and reporting of emergency ambulance fees.

Dallas Fire-Rescue (DFR) has over 202,000 emergency medical runs and approximately 77,000 transports annually. These calls are serviced by 40 full-time and 3 peak-demand ambulances. Digitech Computer, Inc. (Digitech) receives the electronic Patient Care Report (ePCR) secured file from ePCR system at the end of the day. Billing, collection, and reporting include, but are not limited to:

- Processing of all the patients' records for billing according to the set regulations and requirements by payers, as applicable;
- Invoicing of appropriate payers for patients' claim;
- Providing collection services resulting in the remittance of the payment into the City's designated bank accounts; and
- Providing reports on a monthly basis or on an as needed basis.

BACKGROUND (continued)

Digitech has been providing billing, collection, and reporting of emergency ambulance fees for the City of Dallas since February 2012. For the first quarter of this fiscal year, Digitech collected gross revenues of approximately $5,700,000. Digitech also provides billing, collection, and reporting of emergency ambulance fees for other municipalities in Texas such as:

- City of Plano
- City of Houston
- City of Richardson
- City of McKinney

Additionally, Digitech has worked with Public Consulting Group, a Boston-based national firm that has led the way in developing effective Medicaid Cost Recovery programs around the country, to compile and file the necessary reports for the Texas Ambulance Supplemental Payment Program (TASPP). Through the TASPP, the City of Dallas has recovered over $30,000,000 in additional funds through Fiscal Year 2015. The vendor requires all of their professional coders to be Centers for Medicare and Medicaid Services (CMS) coding certified. Ambulance billing is Digitech's only focus, and they will continue to provide the City of Dallas with service of the highest quality and exceptional compliance while maximizing revenue.

This Interlocal Purchasing 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 which 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 25, 2012, City Council authorized (1) acceptance of an agreement for resignation and mutual release with Intermedix from the existing Emergency Medical Service (EMS) billing and collection contract; and (2) a two-year collection contract, with three one-year extension options, for the billing, collection and reporting of emergency ambulance fees with the option to include hardware maintenance with Digitech Computer, Inc. through an Interlocal Purchasing Agreement with the City of Plano, Texas by Resolution No. 12-0277.

The Public Safety Committee will be briefed by memorandum regarding this matter on May 22, 2017.

FISCAL INFORMATION

Estimated Net Annual Revenue - $23,900,000

ETHNIC COMPOSITION

Digitech Computer, Inc.

White Male	35	White Female	47
Black Male	5	Black Female	7
Hispanic Male	4	Hispanic Female	10
Other Male	2	Other Female	1

OWNER

Digitech Computer, Inc.

Mark Schiowitz, President
Walter C. Pickett, Vice President
Joyce Kerulo, Secretary

May 24, 2017

WHEREAS, on January 25, 2012, City Council authorized (1) acceptance of an agreement for resignation and mutual release with Intermedix from the existing Emergency Medical Service (EMS) billing and collection contract; and (2) a two-year collection contract, with three one-year extension options, for the billing, collection and reporting of emergency ambulance fees with the option to include hardware maintenance with Digitech Computer, Inc. through an Interlocal Purchasing Agreement with the City of Plano, Texas by Resolution No. 12-0277; and

WHEREAS, on April 25, 2014, Administrative Action No. 14-5800 authorized the first renewal option extending the collection contract from May 25, 2014 to May 24, 2015; and

WHEREAS, on May 13, 2015, Administrative Action No. 15-5948 authorized the second renewal option extending the collection contract from May 25, 2015 to May 24, 2016; and

WHEREAS, on May 17, 2016, Administrative Action No. 16-5971 authorized the third and final renewal option extending the collection contract from May 25, 2016 to May 24, 2017.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a three-year collection contract, with two one-year renewal options, with Digitech Computer, Inc. (518880) through an Interlocal Purchasing Agreement with the City of Pearland, Texas, approved as to form by the City Attorney, for billing, collection, and reporting of emergency ambulance fees for a commission of 4.95 percent of collected gross revenues with an estimated net annual revenue to the City, in the amount of $23,900,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to deposit revenue generated from emergency ambulance fees billing in Fund 0001, Department DFD, Unit ER90, Revenue Code 7413.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds to Digitech Computer, Inc., not to exceed 4.95 percent of collected gross revenues for emergency ambulance fees and duly adjusted for additional services if necessary, from Fund 0001, Department DFD, Unit ER90, Object 3072.

SECTION 4. That this contract is designated as No. POM-2017-00001806.

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

AGENDA ITEM # 5

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Equipment & Building Services
Fire
Sanitation Services
Water Utilities
Police
Trinity Watershed Management
Office of Emergency Management

CMO: Elizabeth Reich, 670-7804
Jody Puckett, 670-3390
Majed Al-Ghafry, 670-3302
Eric Campbell, 670-3255
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize the purchase of **(1)** 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists in the amount of $5,779,817, Daco Fire Equipment in the amount of $1,663,124, Hudson Bus Sales, LLC in the amount of $1,534,608, Rush Truck Centers of Texas, LP in the amount of $319,062, Silsbee Ford, Inc. in the amount of $316,938, Cues, Inc. in the amount of $169,500, Johnston North America, Inc. in the amount of $140,600, and Houston Freightliner, Inc. in the amount of $51,717, through the Houston Galveston Area Council of Governments; **(2)** 8 pieces of fleet and equipment with Bond Equipment in the amount of $1,000,560, Austin Truck & Equipment, Ltd. dba Freightliner of Austin in the amount of $148,532, RDO Equipment in the amount of $111,750, Chastang Ford in the amount of $83,879, and Briggs Equipment in the amount of $59,874, through the Texas Association of School Boards; and **(3)** 32 pieces of fleet and equipment with Sam Pack's Five Star Ford in the amount of $1,280,051, through Texas SmartBuy - Total amount not to exceed $12,660,012 - Financing: Current Funds ($1,214,337), Municipal Lease Agreement Funds ($6,869,271), Aviation Current Funds ($1,734,330), Water Utilities Current Funds ($1,091,879), Sanitation Current Funds ($1,000,560), Urban Area Security Initiative Grant Funds ($689,634), and Auto Theft Auction Revenue Funds ($60,001)

BACKGROUND

This item will allow for the purchase of 68 fleet vehicles and equipment for various City departments to include:

- Airfield rescue and firefighting apparatus (ARFF) - 2 (AVI)
- Heavy duty trucks - 19 (DPD - 11, DFR - 7, AVI - 1)
- Forestry truck - 1 (PKR)
- Compact sport utility vehicles - 7 (AVI - 1, DFR - 6)
- Sewer cleaner trucks - 2 (DWU)
- Sewer inspection van - 1 (DWU)
- Forklift - 1 (DWU)
- Backhoe - 1 (DWU)
- Roll-off container truck - 1 (DWU)
- Compact vacuum sweeper - 1 (DWU)
- Sport utility vehicles - 4 (DFR)
- Vans - 2 (DWU)
- Pickups - 3 (DWU - 2, DPD - 1)
- Refuse trucks - 4 (SAN)
- Ambulances - 8 (DFR)
- Aerial trucks - 3 (DFR)
- Pumper trucks - 5 (DFR)
- Sedans - 3 (DPD - 2, TWM - 1)

The City conducts an evaluation on vehicles and equipment using established criteria before replacement occurs. This evaluation includes life-to-date maintenance cost, recommended replacement mileage, and recommended replacement life. This purchase includes the replacement of thirteen vehicles and fifty-five new units.

The Texas Association of School Boards (BuyBoard), Texas SmartBuy, and the Houston Galveston Area Council of Governments (HGAC) conform to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, BuyBoard, Texas SmartBuy, and HGAC receive bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 12, 2012, City Council authorized a one-year master agreement for the purchase of squad cars for Police by Resolution No. 12-2229.

On June 12, 2013, City Council authorized a one-year master agreement for the purchase of two hundred seventy-two pieces of fleet and equipment; a one-year master agreement for the purchase of eight pieces of fleet equipment; and a one-year master agreement for the purchase of four pieces of fleet equipment by Resolution No. 13-0936.

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

On December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment; thirty-eight fleet vehicles and equipment; and eighty-eight fleet vehicles and equipment by Resolution No. 13-2055.

On October 22, 2014, City Council authorized the purchase of 137 squad cars for Police by Resolution No. 14-1781.

On March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment; twenty fleet vehicles and equipment; and one-hundred nine fleet vehicles and equipment by Resolution No. 15-0478.

On June 17, 2015, City Council authorized the purchase of 105 squad cars for Police by Resolution No. 15-1231.

On December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment; one hundred eighty-one fleet vehicles; eighty-three Police fleet and equipment; and twenty-one fleet vehicles by Resolution No. 15-2199.

On May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment; four pieces of fleet vehicles; two pieces of fleet equipment; and two fleet vehicles by Resolution No. 16-0717.

On June 22, 2016, City Council authorized the purchase of twenty three pieces of fleet vehicles and equipment; one pumper truck; and one excavator with mower attachment by Resolution No. 16-1053.

On September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue by Resolution No. 16-1551.

On January 25, 2017, City Council authorized a one-year master agreement for the purchase of 85 pieces of fleet equipment; 157 fleet vehicles and equipment; 107 fleet vehicles; and 2 pieces of fleet equipment by Resolution No. 17-0181.

The Budget, Finance, and Audit Committee was briefed by memorandum regarding this matter on May 8, 2017.

FISCAL INFORMATION

Current Funds - $1,214,337.41
Municipal Lease Agreement Funds - $6,869,271.00
Aviation Current Funds - $1,734,329.97
Water Utilities Current Funds - $1,091,878.53
Sanitation Current Funds - $1,000,560.00
Urban Area Security Initiative Grant Funds - $689,634.00
Auto Theft Auction Revenue Funds - $60,001.00

ETHNIC COMPOSITION

Metro Fire Apparatus Specialists

White Male	46	White Female	3
Black Male	3	Black Female	0
Hispanic Male	23	Hispanic Female	2
Other Male	2	Other Female	0

Daco Fire Equipment

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

Hudson Bus Sales, LLC

White Male	14	White Female	1
Black Male	2	Black Female	0
Hispanic Male	0	Hispanic Female	4
Other Male	0	Other Female	0

Rush Truck Centers of Texas, LP

White Male	31	White Female	4
Black Male	1	Black Female	0
Hispanic Male	18	Hispanic Female	1
Other Male	0	Other Female	0

Silsbee Ford, Inc.

White Male	53	White Female	24
Black Male	2	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (continued)

Cues, Inc.

White Male	144	White Female	26
Black Male	20	Black Female	3
Hispanic Male	78	Hispanic Female	12
Other Male	11	Other Female	0

Johnston North America, Inc.

White Male	19	White Female	1
Black Male	0	Black Female	1
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

Houston Freightliner, Inc.

White Male	97	White Female	10
Black Male	29	Black Female	2
Hispanic Male	47	Hispanic Female	3
Other Male	1	Other Female	1

Bond Equipment

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

Austin Truck & Equipment, Ltd. dba Freightliner of Austin

White Male	39	White Female	5
Black Male	2	Black Female	0
Hispanic Male	10	Hispanic Female	2
Other Male	0	Other Female	0

RDO Equipment

White Male	32	White Female	4
Black Male	4	Black Female	0
Hispanic Male	10	Hispanic Female	1
Other Male	0	Other Female	0

ETHNIC COMPOSITION (continued)

Chastang Ford

White Male	30	White Female	7
Black Male	7	Black Female	0
Hispanic Male	21	Hispanic Female	5
Other Male	0	Other Female	0

Briggs Equipment

White Male	611	White Female	103
Black Male	63	Black Female	21
Hispanic Male	154	Hispanic Female	26
Other Male	7	Other Female	4

Sam Pack's Five Star Ford

White Male	104	White Female	20
Black Male	18	Black Female	1
Hispanic Male	96	Hispanic Female	12
Other Male	0	Other Female	3

OWNERS

Metro Fire Apparatus Specialists

Craig N. Russell, President

Daco Fire Equipment

Steve Davis, President
Wesley Dobmeier, Vice President
Garrett Dobmeier, Secretary

Hudson Bus Sales, LLC

Brad Hudson, President

Rush Truck Centers of Texas, LP

W.M. "Rusty" Rush, President
Derrek R. Weaver, Vice President

OWNERS (continued)

Silsbee Ford, Inc.

J. Drew Donalson, President

Cues, Inc.

Alexander Milley, President
David Doolittle, Vice President

Johnston North America, Inc.

Todd Parsons, President
Nigel Brunning, Vice President

Houston Freightliner, Inc.

Bob Garwood, President
Rick Stewart, Vice President
John Ellsworth, Treasurer

Bond Equipment

James Andrew Bond, President
Richard Allen Bond, Vice President
Elizabeth Ann Bond, Secretary

Austin Truck & Equipment, Ltd. dba Freightliner of Austin

Jay Hendrix, President
Carlton Hemple, Vice President

RDO Equipment

Ron Offutt, President
Christi Offutt, Vice President
Al Knoll, Secretary
Tom Espel, Treasurer

Chastang Ford

Joseph Chastang, President
Patrick Chastang, Vice President
Steve Bobo, Secretary
Mandy Chastang, Treasurer

OWNERS (continued)

Briggs Equipment

Chris Meincke, President
Courtney Harvey, Vice President
Cheryl Gosch, Secretary
Pam Doeppe, Treasurer

Sam Pack's Five Star Ford

Sam Pack, President

WHEREAS, on September 12, 2012, City Council authorized a one-year master agreement for the purchase of squad cars for Police by Resolution No. 12-2229; and

WHEREAS, on June 12, 2013, City Council authorized a one-year master agreement for the purchase of two hundred seventy-two pieces of fleet and equipment; a one-year master agreement for the purchase of eight pieces of fleet equipment; and a one-year master agreement for the purchase of four pieces of fleet equipment by Resolution No. 13-0936; and

WHEREAS, on December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment; thirty-eight fleet vehicles and equipment; and eighty-eight fleet vehicles and equipment by Resolution No. 13-2055; and

WHEREAS, on October 22, 2014, City Council authorized the purchase of 137 squad cars for Police by Resolution No. 14-1781; and

WHEREAS, on March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty seven fleet vehicles and equipment; twenty fleet vehicles and equipment; and one-hundred nine fleet vehicles and equipment by Resolution No. 15-0478; and

WHEREAS, on June 17, 2015, City Council authorized the purchase of 105 squad cars for Police by Resolution No. 15-1231; and

WHEREAS, on December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment; one hundred eighty-one fleet vehicles; eighty-three Police fleet and equipment; and twenty-one fleet vehicles by Resolution No. 15-2199; and

WHEREAS, on May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment; four pieces of fleet vehicles; two pieces of fleet equipment; and two fleet vehicles by Resolution No. 16-0717; and

WHEREAS, on June 22, 2016, City Council authorized the purchase of twenty three pieces of fleet vehicles and equipment; one pumper truck; and one excavator with mower attachment by Resolution No. 16-1053; and

WHEREAS, on September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue by Resolution No. 16-1551; and

WHEREAS, on January 25, 2017, City Council authorized a one-year master agreement for the purchase of 85 pieces of fleet equipment; 157 fleet vehicles and equipment; 107 fleet vehicles; and 2 pieces of fleet equipment by Resolution No. 17-0181.

Now, Therefore,

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

SECTION 1. That the purchase of **(1)** 28 pieces of fleet vehicles and equipment is authorized with Metro Fire Apparatus Specialists (339015) in the amount of $5,779,817.00, Daco Fire Equipment (VS0000077031) in the amount of $1,663,124.00, Hudson Bus Sales, LLC (VS89396) in the amount of $1,534,608.00, Rush Truck Centers of Texas, LP (371932) in the amount of $319,062.00, Silsbee Ford, Inc. (VS86543) in the amount of $316,938.00, Cues, Inc. (007317) in the amount of $169,500.00, Johnston North America, Inc. (VC16304) in the amount of $140,600.00, and Houston Freightliner, Inc. (518741) in the amount of $51,717.00, through the Houston Galveston Area Council of Governments; **(2)** 8 pieces of fleet and equipment is authorized with Bond Equipment (VS0000047605) in the amount of $1,000,560.00, Austin Truck & Equipment, Ltd. dba Freightliner of Austin (VC14977) in the amount of $148,532.00, RDO Equipment (500465) in the amount of $111,750.00, Chastang Ford (VS0000011688) in the amount of $83,879.00, and Briggs Equipment (VS0000049903) in the amount of $59,873.53, through the Texas Association of School Boards; and **(3)** 32 pieces of fleet and equipment is authorized with Sam Pack's Five Star Ford (113696) in the amount of $1,280,051.38, through Texas SmartBuy, in a total amount not to exceed $12,660,011.91.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for 68 fleet vehicles and equipment. If a formal contract is required for this purchase instead of a purchase order, the City Manager is hereby authorized to execute the contract, approved as to form by the City Attorney.

SECTION 3. That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (10 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between Banc of America Public Capital Corp and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable.

SECTION 3. (continued)

Each Authorized Officer of the City is also authorized to execute, acknowledge and deliver any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations and is designated as POM-2017-00001696, POM-2017-00001697, POM-2017-00001834, POM-2017-00001741 and POM-2017-00001842 for the following encumbrance numbers in an amount not to exceed $12,660,011.91:

Fund	Department	Unit	Object	Amount	FY	Encumbrance
0130	AVI	7720	4742	$1,663,124.00	FY17	POAVI00000132182
0100	DWU	7410	4720	$ 319,062.00	FY17	PODWU00000131967
0100	DWU	7410	4720	$ 169,500.00	FY17	PODWU00000131968
0100	DWU	7330	4890	$ 140,600.00	FY17	PODWU00000131969
0100	DWU	7410	4720	$ 51,717.00	FY17	PODWU00000131970
0100	DWU	7360	4720	$ 74,266.00	FY17	PODWU00000132605
0100	DWU	7361	4720	$ 74,266.00	FY17	PODWU00000132605
0100	DWU	7420	4740	$ 111,750.00	FY17	PODWU00000131973
0100	DWU	7240	4890	$ 59,873.53	FY17	PODWU00000131974
0130	AVI	7720	4742	$ 71,205.97	FY17	POAVI00000132020
0001	DFD	ER90	4740	$ 125,000.00	FY17	PODFD00000132382
0001	DFD	MA00	4740	$ 191,938.00	FY17	PODFD00000132382
ML16	DFD	E357	4742	$ 83,879.00	FY17	PODFD00000132284
0001	DFD	MA00	4740	$ 228,197.41	FY17	PODFD00000132385
0001	PKR	5268	4742	$ 121,485.00	FY17	POPKR00000132387
0100	DWU	7330	4742	$ 90,844.00	FY17	PODWU00000132389
0440	SAN	3521	4740	$1,000,560.00	FY17	POSAN00000132390
ML17	DFD	E367	4742	$1,342,907.00	FY17	PODFD00000132739
ML16	DFD	E357	4742	$ 191,701.00	FY17	PODFD00000132739
0001	DFD	MA00	4742	$ 529,033.00	FY17	PODFD00000132740
ML17	DFD	E366	4742	$5,250,784.00	FY17	PODFD00000132740
F511	MGT	2757	4741	$ 689,634.00	FY17	PODPD00000132741
0S2D	DPD	6720	4741	$ 60,001.00	FY17	PODPD00000132608
0001	DPD	2141	4741	$ 18,684.00	FY17	PODPD00000132608

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

AGENDA ITEM # 6

KEY FOCUS AREA: Public Safety

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Police
Office of Emergency Management

CMO: Elizabeth Reich, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize the purchase of ballistic shields for the Dallas Police Department with Galls, LLC through the Texas Association of School Boards - Not to exceed $311,975 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

This action will allow for the purchase of ballistic shields for the Dallas Police Department (DPD). The ballistic shields will be issued to the Dallas Police Patrol Response Team as well as other areas of DPD that may require ballistic protection. The ballistic shields comply with National Institute of Justice Standards, and provide protection needed when responding to threats where suspects may be armed. The design of the shield is such that it is easy to carry while operating a weapon.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Public Safety Committee will be briefed by memorandum regarding this matter on May 22, 2017.

FISCAL INFORMATION

U.S. Department of Homeland Security Grant Funds - $311,974.25

ETHNIC COMPOSITION

Galls, LLC

White Male	298	White Female	330
Black Male	82	Black Female	160
Hispanic Male	61	Hispanic Female	122
Other Male	26	Other Female	69

OWNER

Galls, LLC

Michael Wessner, President
R. Michael Andrews Jr., Vice President
Charles Moyer, Secretary

May 24, 2017

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

SECTION 1. That the purchase of ballistic shields for the Dallas Police Department is authorized with Galls, LLC. (500101) through the Texas Association of School Boards (BuyBoard) in an amount not to exceed $311,974.25.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for ballistic shields for the Dallas Police Department. If a formal contract is required for this purchase instead of a purchase order, the City Manager is hereby authorized to execute the contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed $311,974.25 from U.S. Department of Homeland Security-Urban Area Security Initiative 16-18 Fund, Fund F511, Department MGT, Unit 2757, Object 2790, Encumbrance PO-POM-2017-00001563.

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

AGENDA ITEM # 7

KEY FOCUS AREA: Public Safety

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Police

CMO: Elizabeth Reich, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for the purchase of rifles for the Dallas Police Department - GT Distributors, Inc., lowest responsible bidder of five - Not to exceed $457,641 - Financing: Current Funds

BACKGROUND

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

This master agreement will provide for the purchase of rifles for the Dallas Police Department (DPD). The City will receive a trade-in allowance for approximately 500 existing rifles and 30 shotguns. This master agreement will also provide for needed parts and accessories used by the DPD's Firearms Training Center, for maintenance and repairs as needed over the term of this agreement.

Currently DPD has 472 rifle certified officers. These officers are assigned to patrol divisions and provide a first line response in neighborhoods, various parks, and special events throughout the City. DPD's current rifles are more than 10 years old, have exceeded their life span, and need repairs that exceed the cost of this purchase for new rifles.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 278 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone.

BACKGROUND (continued)

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Public Safety Committee will be briefed by memorandum regarding this matter on May 22, 2017.

FISCAL INFORMATION

Current Funds - $457,640.92

M/WBE INFORMATION

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

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

GT Distributors, Inc.

White Male	48	White Female	25
Black Male	6	Black Female	2
Hispanic Male	5	Hispanic Female	10
Other Male	0	Other Female	1

BID INFORMATION

Business Development and Procurement Services received the following bids from solicitation number BV1625. We opened them on November 11, 2016. We recommend the City Council award this master agreement in its entirety to the lowest responsive and responsible bidder.

BID INFORMATION (continued)

*Denotes successful bidder

Bidders	**Address**	**Amount**
*GT Distributors, Inc.	2545 Brockton Dr. Suite 100 Austin, TX 78758	$457,640.92
Arms Unlimited	3515 W. Post Rd. Suite 125 Las Vegas, NV 89118	$468,686.00
Kiesler Police Supply, Inc.	2802 Sable Mill Rd. Jeffersonville, IN 47130	$508,608.38
RBA, Inc. dba Phoenix Distributors	145A Philmont Ave. Feasterville, PA 19053	$531,452.48
Clyde Armory, Inc.	4800 Atlanta Hwy. Athens, GA 30606	Non-responsive**

**Clyde Armory, Inc. was deemed non-responsive due to not meeting the specifications.

OWNER

GT Distributors, Inc.

Jim Orr, President
Timothy Brown, Vice President
Deborah Orr, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for the purchase of rifles for the Dallas Police Department - GT Distributors, Inc., lowest responsible bidder of five - Not to exceed $457,641 - Financing: Current Funds

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$457,640.92	100.00%
TOTAL CONTRACT	$457,640.92	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

May 24, 2017

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

SECTION 1. That the City Manager is hereby authorized to sign a master agreement with GT Distributors, Inc. (500130), approved as to form by the City Attorney, for the purchase of rifles for the Dallas Police Department for a term of three years, in an amount not to exceed $457,640.92.

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

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $457,640.92 to GT Distributors, Inc. from Master Agreement No. POM-2017-00001826.

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

AGENDA ITEM # 8

KEY FOCUS AREA:	Clean, Healthy Environment
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Equipment & Building Services
CMO:	Elizabeth Reich, 670-7804 Majed Al-Ghafry, 670-3302
MAPSCO:	N/A

SUBJECT

Authorize a three-year master agreement for motor fuel – Martin Eagle Oil Company, Inc., lowest responsible bidder of five – Not to exceed $7,505,345 - Financing: Current Funds

BACKGROUND

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

This agreement will allow for the purchase of motor fuel. The City's fleet uses multiple types of unleaded and diesel fuels. All fuel under this agreement is purchased utilizing a +/- adder to Platts' index. Platts' index is generated and published for specific regional areas on a daily basis. The Platts index is internationally recognized as an accurate and comprehensive index for establishing fuel prices.

The City has an existing agreement to purchase additional fuel, which has been extended through April, 2020. This recommendation for award allows for the purchase of fuel on the respective groups in which the current providers did not agree to extend past their agreement term. The City's projected demand for three years on this new fuel agreement is approximately 4,134,400 gallons. Fuel is distributed to approximately 100 City sites including fire stations, sanitation locations, and pump stations.

Examples of the types of fuels purchased from both agreements include:

- Unleaded fuel used for cars, squad vehicles, and pick-up trucks
- Super unleaded fuel used for police motorcycles
- Diesel fuel used for fire equipment and some heavy-duty trucks
- Red dye diesel used for off-road vehicles used at the landfill

BACKGROUND (continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 570 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, BDPS' ResourceLINK Team (RLT) sent notifications to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 1, 2013, City Council authorized a one-year master agreement for unleaded and diesel fuels based on Platts index rates by Resolution No. 13-0765.

On April 23, 2014, City Council authorized a three-year master agreement, with two one-year renewal options for the purchase of unleaded and diesel fuels based on Platts index rates by Resolution No. 14-0681.

On April 23, 2014, City Council rejected a three-year master agreement, with two one-year renewal options for the purchase of unleaded and diesel fuels based on Platts index rates by Resolution No. 14-0682.

The Budget, Finance, and Audit Committee was briefed by memorandum regarding this matter on May 8, 2017.

FISCAL INFORMATION

Current Funds - $7,505,344.51

M/WBE INFORMATION

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

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

Martin Eagle Oil Company, Inc.

White Male	7	White Female	16
Black Male	0	Black Female	1
Hispanic Male	3	Hispanic Female	1
Other Male	0	Other Female	0

BID INFORMATION

Business Development and Procurement Services received the following bids from solicitation number BQ1712. We opened them on March 31, 2017. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidder

Bidders	Address	Amount
*Martin Eagle Oil Company, Inc.	2700 James Street Denton, TX 76205	Multiple Groups
RKA Petroleum Companies, Inc.	28340 Wick Road Romulus, MI 48174	Multiple Groups
Petroleum Traders Corporation	7120 Pointe Inverness Way Fort Wayne, IN 46804	Multiple Groups
Mansfield Oil Company Of Gainesville, Inc.	1025 Airport Parkway, SW Gainesville, GA 30501	Multiple Groups
W. Douglass Distributing, LTD	325 E. Forest Avenue Sherman, TX 75090	Multiple Groups

OWNER

Martin Eagle Oil Company, Inc.

Stephen Martin, Vice President
Gary Martin, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for motor fuel – Martin Eagle Oil Company, Inc., lowest responsible bidder of five – Not to exceed $7,505,345 - Financing: Current Funds

Martin Eagle Oil Company, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$7,505,344.51	100.00%
TOTAL CONTRACT	$7,505,344.51	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Ricochet Fuel Distributors	WFWB69066Y0219	$1,350,962.01	18.00%
Total Minority - Non-local		$1,350,962.01	18.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$1,350,962.01	18.00%
Total	$0.00	0.00%	$1,350,962.01	18.00%

May 24, 2017

WHEREAS, on May 1, 2013, City Council authorized a one-year master agreement for unleaded and diesel fuels based on Platts index rates by Resolution No. 13-0765; and

WHEREAS, on April 23, 2014, City Council authorized a three-year master agreement, with two one-year renewal options for the purchase of unleaded and diesel fuels based on Platts index rates by Resolution No. 14-0681; and

WHEREAS, on April 23, 2014, City Council rejected a three-year master agreement, with two one-year renewal options for the purchase of unleaded and diesel fuels based on Platts index rates by Resolution No. 14-0682.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a master agreement with Martin Eagle Oil Company, Inc. (VS0000038576), approved as to form by the City Attorney, for the purchase of motor fuel for a term of three years, in an amount not to exceed $7,505,344.51.

SECTION 2. That the Purchasing Agent is hereby authorized, upon appropriate request and documented need by a user department, to issue a purchase order for motor fuel. If a written contract is required or requested for any or all purchases of motor fuel 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 amount not to exceed $7,505,344.51 to Martin Eagle Oil Company, Inc. from Master Agreement No. POM-2017-00001849.

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

AGENDA ITEM # 9

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

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

CMO: Elizabeth Reich, 670-7804
Jody Puckett, 670-3390
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of funding from the U.S. Bureau of Justice Statistics (BJS), provided through the Research Triangle Institute (RTI) International for the National Crime Statistics Exchange project (NCS-X) for the period May 24, 2017 through May 23, 2019 to facilitate the Dallas Police Department's (DPD) participation in reporting their crime incident data to their state Uniformed Crime Report/National Incident Based Reporting System (NIBRS) program to the Federal Bureau of Investigation in an amount not to exceed $135,300; **(2)** the receipt and deposit of funds in the FY12 National Crime Statistics Exchange Project Fund in an amount not to exceed $135,300; **(3)** the establishment of appropriations in an amount not to exceed $135,300 in the FY12 National Crime Statistics Exchange Project Fund; **(4)** a Memorandum of Understanding (MOU) between the City of Dallas-DPD and RTI International to describe DPD's participation in the NCS-X; **(5)** execution of the MOU with RTI International; and **(6)** Supplemental Agreement No. 1 to increase the service contract with Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC for the implementation, maintenance, and support of the NIBRS in an amount not to exceed $135,300 - Not to exceed $135,300, from $3,301,195 to $3,436,495 - Financing: U.S. Department of Justice, Bureau of Justice Statistics Grant Funds

BACKGROUND

This Supplemental Agreement will allow for the implementation, maintenance, and support of the NIBRS. DPD has historically reported crime statistics using the Uniformed Crime Report (UCR) system.

BACKGROUND (continued)

Under the UCR system only the most serious crime within an incident is reported. The NIBRS reporting system provides a greater depth and detail of information on crimes statistics, for the Federal Government, State and City over the current UCR system. In support of the NCS-X project, which is funded by the BJS, DPD will collaborate with RTI International, a nonprofit research institute, to assist with enhancing the City's current records management system. These enhancements will provide efficiencies in the collection and reporting of NIBRS-compliant crime data.

The State of Texas, along with the Federal Government, has mandated NIBRS as the primary system to all municipalities by the year 2019.

This contract will provide professional services to set the environment so that the system will be able to produce crime statistics via the current UCR standard and the new NIBRS standard. Doing so will allow the City to be compliant with the upcoming mandate to transition to NIBRS while maintaining historical crime statistics. Grant funds will be utilized for the initial year of maintenance and support for the NIBRS module, with consequent years' maintenance covered by the City to ensure continuous statistical reporting to state and federal government agencies, and City of Dallas citizens.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 23, 2016, City Council authorized a five-year service contract for maintenance, support and upgrades of the City's existing Record Management and Field Base Reporting System by Resolution No. 16-0417.

The Public Safety Committee will be briefed regarding this item on May 22, 2017.

FISCAL INFORMATION

U.S. Department of Justice, Bureau of Justice Statistics Grant Funds - $135,300

ETHNIC COMPOSITION

Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC

White Male	1,013	White Female	476
Black Male	54	Black Female	60
Hispanic Male	29	Hispanic Female	13
Other Male	184	Other Female	86

OWNER

Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC

Steven L. Cost, President
Edgar Porter, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** the acceptance of funding from the U.S. Bureau of Justice Statistics (BJS), provided through the Research Triangle Institute (RTI) International for the National Crime Statistics Exchange project (NCS-X) for the period May 24, 2017 through May 23, 2019 to facilitate the Dallas Police Department's (DPD) participation in reporting their crime incident data to their state Uniformed Crime Report/National Incident Based Reporting System (NIBRS) program to the Federal Bureau of Investigation in an amount not to exceed $135,300; **(2)** the receipt and deposit of funds in the FY12 National Crime Statistics Exchange Project Fund in an amount not to exceed $135,300; **(3)** the establishment of appropriations in an amount not to exceed $135,300 in the FY12 National Crime Statistics Exchange Project Fund; **(4)** a Memorandum of Understanding (MOU) between the City of Dallas-DPD and RTI International to describe DPD's participation in the NCS-X; **(5)** execution of the MOU with RTI International; and **(6)** Supplemental Agreement No. 1 to increase the service contract with Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC for the implementation, maintenance, and support of the NIBRS in an amount not to exceed $135,300, from $3,301,195 to $3,436,495 - Not to exceed $135,300, from $3,301,195 to $3,436,495 - Financing: U.S. Department of Justice, Bureau of Justice Statistics Grant Funds

Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$135,300.00	100.00%
TOTAL THIS ACTION	$135,300.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

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

May 24, 2017

WHEREAS, on March 23, 2016, City Council authorized a five-year service contract for maintenance, support and upgrades of the City's existing Record Management and Field Base Reporting System by Resolution No. 16-0417.

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 funding from the U.S. Bureau of Justice Statistics (BJS), provided through the Research Triangle Institute (RTI) International for the National Crime Statistics Exchange project (NCS-X) (Grant No. 2012-MU-MU-K003/CFDA No. 16.734) for the period May 24, 2017 through May 23, 2019 to facilitate the Dallas Police Department's (DPD) participation in reporting their crime incident data to their state Uniformed Crime Report/National Incident Based Reporting System (NIBRS) program to the Federal Bureau of Investigation in an amount not to exceed $135,300; enter into a Memorandum of Understanding (MOU) between the City of Dallas-DPD and RTI International to describe DPD's participation in the NCS-X; sign the MOU with RTI International; and sign Supplemental Agreement No. 1 to increase the service contract with Intergraph Corporation dba Hexagon Safety and Infrastructure, LLC (168120), approved as to form by the City Attorney, for the implementation, maintenance, and support of the NIBRS, in an amount not to exceed $135,300, increasing the service contract from $3,301,195 to $3,436,495.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed $135,300 in the FY12 National Crime Statistics Exchange Project Fund, Fund F521, Department DPD, Unit 3193, Revenue Code 6506.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $135,300, in the FY12 National Crime Statistics Exchange Project Fund, Fund F521, Department DPD, Unit 3193, Object 3099.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $135,300 to Integraph Corporation dba Hexagon Safety and Infrastructure, LLC from Fund F521, Department DPD, Unit 3193, Object 3099, Service Contract No. DSV-2017-00001887.

SECTION 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

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

AGENDA ITEM # 10

KEY FOCUS AREA:	E-Gov
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Communication and Information Services
CMO:	Elizabeth Reich, 670-7804 Jody Puckett, 670-3390
MAPSCO:	N/A

SUBJECT

Authorize Supplemental Agreement No. 8 to increase the service contract with Motorola Solutions, Inc. for maintenance and support of the Citizen Request Management System and extend the term from July 1, 2017 to September 30, 2018 - Not to exceed $260,463, from $2,034,103 to $2,294,566 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This Supplemental Agreement will allow for an increase and a 15-month extension of maintenance and support to the Citizen Request and Management System (CRMS) software, which is used by the 3-1-1 Call Center and other City departments. The CRMS software allows 3-1-1 dispatchers to log and document citizens non-emergency service requests. Additionally, the software allows dispatchers to electronically route service requests to the appropriate City department. With the use of the CRMS software, departments can document what actions were taken to complete the service request. The software also provides functionality for citizens to submit service requests online or using the mobile application.

This extension will ensure continuous maintenance and support on the existing CRMS software until a new Request For Competitive Sealed Proposal is awarded.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council authorized a five-year service contract for maintenance, support and upgrades for the Citizen Request Management System by Resolution No. 12-1713.

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

On January 27, 2016, City Council authorized Supplemental Agreement No. 6 to increase the service contract for upgrades to the Citizen Request Management System by Resolution No. 16-0163.

The Budget, Finance, and Audit Committee was briefed by memorandum regarding this matter on May 8, 2017.

FISCAL INFORMATION

Current Funds - $260,463 (subject to annual appropriations)

ETHNIC COMPOSITION

Motorola Solutions, Inc.

White Male	2,971	White Female	836
Black Male	214	Black Female	96
Hispanic Male	328	Hispanic Female	148
Other Male	665	Other Female	267

OWNER

Motorola Solutions, Inc.

Jack Malloy, President
Rick Rigsbee, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 8 to increase the service contract with Motorola Solutions, Inc. for maintenance and support of the Citizen Request Management System and extend the term from July 1, 2017 to September 30, 2018 - Not to exceed $260,463, from $2,034,103 to $2,294,566 - Financing: Current Funds (subject to annual appropriations)

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

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$260,463.00	100.00%
TOTAL THIS ACTION	$260,463.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

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

May 24, 2017

WHEREAS, on June 27, 2012, City Council authorized a five-year service contract with Motorola Solutions, Inc. through the Houston-Galveston Area Council of Governments Purchasing Cooperative for maintenance, support and upgrades for the Citizen Request Management System by Resolution No. 12-1713; and

WHEREAS, on January 23, 2013, Administrative Action No. 13-5122 authorized Supplemental Agreement No. 1 to the service contract with Motorola Solutions, Inc. to expand the original scope of effort for the service request purge process to include a new requirement; and

WHEREAS, on May 15, 2014, Administrative Action No. 14-6101 authorized Supplemental Agreement No. 2 to the service contract with Motorola Solutions, Inc. to add photo blocking in the citizen 3-1-1 mobile application; and

WHEREAS, on December 15, 2014, Administrative Action No. 14-7246 authorized Supplemental Agreement No. 3 to the service contract with Motorola Solutions, Inc. to add professional services to create an interface between the Citizen Request Management System and the chameleon software used at the Dallas Animal Shelter; and

WHEREAS, on March 23, 2015, Administrative Action No. 15-5622 authorized Supplemental Agreement No. 4 to the service contract with Motorola Solutions, Inc. to add Cognos reports and training for the Citizen Request Management System; and

WHEREAS, on April 23, 2015, Administrative Action No. 15-5970 authorized Supplemental Agreement No. 5 to the service contract with Motorola Solutions, Inc. to add application enhancements to the Citizen Request Management System; and

WHEREAS, on January 27, 2016, City Council authorized Supplemental Agreement No. 6 to increase the service contract with Motorola Solutions, Inc. for maintenance, support and upgrades for the Citizen Request Management System by Resolution No. 16-0163; and

WHEREAS, on March 7, 2016, Administrative Action No. 16-5454 authorized Supplemental Agreement No. 7 to the service contract with Motorola Solutions, Inc. to add consulting service to the Citizen Request Management System.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 8 to increase the service contract with Motorola Solutions, Inc. (033581), approved as to form by the City Attorney, for maintenance and support of the Citizen Request Management System and extend the term from July 1, 2017 to September 30, 2018, in an amount not to exceed $260,463, increasing the service contract from $2,034,103 to $2,294,566.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $260,463 (subject to annual appropriations) to Motorola Solutions, Inc. from Service Contract No. BU1236.

SECTION 3. That this contract is designated as No. POM-2017-00001814.

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

AGENDA ITEM # 11

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

CMO: Larry Casto, 670-3491

MAPSCO: N/A

SUBJECT

Authorize settlement in lieu of proceeding further with the condemnation lawsuit styled Tarrant Regional Water District, the City of Dallas v. Lazy W District No. 1 aka Lazy W Conservation District, East Texas Ranch L.P. and Beverly Wilson Smith, Civil Action No. 2014C-0144 pending in the 3rd Judicial District Court, Henderson County, Texas - Financing: No cost consideration to the City

BACKGROUND

This item seeks authorization to nonsuit of the condemnation proceeding pending in Henderson County, Texas pursuant to a mediated settlement agreement.

Tarrant Regional Water District ("TRWD") and the City are jointly undertaking a raw water pipeline project from East Texas to the Dallas-Fort Worth area, known as the Integrated Pipeline Project ("IPL"). TRWD filed a condemnation proceeding in Henderson County to acquire an easement covering approximately 506,321 square feet across land owned by Lazy W District No. 1 aka Lazy W Conservation District, East Texas Ranch L.P., and Beverly Wilson Smith ("Lazy W"). The Lazy W is a water control and improvement district, and on this basis asserted governmental immunity from condemnation. The Lazy W's plea to the jurisdiction is pending before the Court.

On September 28, 2016, City Council authorized the intervention in this condemnation proceeding, and on October 11, 2016, the City intervened as a plaintiff in the proceeding. Subsequently, the parties agreed to mediate the issues. Mediation was held on March 23, 2017, and the parties reached a tentative agreement subject to each governing bodies' approval.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized the City, acting by and through the City Attorney, to intervene in the condemnation proceeding filed by TRWD to acquire an easement covering approximately 506,321 square feet of land located in Henderson County for the IPL from Lazy W District No. 1, also known as Lazy W Conservation District East Texas Ranch L.P. and Beverly Wilson Smith by Resolution No. 16-1626.

City Council was briefed in Closed Session on April 5, 2017.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

Lazy W District No. 1, also known as Lazy W Conservation District
East Texas Ranch L.P. and Beverly Wilson Smith

May 24, 2017

A RESOLUTION AUTHORIZING SETTLEMENT OF A CONDEMNATION PROCEEDING/LAWSUIT.

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 or assist in the acquisition of the PROPERTY INTEREST in the PROPERTY for the PROJECT; and

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized intervention in the pending CONDEMNATION PROCEEDING filed by TRWD as a plaintiff and acquired the PROPERTY through eminent domain; and

WHEREAS, OWNERS, TRWD, and the CITY have agreed to settle the CONDEMNATION PROCEEDING; and

WHEREAS, OWNERS, TRWD, and the CITY agreed to re-route the PROJECT south of the PROPERTY, or alternatively if the re-route is not feasible, agreed to a subsurface easement beneath the PROPERTY; and

WHEREAS, the City Council desires to authorize the City Attorney to nonsuit the CONDEMNATION PROCEEDING upon execution of the settlement agreement.

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.

"TRWD": Tarrant Regional Water District.

"IPL": Integrated Pipeline Project.

"FIRST RESOLUTION": Resolution No. 16-1626 approved by the Dallas City Council on September 28, 2016, authorizing intervention in the pending condemnation proceeding, which is incorporated herein by reference.

SECTION 1. (continued)

"CONDEMNATION PROCEEDING/LAWSUIT": Cause No. 2014C-0144, Henderson County 3rd Judicial District, and styled Tarrant Regional Water District, the City of Dallas v. Lazy W District No. 1 aka Lazy W Conservation District, East Texas Ranch L.P. and Beverly Wilson Smith.

"PROPERTY": Approximately 506,321 square feet of land located in Henderson County, Texas, as described in the CONDEMNATION PROCEEDING filed by TRWD.

"PROPERTY INTEREST": Permanent Water Transmission Pipeline Easement.

"PROJECT": Integrated Pipeline Project ("IPL").

"USE": To provide a source of water supply for cities, including the CITY, and other users for municipal, domestic, industrial, and mining purposes, to conserve and develop the natural resources of the State of Texas, to control, store and preserve, develop storm and flood waters, and the waters of rivers and stream, for municipal consumption and to serve any other municipal purpose.

"OWNERS": Lazy W District No. 1, also known as Lazy W Conservation District, East Texas Ranch, L.P., and Beverly Wilson Smith, provided 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.

SECTION 2. That the City Attorney and the City Manager are hereby authorized to settle the CONDEMNATION LAWSUIT as described in the settlement agreement.

SECTION 3. That the City Attorney and the City Manager are hereby authorized to prepare and execute such documents as may be necessary to effect the settlement described herein.

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

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

AGENDA ITEM # 12

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Water Utilities

CMO: Larry Casto, 670-3491
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 3 to the professional services contract with Pierce & O'Neill, LLP, for additional legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C - Not to exceed $65,000, from $250,000 to $315,000 - Financing: Water Utilities Current Funds

BACKGROUND

Supplemental Agreement No. 3 will authorize Pierce & O'Neill, LLP, to continue providing legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 6, 2016, City Council was briefed in Closed Session.

On April 13, 2016, City Council authorized Supplemental Agreement No. 1 with Pierce & O'Neill, LLP, for additional legal services in connection with the pending disputes between the City of Dallas and the Sabine River Authority by Resolution No. 16-0568.

On May 18, 2016, City Council was briefed in Closed Session.

On October 19, 2016, City Council was briefed in Closed Session.

On October 26, 2016, City Council authorized Supplemental Agreement No. 2 with Pierce & O'Neill, LLP, for additional legal services in connection with the pending disputes between the City of Dallas and the Sabine River Authority by Resolution No. 16-1731.

On May 17, 2017, City Council will be briefed in Closed Session.

FISCAL INFORMATION

Water Utilities Current Funds - $65,000

OWNER

Pierce & O'Neill, LLP

Jack O'Neill, Partner

WHEREAS, the City of Dallas is involved in a lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C; and

WHEREAS, on March 17, 2016, Administrative Action No. 16-5500 authorized a professional services contract in the amount of $50,000 with Pierce & O'Neill, LLP for legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C; and

WHEREAS, on April 13, 2016, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Pierce & O'Neill, LLP by Resolution No. 16-0568, in an amount not to exceed $100,000, from $50,000 to $150,000, for additional legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C; and

WHEREAS, on October 26, 2016, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Pierce & O'Neill, LLP by Resolution No. 16-1731, in an amount not to exceed $100,000, from $150,000 to $250,000 for additional legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C; and

WHEREAS, the professional legal services of Pierce & O'Neill, LLP, continue to be necessary for this and related matters.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to enter into Supplemental Agreement No. 3 to the professional services contract with Pierce & O'Neill, LLP, approved as to form by the City Attorney, for additional services in the lawsuit styled City of Dallas v. Cary "Mac" Abney, et al., v. Sabine River Authority of Texas, No. D-150045-C, in an amount not to exceed $65,000, increasing the contract amount from $250,000 to $315,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to Pierce & O'Neill, LLP, an amount not to exceed $65,000 from Fund 0100, Department DWU, Unit 7017, Object 3033, Encumbrance CTDWU7017F1634, Vendor VC15433.

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

AGENDA ITEM # 13

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

CMO: Raquel Favela, 670-3309

MAPSCO: N/A

SUBJECT

Authorize the **(1)** City Manager to accept fees consistent with the fee schedule included in the scope of work as approved by Resolution No. 16-0722 for the City of Dallas Property Assessed Clean Energy Program ("Dallas PACE Program"); and **(2)** Chief Financial Officer to receive and deposit fees generated through the Dallas PACE Program and collected by the Texas Property Assessed Clean Energy Authority dba Texas PACE Authority - Financing: No cost consideration to the City

BACKGROUND

On May 11, 2016, City Council authorized the creation of a Property Assessed Clean Energy ("PACE") financing program ("Dallas PACE Program") which is an innovative financing program that allows owners of commercial, industrial, and multi-family residential properties (with five or more dwelling units) to obtain low-cost, long-term loans for long-term or permanent water conservation, energy-efficiency improvements, and renewable retrofits. The PACE Act authorizes municipalities and counties in Texas to work with private sector lenders and property owners to finance qualified improvements using contractual assessments voluntarily imposed on the property by the owner. In exchange for funds provided by a private lender to pay for the improvements, the property owner voluntarily requests that the local government place an assessment secured with a senior lien on the property until the assessment is paid in full. The improvements financed through the Dallas PACE Program further the goals of water and energy conservation without cost to the public.

On May 11, 2016, City Council authorized a contract with the Texas Property Assessed Clean Energy Authority dba Texas PACE Authority ("TPA") to serve as the third-party administrator of the Dallas PACE Program. TPA runs the day-to-day operations of the Dallas PACE Program, including outreach, marketing and education, management and operations, and reporting at no cost to the City. As allowed by the PACE Act, TPA collects fees from each PACE project to offset their business costs.

BACKGROUND (continued)

As part of the contract with TPA, City Council authorized a fee schedule to offset its administrative costs associated with the Dallas PACE Program. However, the accounts to receive the funds were not established at that time. Set up of these accounts is now necessary as the Dallas PACE Program is anticipated to close its first PACE project later this year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 22, 2015, City Council authorized a Resolution of Intent to create a Dallas PACE Program by Resolution No. 15-1748.

On October 14, 2015, City Council authorized a public hearing to be held on the Dallas PACE Program by Resolution No. 15-1904.

On May 11, 2016, City Council authorized the creation of a Dallas PACE Program by Resolution No.16-0721.

On May 11, 2016, City Council authorized a professional services contract with TPA to serve as the third-party administrator of the Dallas PACE Program by Resolution No. 16-0722.

The Economic Development Committee will be briefed by memorandum regarding this matter on May 15, 2017.

FISCAL INFORMATION

No cost consideration to the City.

May 24, 2017

WHEREAS, the 83rd Regular Session of the Texas Legislature enacted the Property Assessed Clean Energy ("PACE") Act, Texas Local Government Code Chapter 399 (the "PACE Act"), which allows the governing body of a local government to designate an area of the territory of the local government (or the whole territory of the local government) as a region within which an authorized local government official and the record owners of commercial, industrial, agricultural, and large multi-family residential (five or more dwelling units) real property may enter into written contracts to impose assessments on the property to repay the financing by the owners of permanent improvements fixed to the property intended to decrease water or energy consumption or demand; and

WHEREAS, the installation or modification by property owners of qualified water or energy saving improvements to commercial, industrial, agricultural, and large multi-family residential real property within the City of Dallas will further the goals of water and energy conservation without cost to the public; and

WHEREAS, the City finds that facilitating the financing of water and energy conserving projects through contractual assessments ("PACE financing") furthers essential government purposes, including but not limited to, economic development, reducing energy consumption and costs, conserving water resources, and reducing greenhouse gas emissions; and

WHEREAS, City Council authorized the establishment of a Dallas Property Assessed Clean Energy Program ("Dallas PACE Program") by Resolution No. 16-0721; and

WHEREAS, City Council authorized the selection of Texas Property Assessed Clean Energy Authority dba Texas PACE Authority ("TPA") as its third-party administrator to operate and manage the Dallas PACE Program by Resolution No. 16-0722; and

WHEREAS, City Council authorized TPA's scope of work **(attached hereto as Exhibit A)** and established fee structure to fund the City's administrative costs associated with the Dallas PACE Program by No. 16-0722; and

WHEREAS, the accounts necessary to receive these fees now need to be created.

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 Dallas PACE Program fees consistent with the fee schedule attached to Resolution 16-0722 and ranging from 0% to .75% pursuant to closing and collection by TPA, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to collect, receive and deposit any and all administrative fees generated through the Dallas PACE Program and collected by TPA that are associated with the closing of PACE projects in Clean Energy Program Fund, Fund 0750, Department ECO, Unit W183, Revenue Code 782B.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit any and all additional funds received in association with the Dallas PACE Program to Clean Energy Program Fund, Fund 0750, Department ECO, Unit W183, Revenue Code 782C.

SECTION 4. That the Chief Financial Officer is hereby authorized to transfer funds annually from Clean Energy Program Fund, Fund 0750, Department ECO, Unit W183, Object 3899 to General Fund, Fund 0001, Department ECO, Unit Various, Object 5011 to reimburse the General Fund for costs incurred in administering the Dallas PACE Program.

SECTION 5. That the Chief Financial Officer is hereby authorized to encumber and disburse funds from Clean Energy Program Fund, Fund 0750, Department ECO, Unit: W183, Object Various for program support, marketing and other related Dallas PACE Program expenses as funds are available and authorized by the Director of the Office of Economic Development.

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

Exhibit A

TEXAS PACE AUTHORITY

Proposed Scope of Services

The Program Administrator ("TPA") will perform the following services in the administration of the City's Pace Program (the "Program") and as set forth in the City's PACE Report adopted by the Dallas City Council (the "Report"):

Community Outreach

Establish a Program website and database, Dallas-specific home page (dallas.texaspaceauthority.org), supported by Texas PACE Authority web site content [Texas PACE Authority website already operational]

As per Section 7 of the Report, the website shall include:

- A list of participating eligible lenders,
- A list of participating independent third-party reviewers that have been TPA trained and trained as an Investor Confidence Project Quality Assurance Provider,
- The PACE Technical Standards Manual,
- The Report.

As per Section 20 of the Report, develop a marketing plan, market PACE financing, and promote owner participation in the Program [Ongoing, beginning on execution of contract];

Outreach shall include collaboration in Dallas with affinity groups and stakeholders such as:

- Dallas 2030 District,
- Contractor groups such as AEE, ASHRAE,
- Commercial Real Estate groups such as BOMA,
- US GBC Chapters

Outreach will include in-person participation, publications, and webinars.

- The TPA will coordinate with City of Dallas Departments and affinity and stakeholder groups to achieve geographic and cultural inclusion in PACE outreach and education efforts throughout the City of Dallas.
- Outreach targets include a minimum of one PACE outreach participatory effort on a monthly basis:
    - Speaking event with affinity groups and stakeholder organizations; or
    - Attend an affinity group or stakeholder organization event to promote the Dallas PACE Program.
    - Outreach events typically host 20-100 attendees.
- Arrange for training of contractors and independent third-party reviewers on how to apply for PACE financing, comply with the PACE-in-a-Box Technical Standards Manual, and market

PACE to property owners [First session to be held in June and held periodically reflecting demand thereafter]. Contractor training sessions typically host 30-40 contractors in an all-day workshop session.

- The Texas PACE Authority will seek opportunities to feature the Dallas PACE program in affinity organizations' magazines and online presence.
- At a minimum, the TPA will offer webinars and participate in affinity group sponsored webinars to the Dallas community biannually.

Operations and Management

Respond to inquiries from property owners, vendors, contractors, consultants, and the general public, targeting to respond to all inquiries within 2 business days [Ongoing, beginning on execution of contract].

As per Section 16 of the Report, establish quality assurance measures [Ongoing, beginning on execution of contract].

As per the section 7 of the Report:

- Draft and distribute the PACE application, as well as accept and review the property owner's completed application. [Currently Operational];
- If the project meets eligibility requirements, provide written indication that the project meets PACE standards at this stage (subject to verification of all requirements at closing).
- Inform the property owner of his or her responsibilities in the process, including hiring a third-party reviewer, obtaining a lender, obtaining all necessary permits, determining final project scope and completing and submitting a closing verification package.
- Conduct a Pre-Closing Verification, which will confirm the statutorily required eligibility requirements of the owner including that the property owner:
    - Is the legal property owner of the benefited property;
    - Is current on mortgage and tax payments;
    - Is not insolvent or the subject of bankruptcy proceedings;
    - Holds a title to the property to be subject to a PACE assessment that is not in dispute; and
    - Has consent of any pre-existing mortgagee to the proposed PACE assessment through a written contract.

As per Section 15 and 16 of the Report, require independent third-party reviewer (ITPR) verification of expected energy or water savings resulting from a project (provided by engineer retained by applicant or lender), according to the PACE-in-a-Box Technical Standards Manual [Beginning on execution of contract]. The ITPR review will include a:

- Site visit,
- Report stating the savings (energy, demand, water, and cost) expected project life, and cost are reasonable and in compliance with PACE in a Box program guidelines; and
- Letter from the ITPR certifying that he/she has no financial interest in the project and is an independent reviewer.

As per Section 9 of the Report, require independent third-party verification, according to the PACE-in-a-Box Technical ServicesManual, of the expected life of the improvements and determine that the period of an assessment proposed by the property owner and lender does not exceed the expected life of the improvements or thoroughly review waiver application and justification [Beginning on execution of contract].

Require lender to confirm in writing its determination, based on underwriting factors established by the lender, that the owner has demonstrated the financial ability to repay the financial obligations to be repaid through assessment [Beginning on execution of contract].

As per Section 12 of the Report, require the owner to notify the holder of any mortgage lien on the property of the owner's intention to participate in the Program and obtain the lienholder's written consent prior to the imposition of the PACE assessment [Beginning on execution of contract].

As per Section 13 of the Report, review and finalize the terms of every Owner Contract and Lender Contract prior to execution [Beginning on execution of contract].

The Contract must contain:

- Amount of the assessment;
- The legal description of the property;
- The name of the property owner; and
- A reference to the statutory assessment lien provided under the PACE Act.

Collect and retain owner application fees as compensation for administrative services [Beginning on execution of contract].

As per Section 10 of the Report, perform closing verification reviews and schedule assessment transaction closings when all requirements are met [Beginning on execution of contract]. Such closing verification must include:

- The report conducted by a qualified independent third-party reviewer of water or energy baseline conditions and the projected water or energy savings attributable to the project;
- Such financial information about the owner and the property as the lender chosen by the owner deems necessary to determine that the owner has demonstrated the financial ability to fulfill the financial obligations to be paid through assessments; and
- All other information required by the Program Administrator.

Coordinate and take part in assessment transaction closings [Beginning on execution of contract].

As per Section 13 of the Report, arrange for recordation of a Notice of Contractual Assessment Lien for each approved project in the Official Public Records of the county where the project is located [Beginning on execution of contract].

The Notice must contain:

- Amount of the assessment;
- The legal description of the property;
- The name of the property owner; and
- A reference to the statutory assessment lien provided under the PACE Act.

As per Section 15 of the Report, require post-installation verification by an ITPR retained by applicant or lender that each project was properly completed and is operating as intended [Beginning on execution of contract].

Determine the amounts of the application and administration fees to be paid by owners [Beginning on execution of contract].

Collect and retain administration fees collected by lenders from owners that receive PACE financing [Beginning on execution of contract].

Manage communications with lenders regarding assessment servicing, payment, and default [Beginning on execution of contract].

As per Section 17 of the Report, upon notification by a lender of an owner's default in payment of an assessment and the lender's compliance with the requirements of the Lender Contract on collection after default, notify the Local Government to enforce the assessment lien in accordance with law and the agreements between the parties [Beginning on execution of contract].

At the request of property owners, prepare annual notices of assessment to be issued by the Local Government to the owners, stating the total amount of the payments due on each assessment in the coming calendar year according to the Owner Contract and the financing documents [Beginning on execution of contract].

Reporting

Receive and store owner reports on energy and water savings [Beginning on execution of contract].

Provide an annual report to the Local Government on Program usage and the resulting energy and water savings enabled through PACE Assessments [Beginning on execution of contract].

Attend Dallas City Council and Committee meetings when Dallas PACE is a posted agenda item.

Provide quarterly progress reports to City of Dallas on basic performance statistics, including outreach activities and number of requests for PACE financing, to include the status of those financing requests (i.e. initial, on-going, withdrawn/non-responsive, pre-closing, closed), project address and estimated project size.

TEXAS PACE AUTHORITY

Compensation and Fees

The Texas PACE Authority shall determine the amounts of the uniform application and administration fees to be paid by property Owners participating in the Program. Such fees will not exceed the fees below:

$500.00 per project at the time of application submittal;

A fee of $2,500.00 or 1% of the total amount of the assessment (less the $500 application fee), whichever is greater, to be paid at closing; and

A recurring administration fee of 0.25% of the total amount of the assessment, to be paid as a component of the interest rate provided in the Owner Contract and the financing documents. This fee can also be capitalized and paid at closing. If paid to the lender annually by the property Owner, the lender shall pay this fee to the Texas PACE Authority at the time of each payment by the property Owner in accordance with the financing documents.

No amounts shall be due by City to the Texas PACE Authority.

TPA fee structure does not include any additional fees charged by the City, which are expected to be as follows:

- 0.25%: $250,000-499,999.99
- 0.5%: 500,000 to $999,999.99
- 0.75%: $1,000,000+
- No additional charges for projects under $250,000 or for non-profit borrowers, regardless of project size.

The above fees will be collect at closing as part of the administrative fee and forwarded to the City of Dallas after closing as part of the closing process.

AGENDA ITEM # 14

KEY FOCUS AREA: Public Safety

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire
Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize the **(1)** acceptance of a sub-grant award from the Meadows Mental Health Policy Institute for Texas (MMHPI) funded by W.W. Caruth Jr. Foundation at Communities Foundation of Texas in the amount of $2,257,464 for the development of Rapid Integrated Group Healthcare Team (RIGHT Care) Pilot Program for the period of June 1, 2017 through May 31, 2020; **(2)** required cash match contributions up to $757,045 as applicable, for the success of the program and eligible for reimbursement by the grantor after funding contingencies have been met; **(3)** in-kind contributions up to $319,499 as applicable, for the success of the program; **(4)** receipt and deposit of grant funds in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund; **(5)** establishment of appropriations in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund; **(6)** creation of four civilian positions and two police officer positions to be used for the development and implementation of an innovative program to persons requiring behavioral health emergency response; and **(7)** execution of the sub-grant agreement with Meadows Mental Health Policy Institute for Dallas Fire-Rescue and Police Departments - Total not to exceed $3,334,008 - Financing: Meadows Mental Health Policy Institute Grant Funds ($2,257,464), Current Funds ($757,045) (subject to annual appropriations) and In-Kind Contributions ($319,499)

BACKGROUND

Meadows Mental Health Policy Institute (MMHPI), a non-profit organization providing nonpartisan policy research and development to improve mental health services in Texas, through a grant from W.W. Caruth Jr. Foundation at Communities Foundation of Texas plans on developing and implementing, in collaboration with other community stakeholders, an innovative program in the City of Dallas and throughout Dallas County for responding to persons experiencing behavioral health emergencies.

BACKGROUND (continued)

As first responders in the City of Dallas, the Dallas Fire-Rescue (DFR) and Dallas Police Departments (DPD) often encounter persons with behavioral health emergencies. Historically, these encounters have often resulted in less than optimum care for these individuals in need, often resulting in these individuals being transported to hospitals who are not well equipped to provide psychiatric services. The funds provided through this grant will allow the formation of a mental health specialty team consisting of a specially trained DFR paramedic, DPD police officer, and a behavioral health professional. This three-member team will respond to appropriate incidents and work to triage, de-escalate, and medically clear these patients appropriately, in conjunction with DFR online medical control. These patients will then be referred for services in the community for proper health care.

This program will help free up the City of Dallas' resources and provide for more appropriate patient care for these individuals. In turn, this will also relieve strained emergency department resources in the Dallas area. A consortium of area resources will be working collaboratively over the next several months to develop the action plans for this program and to monitor progress of the program once it has been established. The initial development and implementation of this program will be housed in the DPD's South Central District.

The City's In-Kind and Cash Match contributions, averages up to $350,000 a year and is comprised of a percent of time management that will oversee the work of this new work group, equipment, and training and overtime for weekend responses. In-Kind and Cash Match contributions represents an estimate and maybe less than specified amount if program goals are met. In addition, once funding contingencies have been met for years 2 and 3, any additional funds available will be first utilized to off-set the cash match expenditures by the Sub-grantee from years 1-3.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on April 10, 2017.

FISCAL INFORMATION

Meadows Mental Health Policy Institute Grant Funds - $2,257,464
Current Funds - $757,045 (subject to annual appropriations)
In-Kind Contributions - $319,499

May 24, 2017

WHEREAS, Meadows Mental Health Policy Institute (MMHPI), a non-profit organization providing nonpartisan policy research and development to improve mental health services in Texas, through a grant from W.W. Caruth Jr. Foundation at Communities Foundation of Texas, plans to develop, implement, and collaborate with other community stakeholders an innovative program in the City of Dallas (City) and throughout Dallas County for responding to persons experiencing behavioral health emergencies; and

WHEREAS, on November 12, 2014, City Council authorized Ordinance No. 29544 amending Chapter 15D of the Dallas City Code of Ordinances which, among other things, expanded the role and services provided by Dallas Fire-Rescue Department paramedics to include the implementation of a Mobile Community Healthcare Program ("MCHP") that provides appropriate medical interventions to certain individuals at their residences who routinely and frequently call 9-1-1 requesting emergency medical services; and

WHEREAS, the Dallas Police Department will employ licensed behavioral health professionals within the 9-1-1 call center to triage and assign calls believed to have a behavioral health crisis component and provide Dallas police officers for on-scene technical assistance; and

WHEREAS, MMHPI through a grant from W.W. Caruth Jr. Foundation at Communities Foundation of Texas has awarded the City a sub-grant to be used for the participation of Dallas Fire-Rescue and Dallas Police Departments in the development of such an innovative program; and

WHEREAS, it is advantageous for both the City and MMHPI to collaborate with other key stakeholders in the community to develop a comprehensive program that mutually benefits persons with behavioral health emergencies, and the City to provide a more efficient use of existing resources.

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 sub-grant award from the Meadow Mental Health Policy Institute for Texas (MMHPI) through the grant from W.W. Caruth Jr. Foundation at Communities Foundation of Texas in the amount not to exceed $2,257,464 for the development of Rapid Integrated Group Healthcare Team (RIGHT Care) Pilot Program for the period of June 1, 2017 through May 31, 2020; provide a local cash match in an amount not to exceed $747,045 for the success of the program and eligible for reimbursement by the grantor after funding contingencies have been met; provide in-kind contributions in an amount not to exceed $319,499 for the success of the program and is eligible for reimbursement by the grantor after funding contingencies have been met; create four civilian positions and two police officer positions to be used for the development and implementation of an innovative program to persons requiring behavioral health emergency response; and sign the sub-grant agreement with MMHPI for Dallas Fire-Rescue and Police Departments.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund in accordance to the attached schedule as follows:

Fund	Department	Unit	Revenue Code	Amount
P121	DFD	2767	8411	$1,160,936
P121	DPD	2768	8411	$1,096,528

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $2,257,464 in the MMHPI-Rapid Integrated Group Healthcare Team Care Grant Fund according to the attached Schedule.

Fund	Department	Unit	Object	Amount
P121	DFD	2767	Various	$1,160,936
P121	DPD	2768	Various	$1,096,528

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds, in an amount not to exceed $2,257,464 according to the attached Schedule.

Fund	Department	Unit	Object	Amount
P121	DFD	2767	Various	$1,160,936
P121	DPD	2768	Various	$1,096,528

SECTION 5. That the Chief Financial Officer is hereby authorized to provide a local cash match in an approximate amount not to exceed $757,045 (subject to annual appropriations) according to the attached Schedule. Once funding contingencies have been met for years two and three, any additional funds available will be first utilized to off-set the cash match expenditures by the Sub-grantee from year one to three.

SECTION 6. That the Chief Financial Officer is hereby authorized to provide an in-kind contribution in an approximate amount not to exceed $319,499 (subject to annual appropriations) according to the attached Schedule.

SECTION 7. That the City Manager is hereby authorized to reimburse to the granting agency expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 8. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

SCHEDULE A
MMHPI/CARUTH GRANT
Fund P121, Dept. DFD, Unit 2767 Revenue 8411
June 1, 2017- May 31, 2020

Reg Uniform (DFD) -(MF)

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1102	Salaries, Parameedic (FROs) - 2 (FT)	$105,955	$110,723	$115,706	$332,383
1302	Pension, Sworn	$29,138	$30,449	$31,819	$91,405
1304	Health Insurance	$12,334	$12,581	$12,832	$37,747
1306	FICA/Medicare	$1,536	$1,605	$1,678	$4,820
	Grant Total	$148,963	$155,358	$162,035	$466,355

Reg Civilian(DFD)-Grant(temps) (MF)

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1101	Salaries, Civilian Clinician - 2	$127,379	$118,964	$118,964	$365,306
	Grant Total	$127,379	$118,964	$118,964	$365,306

OT Uniform (DFD) - (Wknd) OT

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1202	Salaries, Paramedic (FRO)	$81,719	$85,396	$88,235	$255,351
1302	Pension, Sworn	$22,473	$23,484	$24,265	$70,221
1306	FICA/Medicare	$1,185	$1,238	$1,279	$3,703
	Grant Total	$105,377	$110,119	$113,779	$329,275
	Sum Grant Total - DFD	**$381,718**	**$384,440**	**$394,777**	**$1,160,936**

Fund P121, Dept. DPD, Unit 2768 Revenue 8411
June 1, 2017-May 31, 2020

Reg Sworn(DPD) - Grant

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1102	Salaries, Uniform Officer - 2	$147,912	$154,496	$169,946	$472,354
1302	Pension, Sworn	$40,676	$42,486	$46,735	$129,897
1304	Health Insurance	$12,334	$12,334	$12,334	$37,002
1306	FICA/Medicare	$2,145	$2,240	$2,464	$6,849
3642	Tahoe incls MDC, Radio etc	$40,000	$0	$0	$40,000
	Grant Total	$243,067	$211,557	$231,479	$686,102

Reg Civilian(DPD)-Grant(temps)*

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1101	Salaries, Civilian Clinician - 2	$136,809	$136,809	$136,809	$410,426
	Grant Total	$136,809	$136,809	$136,809	$410,426
	Sum Grant Total - DPD	**$379,875**	**$348,365**	**$368,288**	**$1,096,528**
	Overall Grant Total DFD + DPD	**$761,593**	**$732,805**	**$763,065**	**$2,257,464**

City Contribution
CITY OF DALLAS
Fund 0001, Dept. *DFD* , Unit ER90
June 1, 2017- May 31, 2020

Admin Cost (DFD)

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1102	Deputy Chief - 10% of time/wk (loaded)	$14,826	$15,568	$16,346	$46,740
1202	Salaries, Paramedic - (DR) - 15% & OT	$17,397	$18,267	$19,180	$54,845
1302	Pension, Sworn	$8,861	$9,305	$9,770	$27,936
1304	Health Insurance	$925	$944	$962	$2,831
1306	FICA/Medicare	$467	$491	$515	$1,473
	Inkind Total	**$42,477**	**$44,573**	**$46,774**	**$133,824**
Cash Match					
1201	Salaries, Civilian(Clinicians) - Wknd OT	$71,378	$71,378	$71,378.11	$214,134
2100	Office Supplies	$750	$750	$750	$2,250
2200	Medical Supplies	$2,065	$2,065	$2,065	$6,195
2731	Data Processing Equip (3 computers)	$5,100	$0	$0	$5,100
2890	Misc. Equipment	$4,500	$0	$0	$4,500
3072	Contractual Services (Medical Direction)	$23,481	$23,950	$24,429	$71,860
3361	Training /Certification	$5,000	$5,000	$5,000	$15,000
3429	Blackberry Charges	$5,000	$5,000	$5,000	$15,000
4890	LifePak 15	$32,000			$32,000
	Cash Match Total	**$149,274**	**$108,143**	**$108,622**	**$366,040**
	Total DFD Contribution (Inkind + Cash Match)	**$191,751**	**$152,717**	**$155,396**	**$499,864**

Fund 0001, Dept. *DPD* , Unit 2133
June 1, 2017- May 31, 2020

Admin Support - In-Kind

Object Code	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount	Grant Total Breakdown
1101	Salaries, Civilian Admin- 10% of time	$5,716	$5,716	$5,716	$17,148
1102	Salaries, Uniform Admin- 10% of time	$36,910	$36,910	$36,910	$110,731
1301	Pension, Civilian	$6,010	$6,010	$6,010	$18,031
1302	Pension, Sworn	$10,150	$10,150	$10,150	$30,451
1304	Health Insurance	$2,486	$2,486	$2,486	$7,459
1306	FICA/Medicare	$618	$618	$618	$1,854
	In-kind Total	**$61,892**	**$61,891**	**$61,891**	**$185,675**
Cash Match					
1201	Civilian Overtime	$29,120	$29,120	$29,120	$87,360
1201	Sworn Overtime	$49,920	$59,920	$69,920	$179,760
1301	pension, civilian	$4,106	$4,106	$4,106	$12,318
1302	pension, sworn	$13,728	$16,478	$19,228	$49,434
1306	fica/medicare	$1,146	$1,291	$1,436	$3,873
2181	Fuel	$3,120	$3,120	$3,120	$9,360
2710	Furniture and Fixtures	$4,500	$0	$0	$4,500
3110	maintence on tahoe	$4,800	$4,800	$4,800	$14,400
3361	Training	$5,000	$5,000	$5,000	$15,000
3429	Blackberry Charges	$5,000	$5,000	$5,000	$15,000
	Cash Match Total	**$120,440**	**$128,835**	**$141,730**	**$391,005**
	Total DPD Contribution (Inkind + Cash match)	**$182,332**	**$190,726**	**$203,621**	**$576,680**

City Budget Summary [Grant + Contribution (Inkind+ Cash match)]*

	Year 1	Year 2	Year 3	Total
Grant:				
DFD	$381,718	$384,440	$394,777	$1,160,936
DPD	$379,875	$348,365	$368,288	$1,096,528
MMHPI/Caruth Grant Total	**$761,593**	**$732,805**	**$763,065**	**$2,257,464**
In-Kind				
DFD	$42,477	$44,573	$46,774	$133,824
DPD	$61,892	$61,891	$61,891	$185,675
IN-Kind Total	$104,369	$106,465	$108,665	$319,499
Cash Match				
DFD	$149,274	$108,143	$108,622	$366,040
DPD	$120,440	$128,835	$141,730	$391,005
Cash Match Total	$269,714	$236,978	$250,352	$757,045
Total City Contribution	**$374,083**	**$343,443**	**$359,017**	**$1,076,543**
Overall Grant + Contribution Total	**$1,135,676**	**$1,076,248**	**$1,122,083**	**$3,334,007**

*** In-Kind and Cash match Contibution represnets an estimate and maybe less than specified amount if program goals are met. Once funding contingencies have been met for Years 2 and 3, any additional funds available will be first utilized to off-set the cash match expenditures by the Subgranteee from Years 1-3.**

AGENDA ITEM # 15

KEY FOCUS AREA:	Clean, Healthy Environment
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Housing & Neighborhood Revitalization Business Development & Procurement Services
CMO:	Raquel Favela, 670-3309 Elizabeth Reich, 670-7804
MAPSCO:	N/A

SUBJECT

Authorize a six-month service contract, with one six-month renewal option contingent upon available funding, to provide day labor and individualized case management services for panhandlers in the city of Dallas for the period June 1, 2017 through November 30, 2017 - The Way Back House, Inc., most advantageous proposer of two - Not to exceed $100,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

On September 21, 2016, City Council authorized $100,000 for a pilot panhandling initiative program for the 2016-2017 fiscal year. Council members have reported an influx in panhandlers, and that panhandlers have become increasingly aggressive. There were 556 service requests (SRs) from October 1, 2015 to September 30, 2016 regarding panhandling. The SR locations are concentrated in and around Downtown, and along major thoroughfares.

The Dallas Panhandling Program is modeled after the City of Albuquerque, New Mexico's "There's a Better Way" program. Research and best practices show that comprehensive work programs offer people dignity in work, connect individuals with services, and provide a collective impact to end panhandling.

The Way Back House, Inc., the awarded vendor will provide services under the designation, "The Open Road." Panhandlers will be approached with the opportunity to provide day labor and services to be paid in cash for the day of work. The Way Back House, Inc. will provide lunch, conduct an assessment of their interest and desire to seek stable employment, housing, relevant medical or social services, or other forms of support and assistance for themselves and/or family members.

BACKGROUND (continued)

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

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

- Police (1)
- Planning and Urban Design (1)
- Mobility and Street Services (1)
- Housing/Community Services (1)

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

- Capability and Expertise 35%
- Approach and Methodology 35%
- Program Budget 30%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 2803 email proposal notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 21, 2016, City Council authorized a pilot panhandling initiative program for the 2016-2017 fiscal year by Resolution No. 16-1526.

Information about this item will be provided to the Public Safety Committee on May 22, 2017.

FISCAL INFORMATION

Current Funds - $100,000 (subject to appropriations)

M/WBE INFORMATION

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

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

The Way Back House, Inc.

Black Female	0	Black Male	2
White Female	3	White Male	7
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	0

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BXZ1704. We opened them on April 21, 2017. We recommend the City Council award this service contract to the most advantageous proposer by entirety.

*Denotes successful proposers

Proposers	Address	Score	Amount
*The Way Back House, Inc.	1804 Market Center Blvd. Dallas, TX 75207	75.50%	$100,000
South Dallas/Fair Park Public Improvement District Mgd by Hip-Hop Government	2949 Martin Luther King Jr. Blvd. Dallas, TX 75215	48.25%	$100,000

OWNER

The Way Back House, Inc.

Harry J. McCalla, President
Robert Hemphill, Vice President
Albert Richard, Jr., Executive Director

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a six-month service contract, with one six-month renewal option contingent upon available funding, to provide day labor and individualized case management services for panhandlers in the City of Dallas for the period June 1, 2017 through November 30, 2017 - The Way Back House, Inc., most advantageous proposer of two - Not to exceed $100,000 - Financing: Current Funds (subject to appropriations)

The Way Back House, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$75,000.00	75.00%
Total non-local contracts	$25,000.00	25.00%
TOTAL CONTRACT	$100,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Abba Staffing	HMDFW026810517	$25,000.00	100.00%
Total Minority - Non-local		$25,000.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$25,000.00	25.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$25,000.00	25.00%

May 24, 2017

WHEREAS, Housing/Community Services-Homeless Services funds received from the City of Dallas have been designated for a pilot panhandling initiative program for the 2016-2017 fiscal year; and

WHEREAS, the FY 2016-17 General Fund Budget allocated $100,000 to the pilot panhandling initiative program; and

WHEREAS, the FY 2016-17 allocated funds are available beginning October 1, 2016; and

WHEREAS, The Way Back House, Inc. submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BXZ1704) to provide day labor and individualized case management services to panhandlers in the city of Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a six-month contract, with one six-month renewal option, contingent upon available funding, with The Way Back House, Inc., approved as to form by the City Attorney, to provide day labor and individualized case management services for panhandlers in the city of Dallas for the period June 1, 2017 through November 30, 2017, in an amount not to exceed $100,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in periodic payments to The Way Back House Inc. (Vendor VS0000067794), in an amount not to exceed $100,000, from Service Contract No. HOU-2017-00001870 from:

Fund	Department	Unit	Object	Description	Amount
0001	HOU	4289	3070	Panhandling – Day Labor	$100,000

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

AGENDA ITEM # 16

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7, 10

DEPARTMENT: Housing & Neighborhood Revitalization

CMO: Raquel Favela, 670-3309

MAPSCO: 73A

SUBJECT

Authorize **(1)** an amendment to the grant agreement (Grant No. TX0236L6T001507) between the City of Dallas and the U.S. Department of Housing and Urban Development (HUD) to add The Vineyards at Forest Edge Apartments and The Vineyards at the Ranch Apartments as project sites to the grant agreement; **(2)** two Memorandums of Understanding (MOUs) between the City of Dallas and the two apartment property owners, Indigo JV LLC, herein referred to as Forest Edge, and Stone Ranch Owner LLC, herein referred to as The Ranch, to provide project-based affordable housing to the Gateway to Permanent Supportive Housing Program, contingent upon approval of the amendment by HUD in Subject Number 1 for the term March 1, 2017 through December 31, 2017, with two twelve-month renewal options; and **(3)** execution of the amendment to the grant agreement and of the MOUs - Financing: No cost consideration to the City

BACKGROUND

The Forest Edge Apartments and The Ranch Apartments expressed an interest in partnering with the City of Dallas to provide housing units for program participants in the Comprehensive Homeless Services Program. Discussions were held between the City of Dallas and property management at each of the sites to determine if the property accommodates the project-based program needs. Tours were conducted at each of the properties and the apartment units. The properties were selected because they have the capacity to house program participants, amenities comparable to the current site, and close proximity to bus lines. Units at each property will be required to meet Housing Quality Standards. Each of the properties will commit up to 25 units at their respective sites. The Forest Edge Administrative Office is located at 9669 Forest Lane, Dallas, TX 75243. The Ranch Administrative Office is located at 9350 Skillman Street, Dallas, TX 75243.

BACKGROUND (continued)

The City of Dallas contacted the U.S. Department of Housing and Urban Development (HUD) to request guidance on the process to include The Forest Edge and The Ranch as additional project sites for the Gateway to Permanent Supportive Housing Program. HUD provided the following guidance: the City of Dallas must **(1)** document site control with additional sites via an MOU; the document will be binding upon HUD'S approval of the City's requested grant amendment (Grant No. TX0236L6T001507); **(2)** conduct an environmental review; and **(3)** amend the application to include the additional sites. This agenda item is the first step in the process to document site control by executing a separate MOU with each site for a total of two MOUs for the two sites. All of these documents will be submitted to HUD for review and approval. HUD will issue a grant amendment for execution between HUD and the City of Dallas once all documents have been reviewed and approved.

Each MOU outlines the City of Dallas' responsibilities as the service provider, and The Forest Edge and The Ranch as the property owners. City staff will continue to provide supportive services to all persons for whom rental payments are made. City staff will continue to partner with community agencies through non-financial agreements. Services include case management, drug treatment, medications, psychiatric counseling, legal aid, employment, and training classes. Clients/Tenants will continue to be referred to the program directly by homeless service providers and health professionals. Property management staff carry out rent collections from clients paying a portion of their rent toward their own assistance, janitorial, maintenance, repair, and other related services for the safety and security of staff and clients. City staff will have offices at each complex and access to space for community meetings.

The City of Dallas has received funding for the Permanent Supportive Housing Grant since 2008 for project-based rental assistance and case management for chronically homeless persons. Under the grant agreement, the program will pay rent and utilities for 70 chronically homeless persons annually. Rental payments will be made directly to the apartment complex based on rent reasonableness and the Fair Market Rent (FMR) rate as determined by HUD. Clients/Tenants are eligible to receive rental assistance permanently depending on the client's need.

Program participants must sign a minimum of a one-year lease agreement under project-based housing. Lease must also comply with other HUD requirements. All clients are expected to be housed by October 1, 2017. Grant funds may be used to assist with moving costs for those clients requiring moving assistance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, City Council authorized an amendment to the grant agreement between the City of Dallas and HUD to add Eban Village as a project site and approve a Memorandum of Understanding between the City and Eban Village by Resolution No. 14-0750.

On August 13, 2014, City Council authorized acceptance of a Continuum of Care Permanent Supportive Housing Grant to provide rental assistance and case management for single homeless persons by Resolution No. 14-1217.

On August 12, 2015, City Council authorized acceptance of a Continuum of Care Permanent Supportive Housing Grant to provide rental assistance and case management for single homeless persons by Resolution No. 15-1364.

On August 24, 2016, City Council authorized acceptance of a Continuum of Care Permanent Supportive Housing Grant to provide project-based rental assistance and case management for single homeless persons by Resolution No. 16-1328.

City Council was briefed by memorandum regarding this matter on March 31, 2017.

On April 12, 2017, City Council authorized an amendment to the grant agreement between the City of Dallas and HUD to add The Way Apartments as a project site and approve a Memorandum of Understanding between the City and The Way Apartments by Resolution No.17-0587.

On April 12, 2017, this item was partially deferred by Councilmember Adam McGough.

FISCAL INFORMATION

No cost consideration to the City.

WHEREAS, there is a need to assist single chronically homeless persons by providing rental assistance, in conjunction with support services, to break the cycle of homelessness; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides for the distribution of Permanent Supportive Housing Grant funds to assist the homeless with rental assistance; and

WHEREAS, HUD has executed the FY 2015 grant agreement for the Continuum of Care Grant funds totaling $802,120 for this program; and

WHEREAS, the City of Dallas desires to enter into a Memorandum of Understanding with The Vineyards at Forest Edge Apartments and The Vineyards at the Ranch Apartments.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to **(1)** amend the grant agreement (Grant No. TX0236L6T001507) between the City of Dallas and the U. S. Department of Housing and Urban Development (HUD) to add The Vineyards at Forest Edge Apartments and The Vineyards at the Ranch Apartments as project sites to the grant agreement; and **(2)** enter into two Memorandums of Understanding (MOUs) between the City of Dallas and the two apartment property owners, Indigo JV LLC, herein referred to as Forest Edge, and Stone Ranch Owner LLC, herein referred to as The Ranch, to provide project-based affordable housing to the Gateway to Permanent Supportive Housing Program, contingent upon approval of the amendment by HUD in Subject Number 1 for the term March 1, 2017 through December 31, 2017, with two twelve-month renewal options; and **(3)** sign the amendment to the grant agreement and of the MOUs, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to sign all agreements and provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

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

AGENDA ITEM # 17

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing & Neighborhood Revitalization

CMO: Raquel Favela, 670-3309

MAPSCO: N/A

SUBJECT

Authorize an amendment to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry (formerly Texas A&M University System) for the Clinical Dental Care Services Program, previously approved on September 28, 2016 by Resolution No. 16-1564 to increase the contract in an amount not to exceed $236,000 to provide dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas - Not to exceed $236,000, from $64,000 to $300,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

On September 28, 2016, City Council authorized an Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry (formerly Texas A&M University System) for the Clinical Dental Care Services Program, in an amount not to exceed $64,000, by Resolution No. 16-1564. The agreement allows for two one-year renewal options to provide dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas.

Texas A&M University Health Science Center dba Texas A&M University College of Dentistry for the Clinical Dental Care Services Program will provide basic dental health services, including: exams, cleanings, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections and oral health education. All dental services will be provided at the following locations: North Dallas Shared Ministries Clinic located at 2875 Merrell Road, Dallas, Texas 75229 and Agape Clinic located at 4104 Junius Street, Dallas, Texas 75246. A third location is currently being considered by Texas A&M University Health Science Center dba Texas A&M University College of Dentistry in the South Dallas/Fair Park neighborhood for fiscal year 2017-18.

This item will authorize an amendment to the Interlocal Agreement to increase the contract in an amount not to exceed $236,000 to provide additional dental health services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 21, 2016, City Council authorized funds for the Clinical Dental Care Services Program by Resolution No. 16-1526.

On September 28, 2016, City Council authorized the execution of an Interlocal Agreement with Texas A&M University System by Resolution No. 16-1564.

The Housing Committee will be briefed by memorandum regarding this matter on May 15, 2017.

FISCAL INFORMATION

Current Funds - $236,000 (subject to appropriations)

May 24, 2017

WHEREAS, on September 21, 2016, City Council authorized funds for the Clinical Dental Care Services Program by Resolution No. 16-1526; and

WHEREAS, on September 28, 2016, City Council authorized an Interlocal Agreement with Texas A&M University System by Resolution No. 16-1564.

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 the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry (formerly Texas A&M University System), approved as to form by the City Attorney, for the Clinical Dental Care Services Program to provide dental health services to low/moderate-income seniors aged 60 and older residing within the City of Dallas, in an amount not to exceed $236,000, increasing the contract amount from $64,000 to $300,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $236,000 to Texas A&M University Health Science Center dba Texas A&M University College of Dentistry for the Clinical Dental Care Services Program from Fund 0001, Department HOU, Unit 4305, Object, 3070, Master Agreement Service Contract No. MASC – HOU4305GK229, Vendor VS0000030902.

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

AGENDA ITEMS # 18,19,20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 3

DEPARTMENT: Mobility and Street Services

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 61 A-R X Y; 61 B-J N; 71 A-B

SUBJECT

Authorize Project Specific Agreements with Dallas County for Three Projects

* Authorize a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road - Financing: No cost consideration to the City

* Authorize **(1)** an amendment to Resolution No. 05-0130, previously approved by City Council on January 12, 2005, to release encumbered funds and to designate the City as the lead agency for the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed $700,000; and **(3)** an increase in appropriations in an amount not to exceed $700,000 in the Capital Project Reimbursement Fund - Not to exceed $700,000 - Financing: Capital Projects Reimbursement Funds

* Authorize **(1)** a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Camp Wisdom Road from Carrier Parkway to Farm-to-Market (FM) 1382; **(2)** reprogramming of available funds from Merrifield Road from east of Mountain Creek Parkway to the Grady Niblo Road project ($250,000) and the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project ($1,050,000) for Camp Wisdom Road from Carrier Parkway to FM 1382 project; and **(3)** payment to Dallas County for the City's share of design and construction costs - Not to exceed $1,300,000 - Financing: 2006 Bond Funds ($600,000) and Capital Projects Reimbursement Funds ($700,000)

BACKGROUND

Merrifield Road from east of Mountain Creek Parkway to Ledbetter Drive Extension/Grady Niblo Road, Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway, and Camp Wisdom Road from Carrier Parkway to Farm-to-Market 1382 (FM 1382) are three partnership projects between the City of Dallas and Dallas County that were selected by Dallas County's Major Capital Improvements Program (MCIP) Second and Fifth Call for Projects. This action will authorize a Project Specific Agreement with Dallas County for the Merrifield Road project, and the Camp Wisdom Road project as well as reprogram available funds to the Camp Wisdom Road project. This action will also authorize an amendment to Resolution No. 05-0130 previously authorized by City Council on January 12, 2005, to release encumbered funds and to designate the City as the lead agency for the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway project.

Dallas County originally planned to be the lead agency administering the design and construction for the Merrifield Road and Ledbetter Drive Extension/Grady Niblo Road projects. However, due to uncertainty regarding future development and community opposition from the impacted property owners, project limits for both projects were modified during the preliminary design process. The estimated project costs for the modified Merrifield Road project and the Ledbetter Drive Extension/Grady Niblo Road projects are $500,000 and $2,100,000, respectively. Project costs for these two projects are to be shared 50/50 between the City and Dallas County.

Camp Wisdom Road from Carrier Parkway to FM 1382 was submitted by the City of Grand Prairie and selected by Dallas County's MCIP Fifth Call for Projects. One third of the project limits is located within the city of Dallas. Dallas County is the lead agency for the Camp Wisdom Road Project, and as such, has requested the City participate in funding project costs within the city limits. The Camp Wisdom Road project begins from approximately 1,700 feet west of Carrier Parkway in the City of Grand Prairie to FM 1382 in Dallas. The improvements will include the reconstruction of the existing two-lane asphalt roadway to a four-lane reinforced concrete roadway with drainage improvements and a new bridge at Mountain Creek Parkway. The four-lane roadway will be divided within the city limits of Grand Prairie and undivided within the City limits of Dallas. On the north side of Camp Wisdom Road within the city of Dallas, there will be an 8-foot wide cycle track and a 5-foot wide sidewalk, which will provide an east-west pedestrian/bike/trail connector south of the I-20 corridor. The estimated project cost for the Camp Wisdom Road project is $15.8 million of which $7.2 million will be funded by Regional Toll Revenue (RTR), $4.3 million by Dallas County, $3.0 million by the City of Grand Prairie, and $1.3 million by the City of Dallas. The City's share of funding for the Camp Wisdom Road project is coming from the reprogramming of the available Merrifield Road project ($250,000) and the Ledbetter Drive Extension/Grady Niblo Road project ($1,050,000), available because their projects scope were modified/reduced.

ESTIMATED SCHEDULE OF PROJECT

Merrifield Road from East of Mountain Creek Parkway to Ledbetter Drive Extension/Grady Niblo Road

Began Design	July 2015
Completed Design	February 2016
Began Construction	May 2017
Complete Construction	August 2018

Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway

Began Design	December 2013
Completed Design	April 2014
Began Construction	September 2014
Completed Construction	May 2015

Camp Wisdom Road from Carrier Parkway to FM 1382

Began Preliminary Design	September 2012
Completed Preliminary Design	December 2014
Begin Final Design	July 2017
Complete Final Design	June 2018
Begin Utility Relocation	March 2018
Complete Utilities Relocation	September 2018
Begin Construction	January 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 11, 2001, City Council authorized the submission of the list candidate projects to Dallas County in Dallas County's Major Capital Improvement Fund Thoroughfare Programs Call for Projects and acceptance and implementation of the projects selected by Resolution No. 01-1219.

On January 12, 2005, City Council authorized a Project Specific Agreement with Dallas County for participation in design, right-of-way acquisition, and construction of paving, drainage, and water main improvements on Ledbetter from Merrifield Road to Mountain Creek Parkway by Resolution 05-0130.

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

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

On June 25, 2014, City Council authorized a contract with Tiseo Paving Company for the construction of street paving and storm drainage improvements for the Grady Niblo Road Extension by Resolution No. 14-1017.

On November 19, 2015, the City Plan Commission Transportation Committee approved staff recommendations for an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Camp Wisdom Road from Farm-to-Market (FM) 1382 to Grand Prairie City Limits from a standard six-lane divided roadway to a special four-lane undivided roadway with bicycle facilities within 100 feet of right-of-way.

On December 3, 2015, the City Plan Commission followed the City Plan Commission Transportation Committee approved an amendment to the City of Dallas Thoroughfare Plan amendment for Camp Wisdom Road from FM 1382 to Grand Prairie City Limits.

On January 27, 2016, Ordinance 30007, amended the City of Dallas Thoroughfare Plan to change the dimensional classification of Camp Wisdom Road within the City of Dallas as approved by the City Plan Commission Transportation Committee by Resolution No. 16-0208.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

Capital Projects Reimbursement Funds – $700,000
2006 Bond Funds - $600,000

Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road

Design (by Dallas County)	$ 250,000
Construction (by City)	$ 250,000
Total Estimated Project Cost	$ 500,000

*City of Dallas' share $250,000 and Dallas County's share $250,000

Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway

Design (by Dallas County)	$ 350,000
Construction (by City)	$ 1,750,000
Total Estimated Project Cost	$ 2,100,000

FISCAL INFORMATION (continued)

*City of Dallas' share $1,050,000 and Dallas County's share $1,050,000

Camp Wisdom Road from Carrier Parkway to FM 1382	
Design	$ 2,100,000
Construction	$ 13,200,000
Right-of-Way Acquisition	$ 25,000
Material Testing	$ 100,000
Contingency	$ 375,000
Total Estimated Project Cost	$ 15,800,000

TxDOT's (RTR) share	$ 7,200,000
Dallas County's share	$ 4,300,000
City of Grand Prairie's share	$ 3,000,000
City of Dallas' share	$ 1,300,000
Total Funding Source	$ 15,800,000

MAP

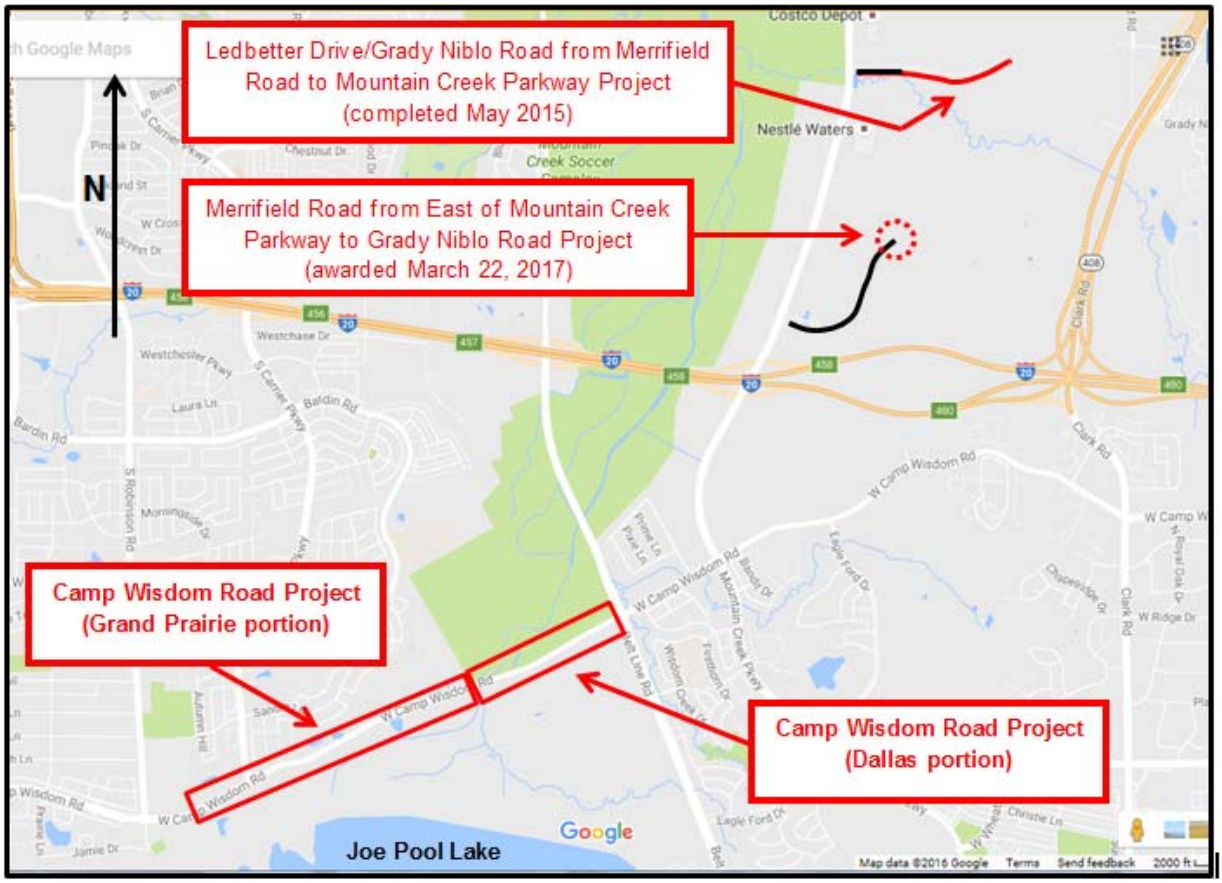
Attached

Camp Wisdom Road from Carrier Parkway to Farm-to-Market 1382 Project

Ledbetter Drive/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway Project

Merrifield Road from East of Mountain Creek Parkway to Grady Niblo Road Project

(Council District: 3)



MAPSCO: 61A-R; 61B-J,N
(Merrifield Extension & Grady Niblo Projects)

MAPSCO: 61A-X,Y; 71A-B
(Camp Wisdom Road Project)

May 24, 2017

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

WHEREAS, on April 11, 2001, City Council authorized the submission of the list of candidate projects to Dallas County in Dallas County's Major Capital Improvement Program Second (2001) Call for Projects by Resolution No. 01-1219; and

WHEREAS, the Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road Project was submitted by the City of Dallas and selected by the Dallas County's Major Capital Improvement Program (MCIP) Second Call for Projects in 2002; and

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

WHEREAS, Dallas County was the lead agency to administer the design and construction of the Merrifield Road from east of Mountain Creek Parkway to the Grady Niblo Road Project; and

WHEREAS, due to community opposition from the local property owners impacted, the project limits were modified during the design; and

WHEREAS, the City of Dallas took over the project to construct only a section of roadway to support the current land development which includes a turnaround at the east end of Merrifield Road; and

WHEREAS, the estimated project cost for the Merrifield Road project is $500,000 which is to be funded 50/50 by the City of Dallas and Dallas County; and

WHEREAS, it is now necessary to authorize a Project Specific Agreement with Dallas County for paving and drainage improvements for the Merrifield Road from east of Mountain Creek to the Grady Niblo 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 sign a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for paving and drainage improvements for the Merrifield Road from East of Mountain Creek to the Grady Niblo Project.

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.

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

WHEREAS, on April 11, 2001, City Council authorized the submission of the list candidate projects to Dallas County in Dallas County's Major Capital Improvement Fund Thoroughfare Programs Call for Projects by Resolution No. 01-1219; and

WHEREAS, Ledbetter Drive/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway was submitted by the City of Dallas and selected by Dallas County's Major Capital Improvement Program (MCIP) Second Call for Projects in 2002; and

WHEREAS, On January 12, 2005, City Council authorized a Project Specific Agreement with Dallas County for design, right-of-way acquisition, and construction of paving, drainage, and water main improvements on Ledbetter Extension from Merrifield Road to Mountain Creek Parkway, in an amount not to exceed $440,000, by Resolution No. 05-0130; and

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

WHEREAS, Dallas County was the lead agency to administer the design and construction of the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway Project; and

WHEREAS, due to community opposition from local impacted property owners, the limits of the project were modified to Grady Niblo Road from Mountain Creek Parkway to approximately 3,000 feet east of Mountain Creek Parkway; and

WHEREAS, in order to expedite the project in support of active private development, the final design was privately administered and funded, and the City administered the construction of the Grady Niblo Road Project; and

WHEREAS, on June 25, 2014, City Council authorized a contract with Tiseo Paving Company for the construction of street paving and storm drainage improvements for the Grady Niblo Road Extension, in an amount not to exceed $2,368,718.55, by Resolution No. 14-1017; and

WHEREAS, the estimated project cost, excluding Dallas Water Utilities improvements, for the Grady Niblo Project is $2,100,000 which is to be funded 50/50 by the City of Dallas and Dallas County; and

WHEREAS, Dallas County previously expended $300,000 on preliminary design which will be credited towards their share of construction costs; and

WHEREAS, it is now necessary to amend Resolution No. 05-0130, previously approved by City Council on January 12, 2005, to release encumbered funds to Dallas County and to designate the City of Dallas as the lead agency for the final design and construction for the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway 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 amend Resolution No. 05-0130, previously approved by City Council on January 12, 2005, approved as to form by the City Attorney, to release encumbered funds in an amount not to exceed $440,000 for the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway Project as follows:

Street and Transportation Improvements Fund Fund 3R22, Department PBW, Unit R314, Activity PBW1, Object 4111, Program PB03R314 Encumbrance PD PBW03R314D1-01, Vendor 014003	($150,000)
Street and Transportation Improvements Fund Fund 4R22, Department PBW, Unit R314 Activity PBW1, Object 4111, Program PB03R314 Encumbrance PD PBW03R314D1-02, Vendor 014003	($150,000)
Water Capital Improvement Fund Fund 0115, Department DWU, Unit PW42 Activity 7CIP, Object 4111, Program 705035 Encumbrance PD PBW705035CP, Vendor 014003	($140,000)
Total amount not to exceed	($440,000)

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds from Dallas County, in an amount not to exceed $700,000 in the Capital Project Reimbursement Fund, Fund 0556, Department STS, Unit W147, Revenue Code 6511.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in the Capital Project Reimbursement Fund, Fund 0556, Department STS, Unit W147, Object 4510, in an amount not to exceed $700,000.

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.

May 24, 2017

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

WHEREAS, Camp Wisdom Road from Carrier Parkway to Farm-to-Market 1382 (FM 1382) was submitted by the City of Grand Prairie and selected by Dallas County in the Dallas County's Major Capital Improvement Program (MCIP) Fifth Call for Projects in 2008; and

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

WHEREAS, on January 27, 2016, City Council amended the City of Dallas Thoroughfare Plan to change the dimensional classification of Camp Wisdom Road within the city of Dallas from a standard six-lane divided roadway to a special four-lane undivided roadway with bicycle and pedestrian facilities by Resolution 16-0208; and

WHEREAS, Dallas County is the lead agency to administer the design and construction of the Camp Wisdom Road from Carrier Parkway to Farm-to-Market (FM) 1382 Project; and

WHEREAS, the section of Camp Wisdom Road from the Dallas city limits to FM 1382 is located in the city of Dallas; and

WHEREAS, Dallas County has requested the City participate in funding project costs located in the city of Dallas; and

WHEREAS, funding for the City's share of the Camp Wisdom Road Project costs will come from the available funds of the Merrifield Project ($250,000) and Ledbetter Drive Extension/Grady Niblo Road Project ($1,050,000); and

WHEREAS, it is now necessary to authorize **(1)** a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Camp Wisdom Road from Carrier Parkway to Farm-to-Market 1382; **(2)** reprogramming of available funds from the Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road Project ($250,000) and the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway Project ($1,050,000) for the Camp Wisdom Road from Carrier Parkway to FM 1382 Project; and **(3)** payment to Dallas County for the City's share of design and construction 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 reprogram available funds from the Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road Project ($250,000) and the Ledbetter Drive Extension/Grady Niblo Road from Merrifield Road to Mountain Creek Parkway Project ($1,050,000) for the Camp Wisdom Road from Carrier Parkway to FM 1382 Project.

SECTION 2. That the City Manager is hereby authorized to **(1)** sign a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for participation in the design and construction of paving and drainage improvements on Camp Wisdom Road from Carrier Parkway to FM 1382; and **(2)** make payment to Dallas County for the City's share of design and construction costs, in an amount not to exceed $1,300,000.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,300,000 to Dallas County in accordance with the terms and conditions of the agreement as follows:

Capital Projects Reimbursement Fund Fund 0556, Department STS, Unit W147 Activity INGV, Object 4510, Program ST06W147 Encumbrance CT STS06W147A1, Vendor VS0000067010	$ 700,000
Street and Transportation Improvements Fund Fund 2T22, Department STS, Unit W147 Activity INGV, Object 4510, Program ST06W147 Encumbrance CT STS06W147A1 Vendor VS0000067010	$ 60,000
Street and Transportation Improvements Fund Fund 3T22, Department STS, Unit W147 Activity INGV, Object 4510, Program ST06W147 Encumbrance CT STS06W147A1, Vendor VS0000067010	$ 540,000
Total amount not to exceed	$ 1,300,000

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused bond funds reimbursed by Dallas County pertaining to this project in Fund 3T22, Department STS, Unit W147, Object 4510.

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

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 2, 7, 8, 9, 10, 13, 14

DEPARTMENT: Mobility and Street Services

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 26K 27H 28E 35S U W Y 36T 38M R V 39E J 46C F 49N 69A

SUBJECT

Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation for street maintenance and repairs performed by city forces and city contractors at 13 locations within the city of Dallas (list attached); **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed $2,102,818 for the County's share of the construction cost; and **(3)** an increase in appropriations in an amount not to exceed $2,102,818 - Not to exceed $2,102,818 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

On January 5, 2016, the City of Dallas executed a Master Interlocal Agreement (MIA) to jointly coordinate, facilitate and/or fund future maintenance activities on certain roadways within the City of Dallas.

On February 24, 2016, the City of Dallas executed the first Project Specific Agreement to the MIA for reimbursement of maintenance activities for 15 roadway projects.

In pursuit of the MIA's objective, this action will authorize a second Project Specific Agreement (PSA) with Dallas County for the maintenance of roadways within the City of Dallas. This second supplement includes 13 roadway maintenance projects throughout the city, as indicated on the attached list.

The construction work will be performed by city forces and a general contractor. The City will administer all listed projects at a cost estimate of $4,365,636. Dallas County will subsequently reimburse the City for 50 percent of the total cost for the projects in an amount not to exceed $2,102,818.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 9, 2015, the Transportation and Trinity River Project Committee was briefed on the Master Interlocal Agreement with Dallas County. The Committee voted to forward this item for full City Council consideration.

On November 10, 2015, City Council authorized a Master Interlocal Agreement with Dallas County pertaining to the coordination of responsibilities for transportation-related maintenance on roadways within the City of Dallas by Resolution No. 15-2080.

On February 24, 2016, City Council authorized the first Project Specific Agreement with Dallas County for maintenance of 15 roadway projects within the City of Dallas by Resolution No. 16-0387.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - $2,102,818

Funding for this PSA has been allocated in the FY 2016-17 budget process. The existing MIA authorizes the County to reimburse the City of Dallas up to 50 percent of its PSA cost.

Cost Estimate all Projects: **$4,365,636***

*50/50 Split upon 100% completion
(less $80,000 for Dallas County In-house Project Delivery costs):

Dallas County	$2,102,818
IHPD(County)	$ 80,000
City of Dallas	$2,182,818
	$4,365,636

ESTIMATED SCHEDULE OF PROJECT

Begin construction	June 2017
Complete construction	September 2017

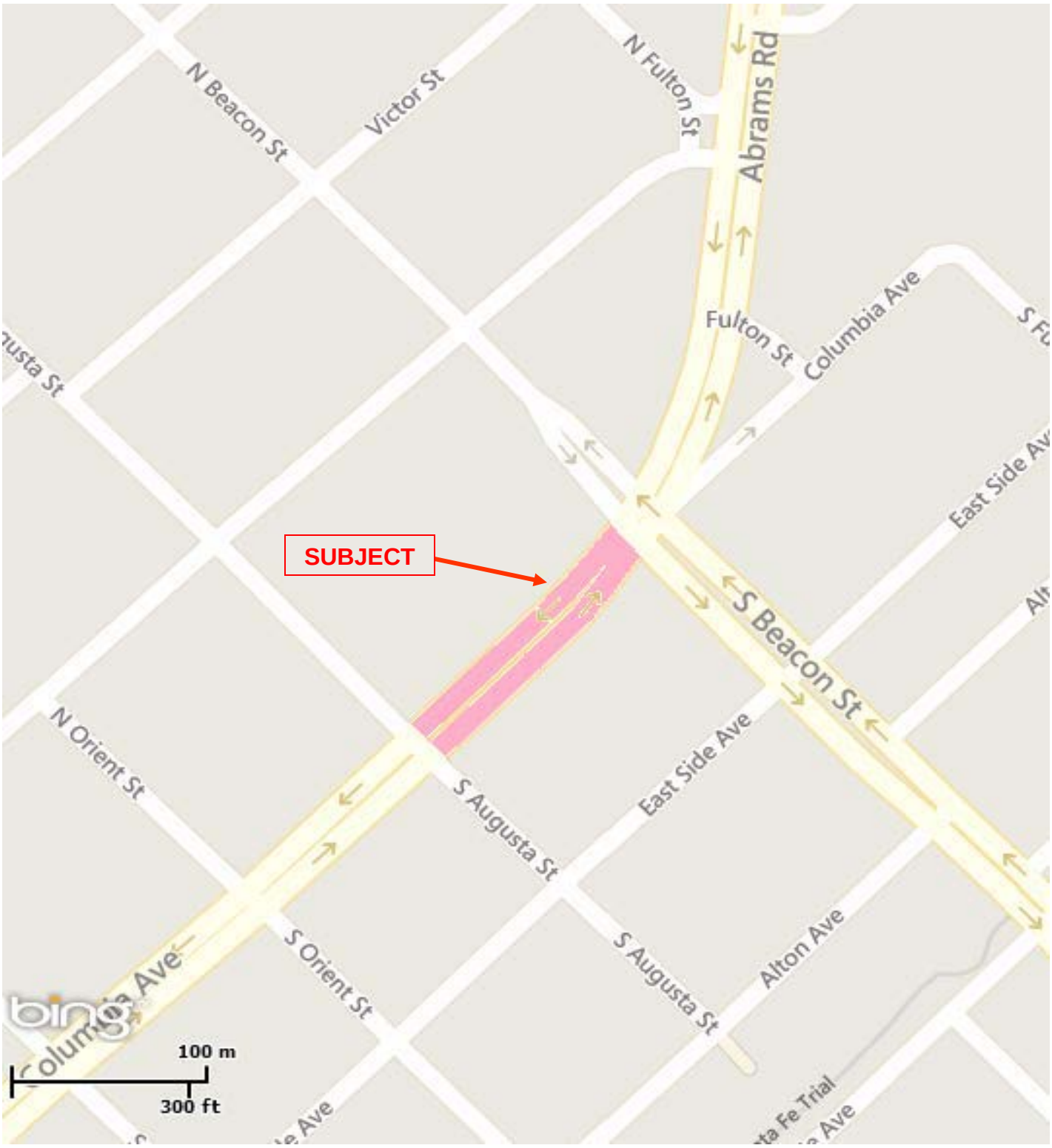
MAPS

Attached

Street List

Street Segment	Treatment Type	Lane Miles	Cost	Mapsco	Council District
Columbia Ave from Augusta to Beacon St	Partial Reconstruction	0.65	$73,780.80	46C	2
Columbia Ave from Carroll to Colson St	Partial Reconstruction	0.58	$66,017.40	46F	2
Prairie Creek Rd from Cedar Run Dr to Forney Rd	Partial Reconstruction	2.56	$291,270.00	49N	7
Prairie Creek Rd from CF Hawn Serv Rd to Clearfield Rd	Partial Reconstruction	0.51	$57,604.20	69A	8
Ferguson Rd from Oates Dr to Materhorn Dr	Partial Reconstruction	3.09	$352,328.40	38R, V	9
Miller Rd from LBJ Serv Rd N to Plano Rd	Partial Reconstruction	3.92	$ 447,108.00	27H, 28-E	10
Greenville Ave from Miller Ave to Vickery Blvd	Partial Reconstruction	0.45	$50,935.20	36T	14
Ferguson Rd from Maylee Blvd to Acoca St	Resurfacing	1.07	$256,896.00	39E	9
Ferguson Rd from Gus Thomasson Rd to Maylee Blvd	Resurfacing	4.72	$1,132,488.00	38M, 39E,J	9
Walnut Hill Ln from Glen Lakes Dr to Rambler Dr	Resurfacing	1.11	$266,208.00	26K	13
Wycliff Ave from Cedar Springs Rd to Holland Ave	Resurfacing	1.32	$317,688.00	35S, W	14
Douglas Ave from Cedar Springs Rd to Holland Ave	Resurfacing	1.38	$332,184.00	35S, W	14
McKinney Ave from Lemmon Ave to Fitzhugh Ave	Resurfacing	3.00	$721,128.00	35U, Y	14

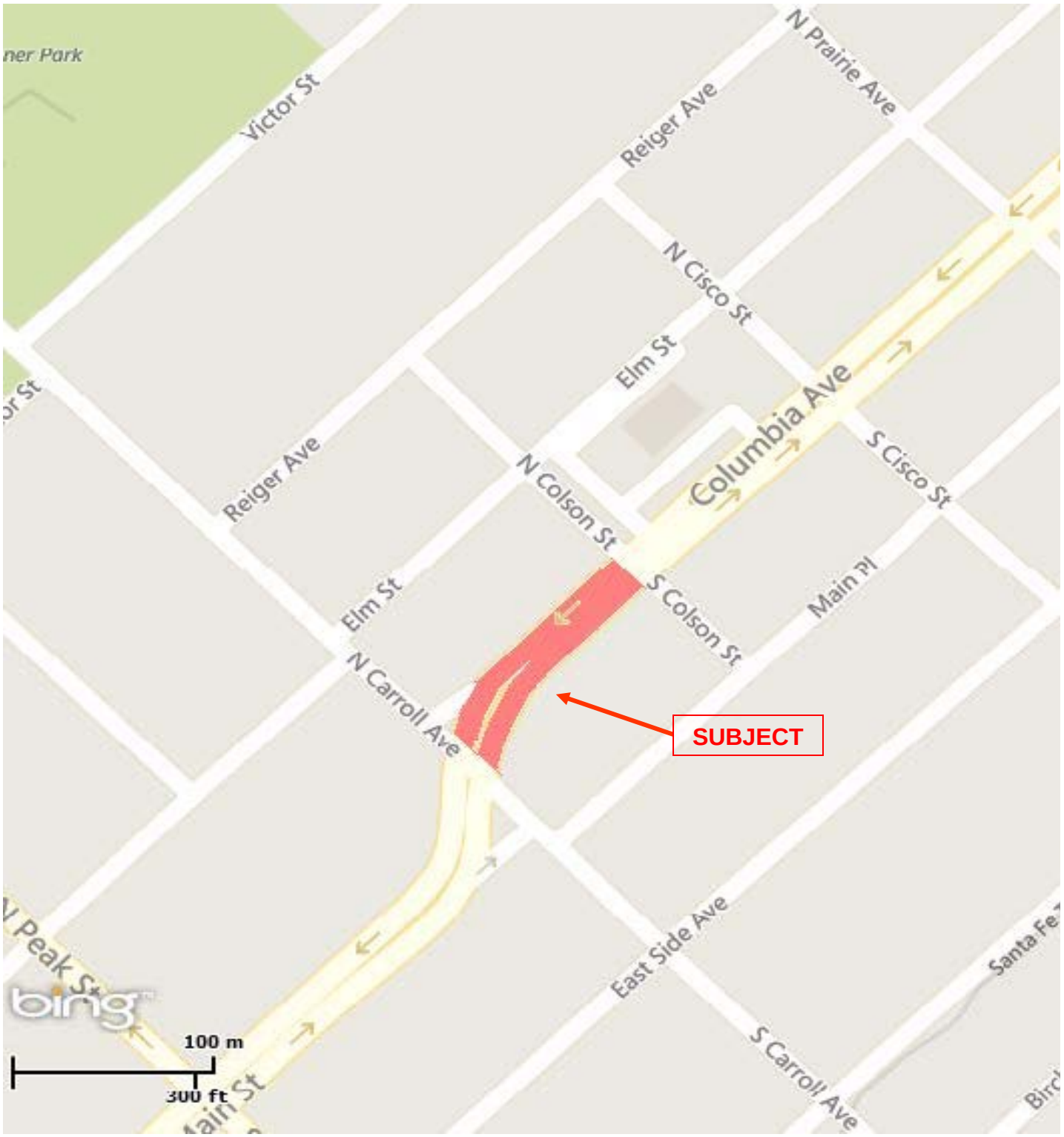
COLUMBIA AVENUE FROM AUGUSTA STREET TO BEACON STREET



N

MAPSCO 46-C

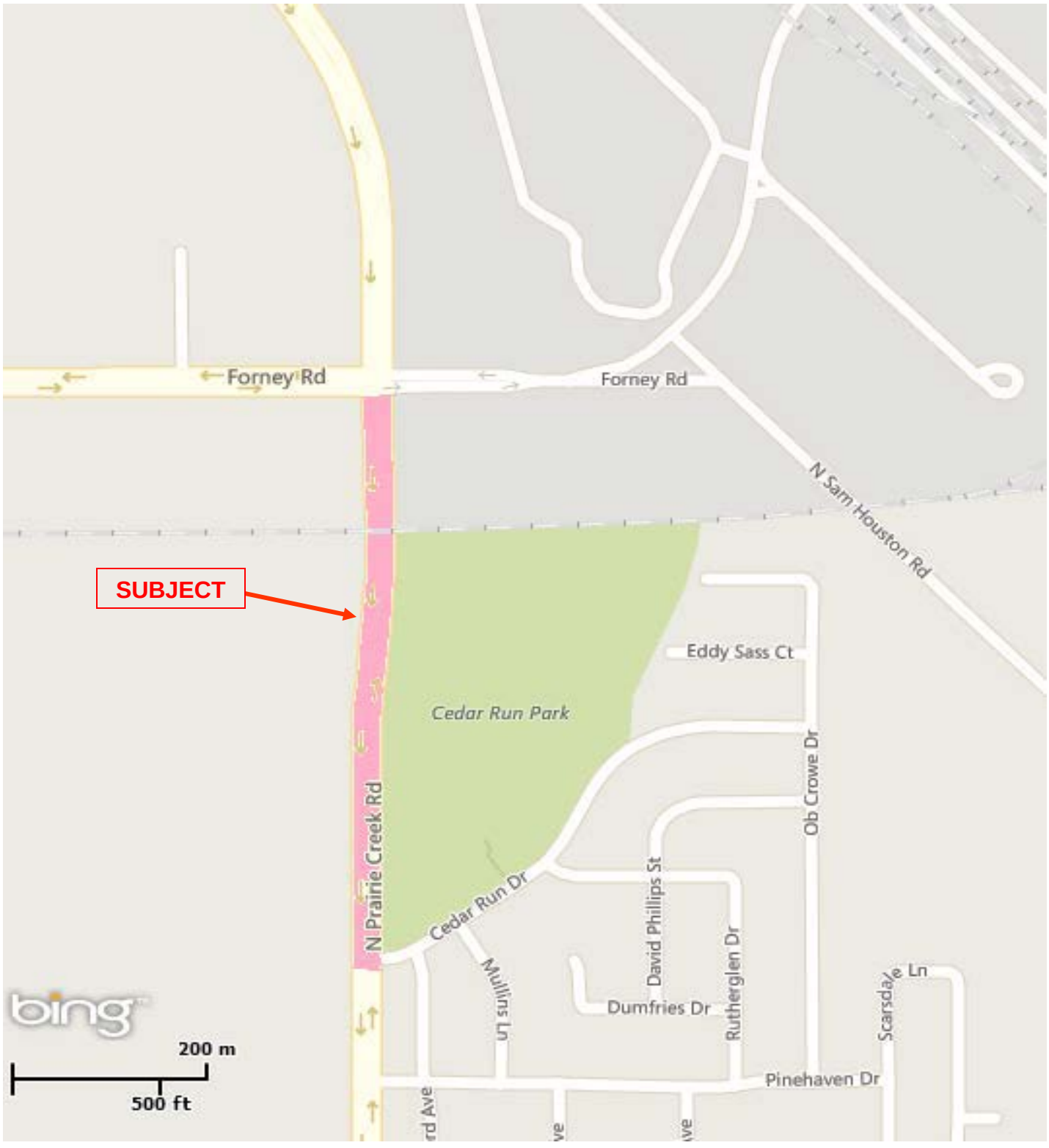
COLUMBIA AVENUE FROM CARROLL AVENUE TO COLSON STREET



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MAPSCO 46-F

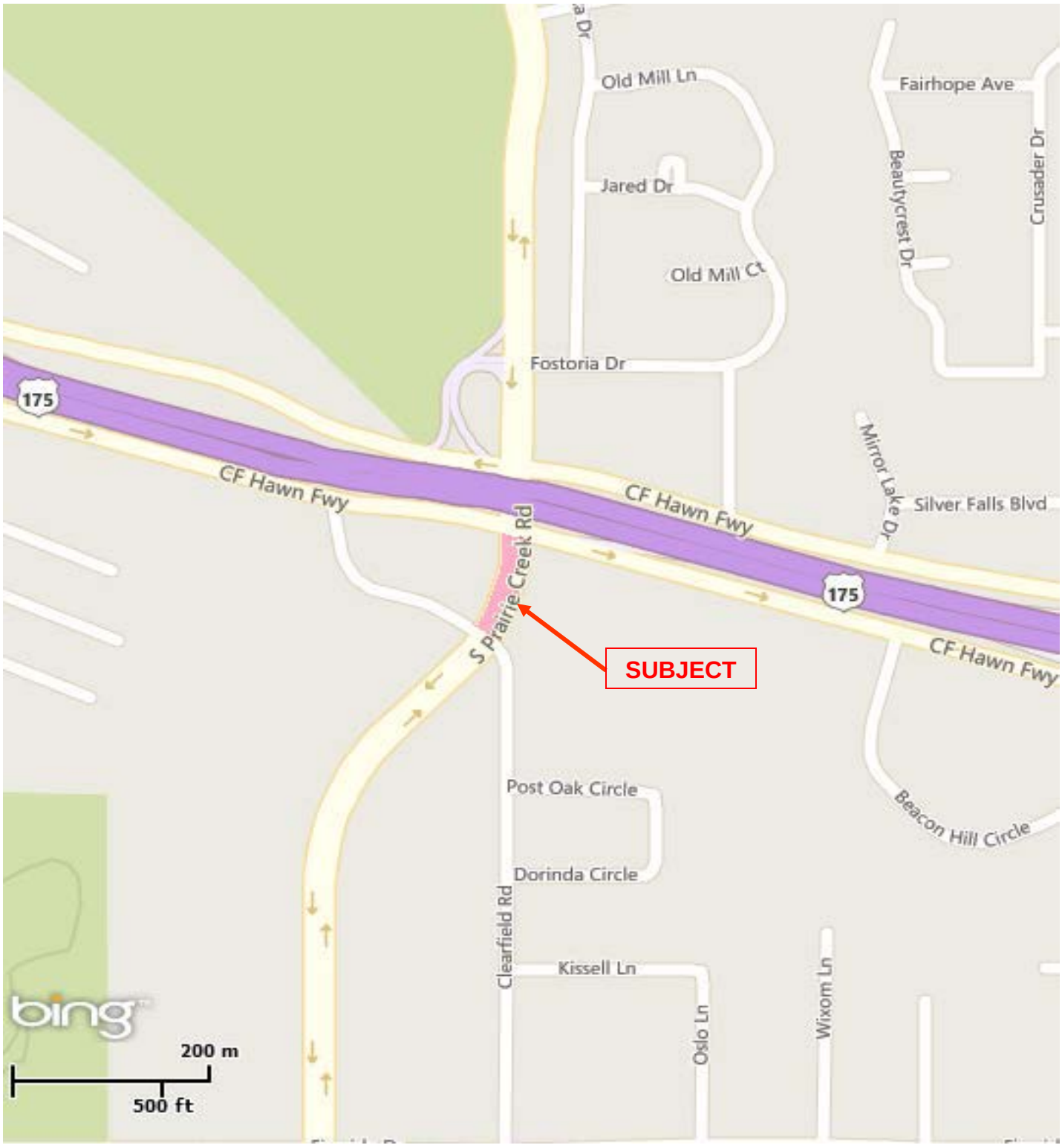
PRAIRIE CREEK ROAD FROM CEDAR RUN DRIVE TO FORNEY ROAD



N

MAPSCO 49-N

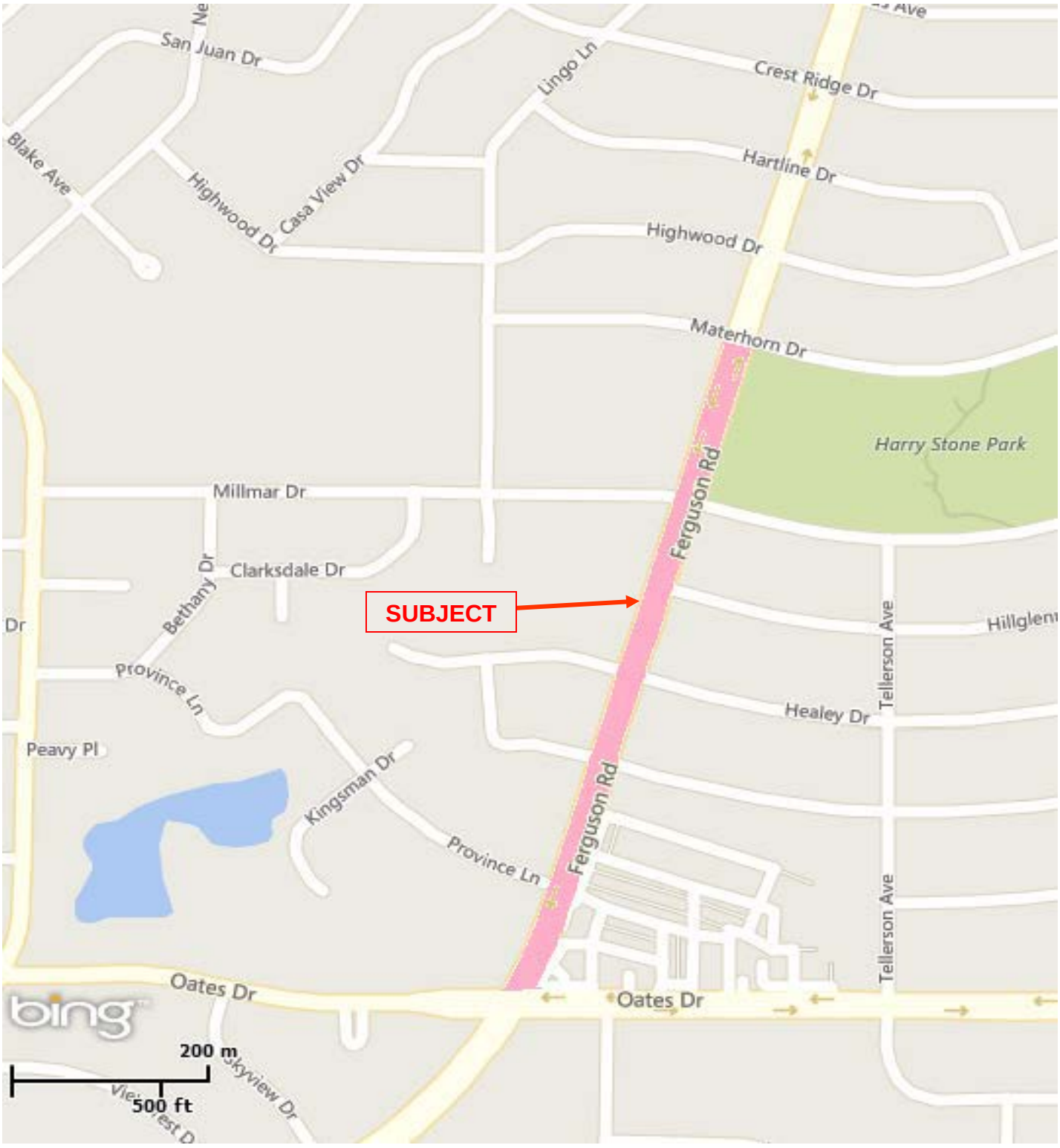
PRAIRIE CREEK ROAD FROM CF HAWN SERVICE ROAD TO CLEARFIELD ROAD



N

MAPSCO 69-A

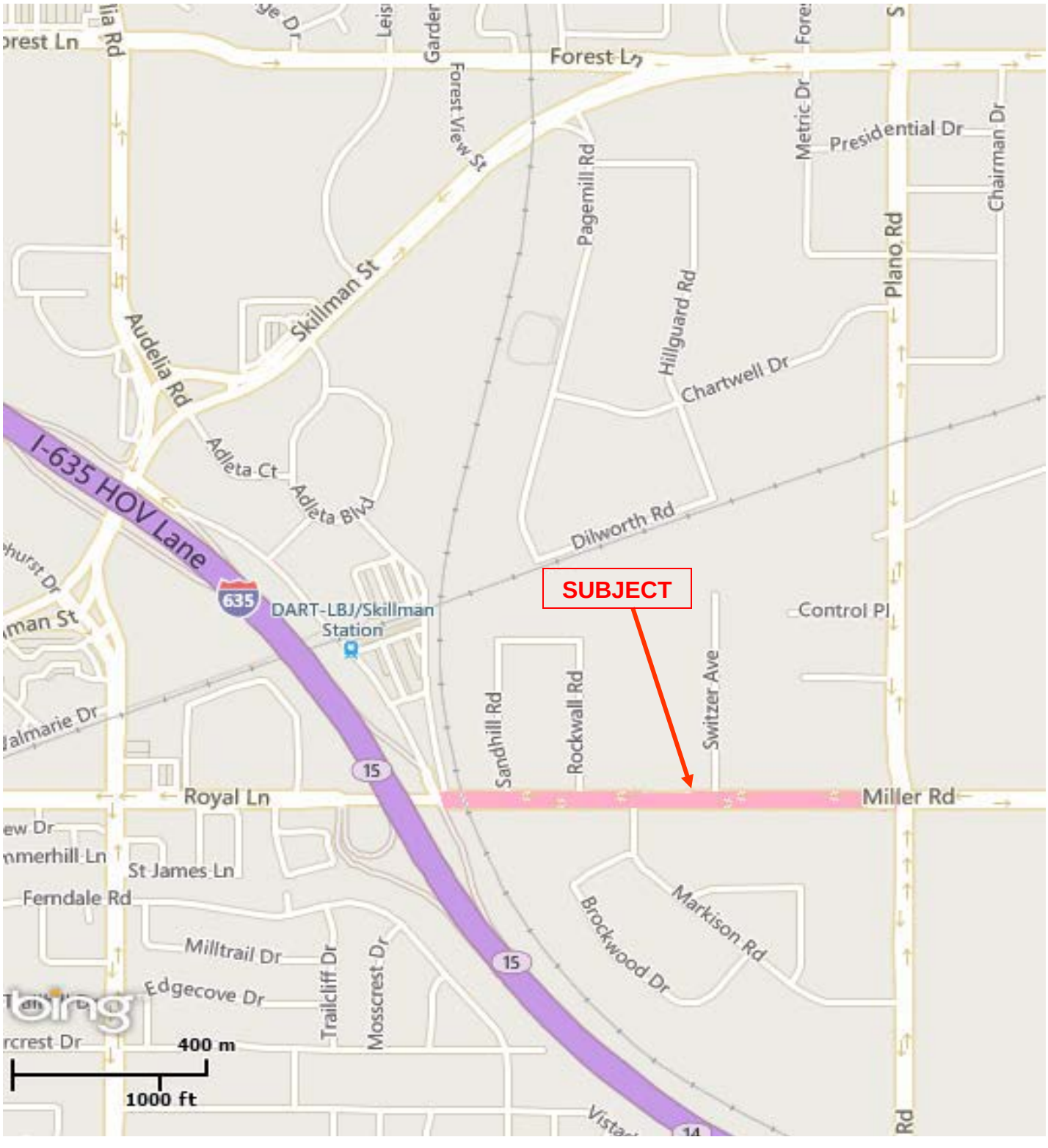
FERGUSON ROAD FROM OATES DRIVE TO MATERHORN DRIVE



N

MAPSCO 38-R, V

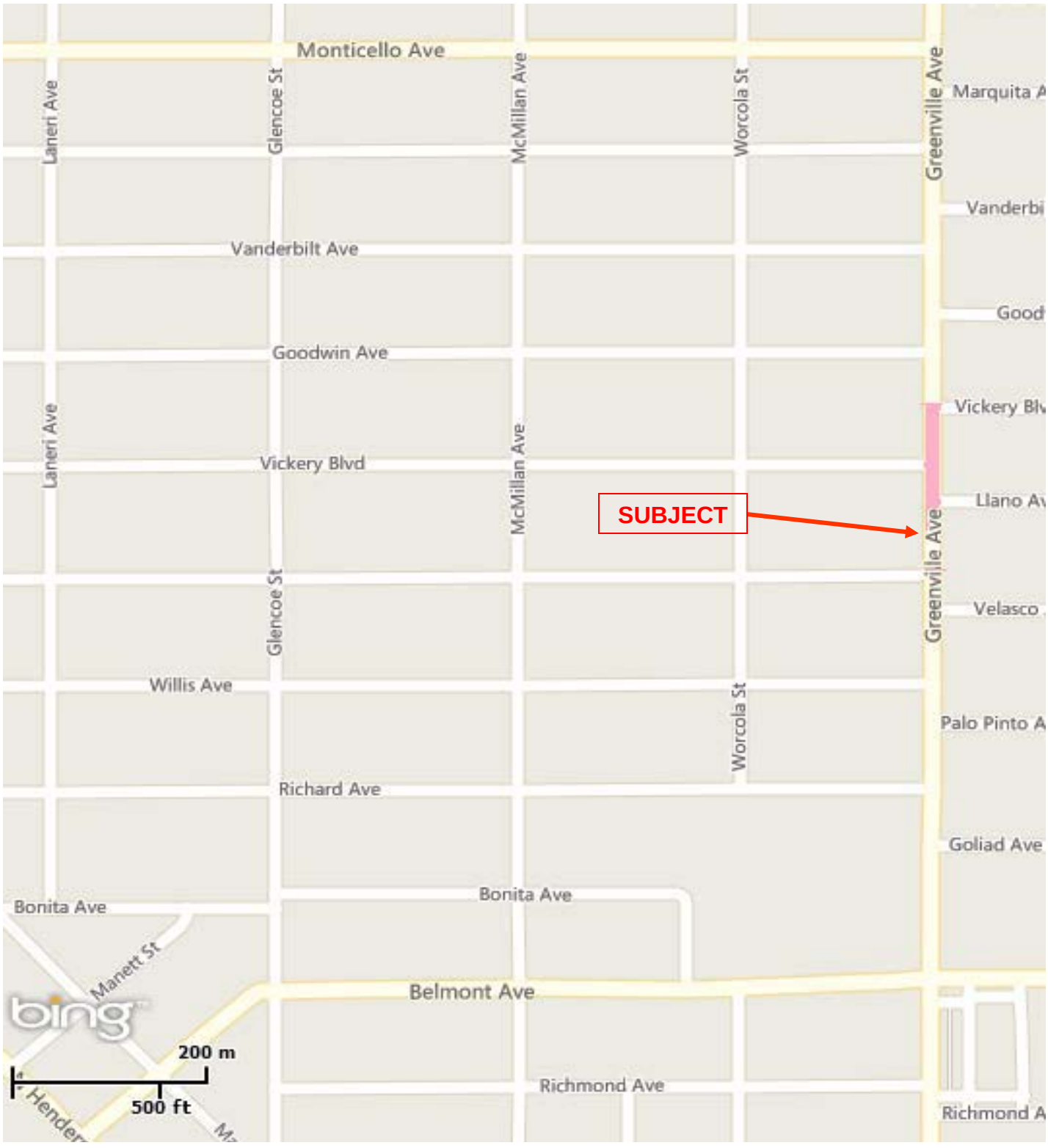
MILLER ROAD FROM LBJ SERVICE ROAD TO PLANO ROAD



N

MAPSCO 27-H, 28-E

GREENVILLE AVENUE FROM MILLER AVENUE TO VICKERY

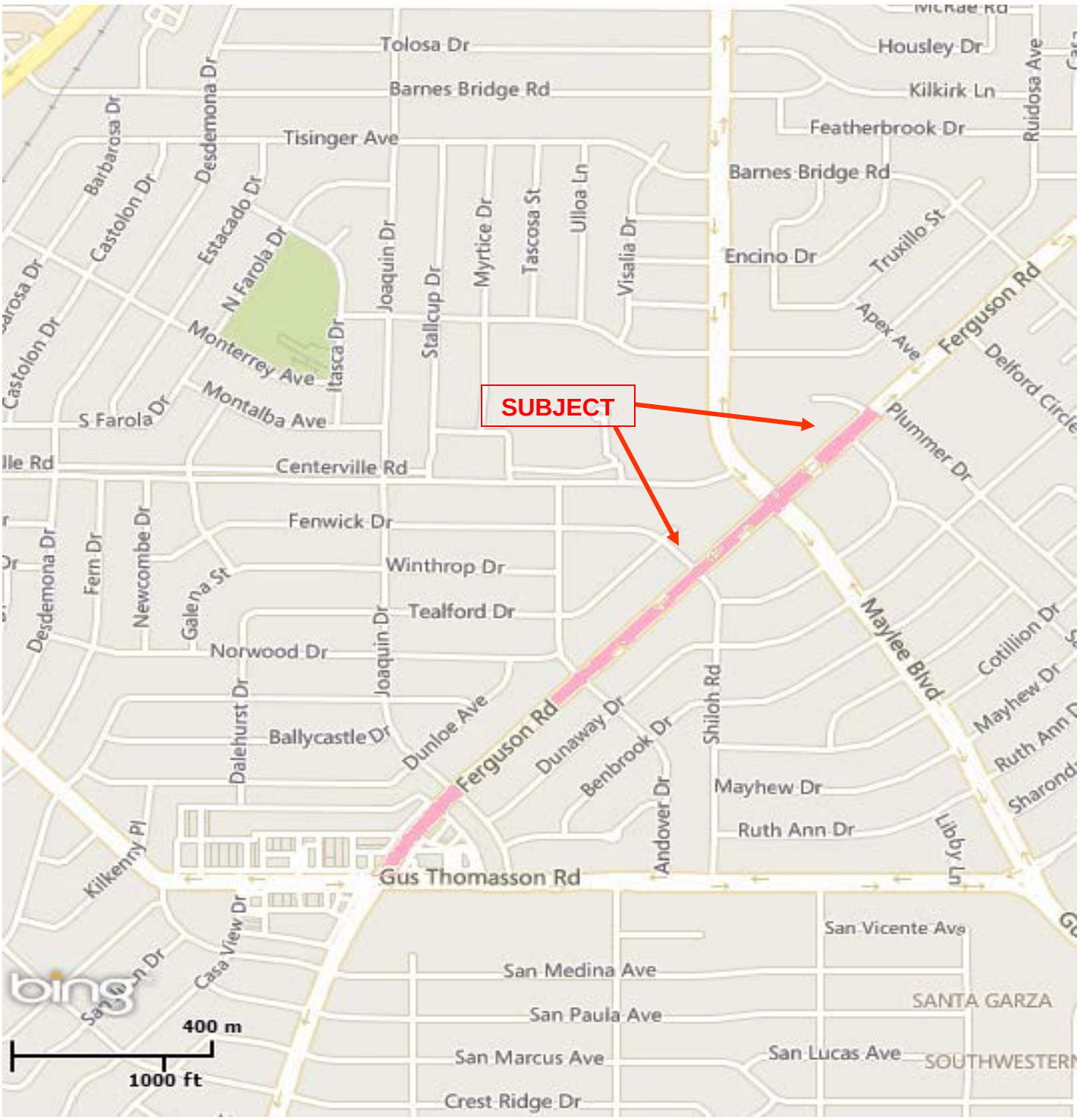


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MAPSCO 36-T

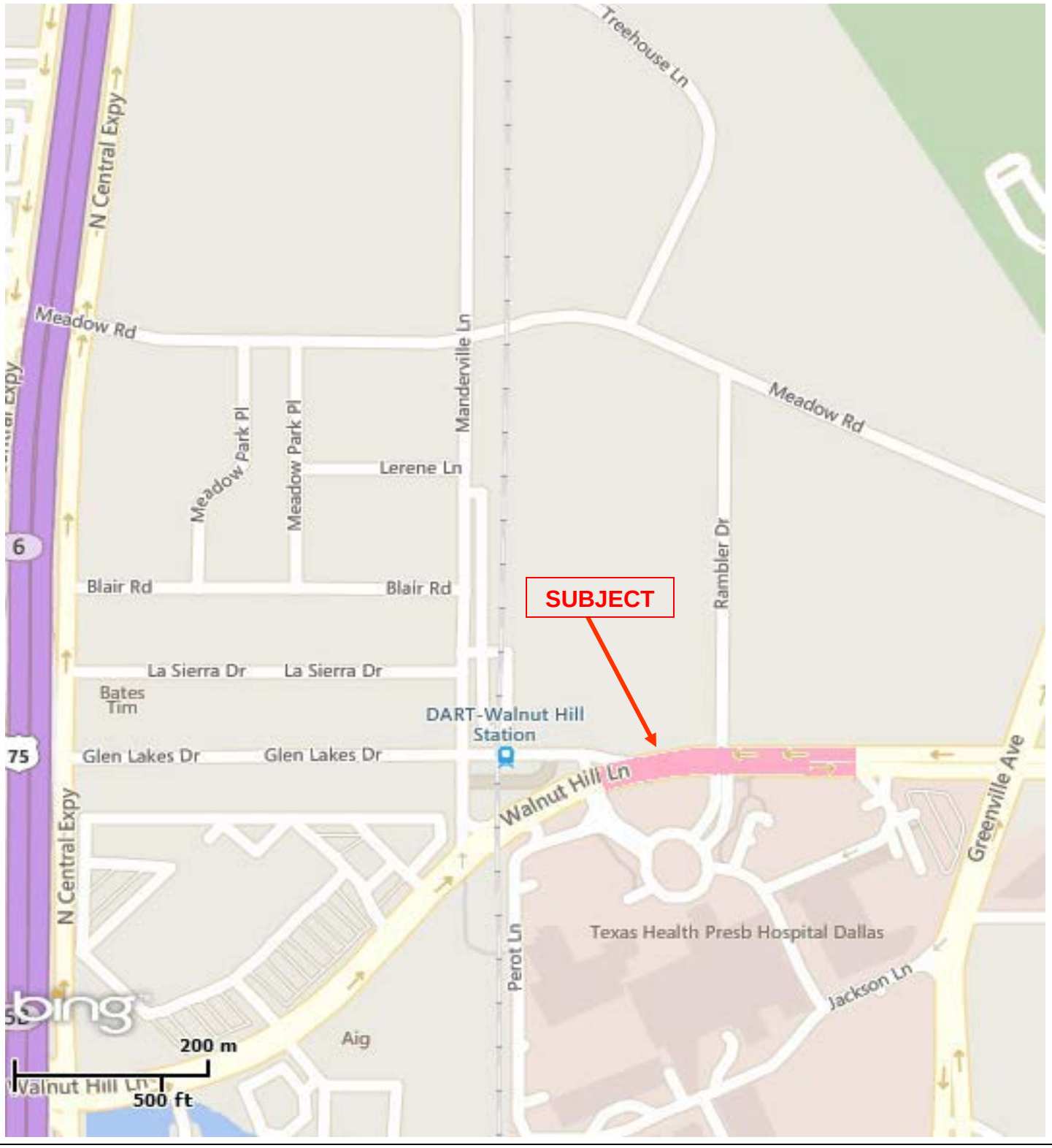
FERGUSON ROAD FROM GUS THOMASSON ROAD TO MAYLEE BOULEVARD

FERGUSON ROAD FROM MAYLEE BOULEVARD TO ACOCA STREET



MAPSCO 38-M, 39-E, J

WALNUT HILL LANE FROM GLEN LAKES DRIVE TO RAMBLER DRIVE

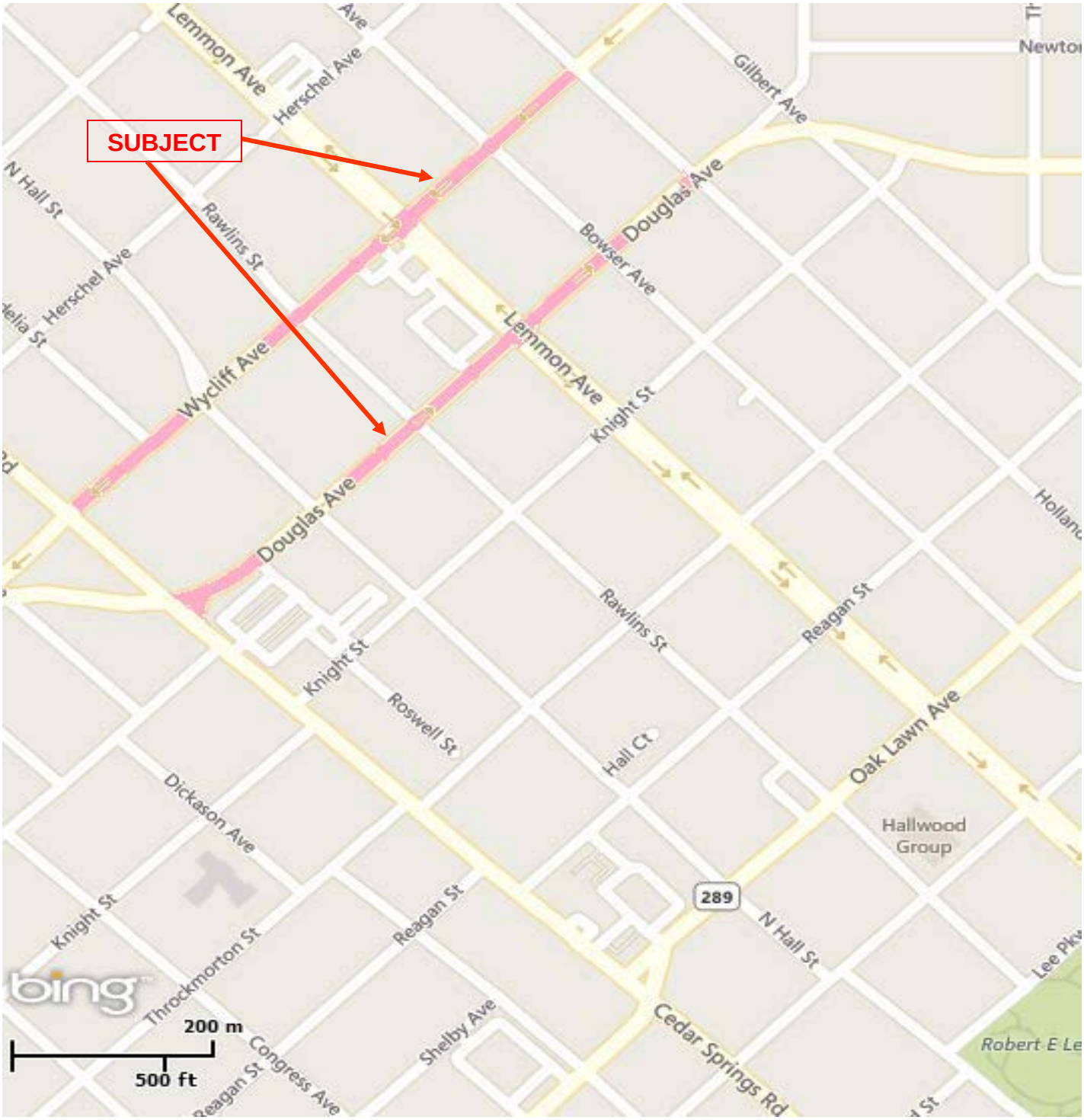


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MAPSCO 26-K

WYCLIFF AVENUE FROM CEDAR SPRINGS ROAD TO HOLLAND AVENUE

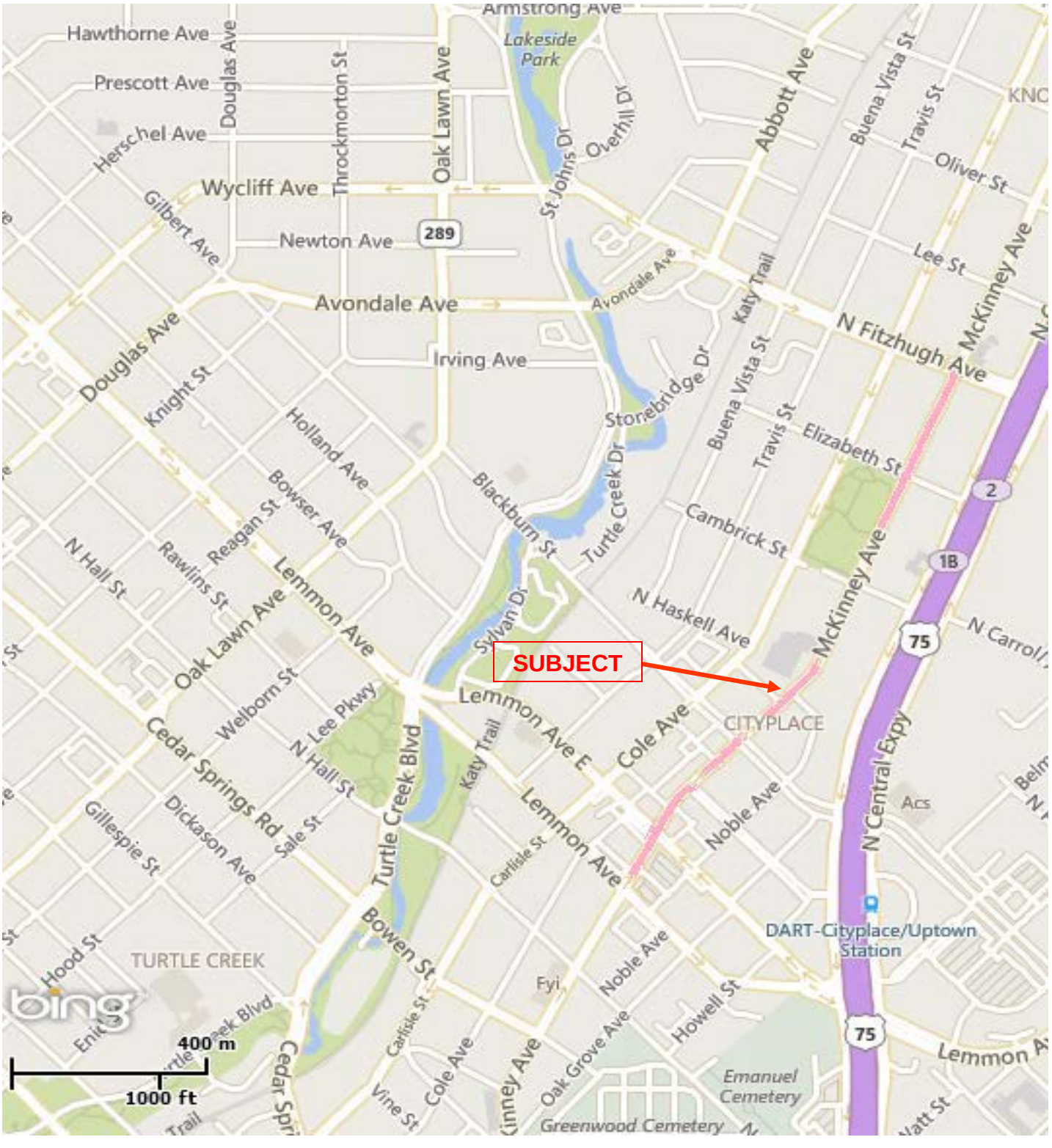
DOUGLAS AVENUE FROM CEDAR SPRINGS ROAD TO HOLLAND AVENUE



N

MAPSCO 35-S, W

MCKINNEY AVENUE FROM LEMMON AVENUE TO FITZHUGH AVENUE



MAPSCO 35-U, Y

May 24, 2017

WHEREAS, Dallas County has developed a Master Interlocal Agreement (MIA) pertaining to transportation-related maintenance on roadways within the city of Dallas; and

WHEREAS, the Dallas City Council has authorized the execution of the Master Interlocal Agreement; and

WHEREAS, the Dallas City Council has authorized the execution of the first Project Specific Agreement for roadway maintenance activities; and

WHEREAS, the City of Dallas desires to enter into a second Project Specific Agreement with the County to jointly coordinate, facilitate, and/or fund various maintenance activities on certain roadways within the City of Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the second Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for funding participation for street maintenance and repairs performed by city forces and city contractors at 13 locations within the city of Dallas as identified on the attached list, in an amount not to exceed $2,102,818.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds for street maintenance and repairs of the 13 specific locations from Dallas County, in an amount not to exceed $2,102,818 in the Capital Projects Reimbursement Fund, Fund 0556, Department STS, Unit W179, Revenue Code 6499.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in the Capital Projects Reimbursement Fund, Fund 0556, Department STS, Unit W179, Object 4510, in an amount not to exceed $2,102,818 to reimburse City expenses incurred for street maintenance and repairs of 13 specific locations outlined in the agreement.

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

AGENDA ITEM # 22

KEY FOCUS AREA: Public Safety

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Mobility and Street Services

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: N/A

SUBJECT

Authorize a two-year construction services contract with Viking Construction, Inc., lowest responsible bidder of two, to provide micro-surfacing and slurry seal application services - Not to exceed $10,291,605 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This construction services contract will provide micro-surfacing and slurry seal application services used by Street Services to complete its planned work in 2017. Micro-surfacing and slurry seal are preventative maintenance street treatments, which are primarily designed to extend the service life of streets by sealing surface cracks. Failure to seal surface cracks allows water to penetrate street surfaces causing street deterioration.

Micro-surfacing consists of a 1/4-inch thick mixture of asphalt and crushed stone typically applied to higher traffic volume, nonresidential streets. Vehicular traffic is usually resumed after 30 minutes from the time of application. The Mobility and Street Services Department staff plans on micro-surfacing 100 lane miles each year during this two-year service construction services contract in accordance with its specifications.

Slurry seal consists of a 1/4 inch thick mixture of asphalt, sand, and finely crushed stone applied to the street surface in a single layer. It is typically applied to residential streets. Vehicular traffic is usually resumed within an hour to two hours after application. The Department of Street Services plans on slurry sealing 235 lane miles each year during this two-year construction services contract in accordance with its specifications.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 11, 2012, City Council authorized a one-year service contract to provide micro-surfacing and slurry seal for Street Services by Resolution No. 12-1018.

On April 10, 2013, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal for Street Services by Resolution No. 13-0605.

On April 23, 2014, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal for Street Services by Resolution No. 14-0655.

On April 22, 2015, City Council authorized a one-year construction services contract for micro-surfacing and slurry seal by Resolution No.15-0744.

On April 13, 2016, City Council authorized a one-year service contract for micro-surfacing and slurry seal application services for Street Services by Resolution No.16-0551.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

Current Funds - $10,291,604.80 (subject to annual appropriations)

M/WBE INFORMATION

Attached.

ETHNIC COMPOSITION

Viking Construction, Inc.

White Male	6	White Female	1
Black Male	3	Black Female	0
Hispanic Male	30	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

*Denotes successful bidder

Bidders	**Address**	**Amount of Bid**
***Viking Construction, Inc.	2592 Shell Road Georgetown, TX 78628	$10,291,604.80
Intermountain Slurry Seal, Inc.	701 East Main Street Dallas, TX 75201	$11,011,190.00

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year construction services contract with Viking Construction, Inc., lowest responsible bidder of two, to provide micro-surfacing and slurry seal application services - Not to exceed $10,291,605 - Financing: Current Funds (subject to annual appropriations)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$10,291,604.80	100.00%
TOTAL CONTRACT	$10,291,604.80	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
TRP Construction	HMDB54976Y0617	$1,049,284.80	10.20%
Total Minority - Non-local		$1,049,284.80	10.20%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$1,049,284.80	10.20%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$1,049,284.80	10.20%



Slurry Seal and Microsurfacing on City of
Dallas Infrastructures at Various Locations
Contract SSMS-2017-18

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May 24, 2017

WHEREAS, on April 11, 2012, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal in an amount not to exceed $3,284,700, by Resolution No. 12-1018; and

WHEREAS, on April 10, 2013, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal in an amount not to exceed $3,427,247.50, by Resolution No. 13-0605; and

WHEREAS, on April 23, 2014, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal in an amount not to exceed $4,118,575, by Resolution No. 14-0655; and

WHEREAS, on April 22, 2015, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal in an amount not to exceed $4,113,120, by Resolution No.15-0744; and

WHEREAS, on April 13, 2016, City Council authorized a one-year construction services contract to provide micro-surfacing and slurry seal in an amount not to exceed $4,126,762.50, by Resolution No.16-0551; and

WHEREAS, on March 24, 2017, two bids were received for a two-year construction services contract for micro-surfacing and slurry seal construction services, as follows:

Bidders	**Address**	**Bid Amount**
*Denotes successful low bidder		
***Viking Construction, Inc.	2592 Shell Road Georgetown, TX 78628	$10,291,604.80
Intermountain Slurry Seal, Inc.	701 East Main Street Dallas, TX 75201	$11,011,190.00

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a two-year construction services contract with Viking Construction, Inc. (340268), approved as to form by the City Attorney, for slurry seal and micro-surfacing at various locations across the City, in an amount not to exceed $10,291,604.80, this being the lowest bid received as indicated by the bid tabulation.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $10,291,604.80 (subject to annual appropriations) from Service Contract No. MASC-STS-STSG2017VIKINGCONSTINC.

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

AGENDA ITEM # 23

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

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Cultural Affairs

CMO: Joey Zapata, 670-1204

MAPSCO: 45-G

SUBJECT

Authorize **(1)** one or more agreements with the Dallas Center for the Performing Arts Foundation, Inc., and the Moody Foundation granting naming rights for Dallas City Performance Hall site to The Moody Foundation and for the design and installation of new signage for the Dallas City Performance Hall; and **(2)** specific findings that: (i) the Moody Foundation's charitable grant to the Dallas Center for the Performing Arts in the amount of $22 million is a benefit to the City and accomplishes the public purpose of promotion and improvement of the arts; and (ii) the structure of the Moody Foundation's endowment to the Center, and the Governance, Grants and Investment Policy will sufficiently protect and ensure that the public purpose is met in return for the granting of naming rights to the Moody Foundation during the useful life of the performance hall - Financing: No cost consideration to the City

BACKGROUND

Dallas City Performance Hall is a City-owned 750-seat proscenium theater, operated by the Office of Cultural Affairs, designed to provide a home in the Dallas Arts District for the City's emerging and mid-size performing arts and cultural organizations. In keeping with other Arts District venues, the Performance Hall also provides rental space for concerts, theatrical productions, lectures and special events. The Performance Hall, which opened in 2012, was constructed utilizing 2006 Bond Funds and cost approximately $40 million.

The City was approached in early 2017 by representatives of the Dallas Center for the Performing Arts Foundation, Inc. ("Center") regarding a proposal from The Moody Foundation ("Donor") to provide a $22 million charitable grant to the Center's endowment foundation, $12 million of which will be designated to assist the Center in the completion of its capital campaign, and $10 million of which will be held in a separate fund, to be known as the Moody Fund for the Arts, the income from which would be used to provide grants to support and enhance non-profit performing arts organizations in Dallas that are vetted and supported by the Office of Cultural Affairs.

BACKGROUND (continued)

In recognition of this endowment to the Center, which will result in a long-term public benefit to the City, the Center, and to arts, culture and charitable service organizations based in Dallas whose services benefit the public, the City would grant naming rights to the Dallas City Performance Hall to the Donor.

The agreement between the City, Center and Donor will provide that the structure of the endowment to the Center, and the Governance, Grants and Investment Policy will sufficiently protect and ensure that the public purpose is met in return for the granting of naming rights of the facility.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2005, City Council authorized a development and use agreement with Dallas Center for the Performing Arts Foundation, Inc. by Resolution No. 05-2859.

On October 26, 2016, City Council authorized the third amendment to the Performing Arts Center Use Agreement with Dallas Center for the Performing Arts Foundation, Inc. to increase annual support from $2,500,000 to $4,000,000 to provide promotion and support of non-profit arts and cultural organizations by Resolution No. 16-1750.

On April 13, 2017, the Cultural Affairs Commission was briefed regarding this matter.

On April 20, 2017, the Cultural Affairs Commission, following further consideration of this matter, voted unanimously in favor of a recommendation to rename Dallas City Performance Hall as the Moody Performance Hall in recognition of a $10 million endowment, the Moody Fund for the Arts, to be established in support of small arts organizations.

The Arts, Culture and Libraries Committee will be briefed regarding this matter on May 15, 2017.

FISCAL INFORMATION

No cost consideration to the City.

May 24, 2017

WHEREAS, the City of Dallas ("City") is the owner of a multi-disciplinary facility, known as the Dallas City Performance Hall ("Performance Hall"), located at 2520 Flora Street in the Dallas Arts District, featuring a 750-seat proscenium theatre, a multilevel lobby featuring a large open space for receptions and small performances, backstage support spaces and an event area on the balcony level; and

WHEREAS, the Performance Hall is managed and operated by the City through its Office of Cultural Affairs, a division of the City Manager's Office; and

WHEREAS, on September 28, 2005, City Council authorized (1) a development agreement with the Dallas Center for the Performing Arts Foundation, Inc. d/b/a AT&T Performing Arts Center ("Center") for the construction and development of a first-class multi-venue performing arts complex in the Dallas Arts District; and (2) a use agreement with Dallas Center for the Performing Arts Foundation, Inc. for the long-term possession, operation, maintenance and use of the complex, consisting of the Winspear Opera House, the Wyly Theatre, Annette Strauss Square, underground parking garages and supporting infrastructure by Resolution No. 05-2859; and

WHEREAS, on October 26, 2016, by Resolution No. 16-1750 the City Council authorized the third amendment to the Performing Arts Center Use Agreement with Dallas Center for the Performing Arts Foundation, Inc. to increase annual support from $2,500,000 to $4,000,000 in return for the Center's commitment to promote and support non-profit arts and cultural organizations, and to work collaboratively with the City to identify additional services most needed by local arts and cultural organizations, and provide those services, subject to mutual approval by the City's Director of Cultural Affairs and the Center; and

WHEREAS, the Center has formed the Dallas Center for the Performing Arts Endowment, Inc. (the "Endowment Foundation") for the charitable purposes of: (1) supporting and enhancing the Center and (2) providing financial support, in accordance with the Governance, Grants and Investment Policy attached hereto as **Exhibit A**, to arts organizations that perform or display art in the City of Dallas, Texas, and that are supported by the City's Office of Cultural Affairs; and

WHEREAS, the Moody Foundation, a Texas charitable trust, wishes to make a charitable donation in the amount of $22 million ("Grant") to the Center and the Center's Endowment Foundation, $12 million will be committed to the Center's capital campaign, and $10 million will be held in a separate fund (the "Designated Fund") to be administered by the Endowment Foundation in accordance with the Governance, Grants and Investment Policy in **Exhibit A**; and

WHEREAS, the income from the Designated Fund will be used to provide grants to support and enhance non-profit arts organizations in the City of Dallas in accordance with the Endowment Foundation's Governance, Grants and Investment Policy; and

WHEREAS, the City wishes to enter into a Naming Rights Agreement to accomplish the public purposes of promotion, improvement and application of the arts; in particular, to ensure financial support from the Endowment Foundation in the form of grants from the income earned on the Designated Fund that will be permanently committed to the performing arts organizations that are vetted by the City's Office of Cultural Affairs and that are related in purpose or function to the Center's purposes; and

WHEREAS, the City Council finds that granting naming rights to the Moody Foundation in recognition of the Moody Foundation's gift to the Center and the Center's establishment of the Endowment Foundation and the commitment of funding for performing arts organizations pursuant to the Governance, Grants and Investment Policy will result in a long-term public benefit to the City, the Center and to arts, culture, and charitable service organizations based in Dallas whose services benefit the public.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized **(1)** to sign and execute one or more agreements with the Dallas Center for the Performing Arts Foundation, Inc. and/or The Moody Foundation, approved as to form by the City Attorney, granting naming rights for the Dallas City Performance Hall site to The Moody Foundation; and **(2)** specific findings that: (i) the Moody Foundation's charitable grant to the Dallas Center for the Performing Arts in the amount of $22 million is a benefit to the City and accomplishes the public purpose of promotion and improvement of the arts; and (ii) the structure of the Moody Foundation's endowment to the Center, and the Governance, Grants and Investment Policy will sufficiently protect and ensure that the public purpose is met in return for the granting of naming rights to the Moody Foundation during the useful life of the performance hall, subject to the conditions and limitations outlined herein.

SECTION 2. That the term of the naming rights agreement shall not exceed the useful life of the Performance Hall (and any expanded or replacement performance hall the City may choose, in its sole discretion, to construct on the Performance Hall site) and such agreement shall not be construed as a use agreement and shall not create any unfunded debt on behalf of the City nor commit the City or any future city council to rebuild or to update or enhance the Performance Hall at any time in the future.

SECTION 3. That the City shall remain solely responsible for the management, repair and maintenance of the site and the Performance Hall and if a future city council in their sole discretion declares the Performance Hall to be surplus property and no longer beneficial to the promotion of the arts in Dallas, then the City may sell or demolish the building.

SECTION 4. That the Center, the Endowment Foundation, and the Moody Foundation shall release the City, its officers, employees, representatives and agents from and against any and all claims, injuries, demands, liabilities, causes of action, suits, judgments, damages and expenses arising from the signage agreement, and the parties agree that the City takes no responsibility or liability for defending the use or misuse of the name.

SECTION 5. That the Endowment Foundation's organizational documents shall ensure that the Endowment Entity's charitable purpose of providing grants to small arts groups shall continue even after any termination or reorganization of the Center, and if such charitable purpose as outlined in the Governance, Grants and Investment Policy does not continue in effect, the naming rights agreement may be terminated by the City.

SECTION 6. That if future grants provided to arts groups in accordance with the Governance, Grants and Investment Policy cease to be granted for any five-year period due to mismanagement of the Designated Fund, the naming rights agreement may be terminated by the City.

SECTION 7. That the naming rights agreement shall terminate if the Moody Foundation is finally convicted of a felony that materially diminishes or damages the Moody Foundation's goodwill or business reputation in the City of Dallas.

SECTION 8. That the Endowment Foundation shall provide regular and reasonable reporting of the Designated Fund's activities at the discretion of the Director of Cultural Affairs, or her successor.

SECTION 9. That the Governance, Grants and Investment Policy, attached hereto as **Exhibit A**, shall adhere to reasonable conflict of interest guidelines as established by the City's Cultural Affairs Commission.

SECTION 10. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

Moody Fund for the Arts

GOVERNANCE, GRANTS AND INVESTMENT POLICY

PROPOSAL AS OF MAY 11, 2017

SUMMARY OVERVIEW

The Moody Fund for the Arts ("MFA") is a permanent endowment fund that will be held and administered under the Dallas Center for the Performing Arts Endowment, Inc. (the "Endowment"), a Texas nonprofit corporation. This Governance, Grants and Investment Policy for the MFA (the "Policy") provides an overview of the purpose of the MFA and guidelines regarding governance, grants submission and selection process, and the investment policy of the MFA. The Endowment Board of Governors (the "Endowment Board") will review and implement the Policy of the MFA in accordance with the organizational documents of the Endowment.

PURPOSE

The MFA provides flexible grants designed to supply a source of funding for small and growing arts organizations. This fund will allow for the advancement of the City of Dallas' finest emerging artists and innovative groups, as well as sustaining the mission of the Moody Performance Hall to provide a stage in the Dallas Arts District for diverse cultural offerings. The MFA will raise the scope of engagement of arts groups within the larger Dallas community.

By creating a funding pipeline, MFA infuses support for the growth and programs of smaller organizations. Grants will be awarded to entities with annual operating budgets of less than $1,000,000 that are supported by the City of Dallas Office of Cultural Affairs ("OCA"). To align with MFA's focus on creativity and innovation in the arts, successful submissions may include:

- Commissions of original works and artistic collaborations.
    - If the collaboration is among qualifying small group(s) and non-qualifying larger organization(s), the grant request must come from, and the award must go to, the qualifying small group.
- Support for new works, innovative programs and offsetting rent and production costs at the Moody Performance Hall.
- Programs, projects and exhibitions that address important issues of cultural equity and community access to the arts.
- Programs that create and deliver cultural experiences to all parts of Dallas.
- Operating, staff and marketing support for new initiatives.
- Support of production costs and capacity building.
- Hosting artist in residency programs.
- Other projects deemed important to the vibrancy of the arts in the city.

Submissions are to include metrics of success and accountability.

MFA grants are not eligible to fund:

- Debt repayment from prior year's programs.
- Benefits or fundraising events.
- Projects that take place prior to the fund's grant notification dates.

GOVERNANCE

To provide for good governance, equitability and accountability, the MFA will be governed through a multi-tiered system. *(See Addendum I)*.

MFA Executive Committee

Distribution of grants from MFA will be overseen by a three-person Executive Committee consisting of:

- Director of the City of Dallas OCA.
    - May serve as a member for so long as he or she continues to be a full-time employee of the City of Dallas in that position. Will also serve as the chair of the MFA Executive Committee.
- Representative of AT&T Performing Arts Center designated by its Board Chair.
    - May serve a three-year term, with a limit of two-consecutive terms.
- Cultural advocate (non-political appointee) jointly agreed upon between the OCA and Center representatives.
    - May serve a two-year term, with a limit of two-consecutive terms.

Each year, the MFA Executive Committee and Investment Committee will meet to assess the return on investment and determine the amount to be awarded that year and the gap on grants.

The MFA Executive Committee will make final determination of annual grant recipients and awards, oversee policies for grant review, determine metrics of measurement, and report grant distributions to The Moody Foundation and to the Office of Cultural Affairs.

During the grant submission and selection process, the MFA Executive Committee will be assisted by a blue-ribbon Advisory Review Panel who will conduct an initial review of all grant applications. The Advisory Review Panel will consist of five members:

- One member will be a current Cultural Affairs Commissioner, chosen by the Director of OCA and the Chair of the Cultural Affairs Commission.
- The remaining four Advisory Review Panel members will be individuals with knowledge of the arts community chosen by the MFA Executive Committee and the Chair of the Cultural Affairs Commission. They may not be current members of the Cultural Affairs Commission, City of Dallas officials or staff of the AT&T Performing Arts Center.
- Advisory Review Panel members will rotate from year to year, and no member will have served on the panel the previous grant cycle year.

- No person, or any member of such person's immediate family, who is an employee of an organization with a current grant application may serve on the Advisory Review Panel during that annual grant cycle. Immediate family refers to spouse/partner, parent, child, stepchild or grandchild.
- All panel members must sign a Conflict of Interest statement disclosing involvement with all current grant applicants, including but not limited to Board service. *(See Addendum II)*
    - Cultural Affairs Commissioners who are ex-officio Board members or liaisons with arts organizations as part of their Commission duties may participate on an Advisory Review Panel.
- The names of Advisory Review Panel members will be kept confidential until the submission process is complete and the grant awards are announced.

Cultural Affairs Commission

Each year, prior to the start of the submission process, the Cultural Affairs Commission will meet to discuss current priorities and opportunities and offer recommendations to the MFA for setting funding priorities.

Grants Administration

AT&T Performing Arts Center will provide Grants Administration staff support for the grant process, including creation and management of dedicated website, e-mail, application submissions, setting meetings, correspondence with grantees, processing and payment of grantee checks, handling of applicant files, compilation of MFA's annual report with the Executive Committee for The Moody Foundation and OCA, etc. Upon completion of each grant cycle, a report listing all applicants, grantees and amount will be provided as well. Oversight of Grants Administration shall be conducted by a check-signing authority representative of the AT&T Performing Arts Center.

Dallas Center for the Performing Arts Endowment, Inc.

As noted above, the MFA will be a restricted endowment fund within the Endowment. Investment policy and grant compliance for all restricted endowment funds are overseen by the Endowment Board. It is comprised of three to five members who are appointed by the Board of the AT&T Performing Arts Center. Current members of the AT&T Performing Arts Center Board of Directors may not constitute a majority of the Endowment Board members.

The Investment Committee reports to the Endowment Board. It is comprised of a minimum of three members with investment and financial expertise.

GRANT SUBMISSION AND SELECTION PROCESS *(See Addendum IV)*

Submissions are accepted from February 20 to March 15 of each year, with the awards announced the following June and to be paid by end of August. Multi-year grants are available and may be awarded for up to three consecutive years. Applicants are eligible to apply for one grant per calendar year.

To qualify for submission, the applicant must:

- Be funded by the OCA in the City of Dallas' current or previous fiscal year that runs October 1 – September 30.
- Have an annual operating budget of less than $1 million.
- Be a 501(c)(3) public charity (specifically, a 509(a)1 or 509(a)(2) organization)

(See Addendum III for an example list of OCA-funded organizations)

From time to time, MFA Executive Committee may review these submission policies including adjustments to the grant limits and cycle based on the full vesting of fund, economic fluctuations, inflation, etc. Changes must be approved unanimously by all Executive Committee members.

Selection Process

Grant submissions initially will be reviewed by the MFA Advisory Review Panel to evaluate eligibility of applicants and prioritize grant recommendations for the MFA Executive Committee. Its recommendations to the MFA Executive Committee are confidential and are not binding. The MFA Executive Committee may seek out other professional advice to determine the viability of proposed grant projects.

The MFA Executive Committee will make the final decisions on the annual grants awarded by the Moody Fund for the Arts, subject to compliance review and approval by a majority of the Endowment Board.

The Endowment Board will determine the total amount of funding available in advance of each annual grant cycle and perform a review of grant awards pursuant to IRS regulations.

Moody Fund for the Arts
INVESTMENT POLICY STATEMENT
Revision Date: May 11, 2017

Purpose

The purpose of the MFA is to provide a dependable, increasing source of income to support the growth and programs of smaller arts organizations in Dallas by creating a funding pipeline for innovation and creativity.

Objectives

Unless otherwise specified, the objectives of endowment investments include:

- Growth of principal - growing the corpus in real terms in perpetuity, while annually distributing a percentage of the assets based on a specified spending formula (primary)
- Earning a return as measured by a premium over inflation, over a 5-year time horizon
- Producing current income to support the donor objectives
- Successful investment performance using "total return" as the accepted measurement
- Meeting payout requirements of endowment funds calculated in accordance with a conservative spending policy
- Providing sufficient liquidity to meet distribution requirements
- Ongoing compliance with the Endowment's conflict of interest policy
- Ongoing compliance with Texas UPMIFA
- Ongoing compliance with applicable state and federal regulations

Spending Policy *(See Addendum V)*

The calculation of the allocation for support of operations is 4% (the rate) of a rolling 12-quarter average of the fair market value of the MFA.

The timing of annual draws will correspond with the grant distributions period.

The Moody Foundation desires a draw amount to occur during the first five years, despite earnings on the fund which may not yet support it in accordance with the terms of the spending policy. The draw amounts by year are as follows:

2018 - $100,000
2019 - $125,000
2020 - $150,000
2021 - $150,000
2022 - $150,000

The spending rate will be reviewed from time to time by the Endowment Board to make adjustments necessary for the preservation of purchasing power of the endowment, but will at no time be increased above a 5% ceiling.

Asset Allocation Guidelines

The general policy shall be to diversify investments so as to provide a balance that will enhance total return while avoiding undue risk concentration in any single asset class or investment category. The investment guidelines for the portfolio are based on an investment horizon of 10+ years and interim fluctuations should be viewed with appropriate perspective.

Strategic Asset Allocation

Asset Class	Minimum	Target	Maximum	Index
Fixed Income	25%	40%	55%	Barclay's U.S. Aggregate
Domestic Equities	35%	50%	65%	Russell 3000
International Equities	0%	10%	25%	MSCI All Country World ex US
Total Equity	45%	60%	75%	

Asset Guidelines

1. Allowable Investments
    a. Investments are generally limited to publicly traded domestic and international marketable securities. Alternative investments (e.g. real estate, natural resource investments, venture capital, private equity, and hedge funds) are not in scope for this fund.
    b. Mutual funds and exchange traded funds.
2. Investment Constraints
    a. Equity investments in any one company should not exceed 5% of the MFA's equity portfolio at time of acquisition or 8% of the equity portfolio at market thereafter.
    b. Investments in equity of any one company should not exceed 5% of the market value of that company's outstanding equity.
    c. Foreign securities or ADRs not listed on a recognized exchange may not be purchased.
    d. The following transactions are prohibited: purchase of non-negotiable securities, short sales and selling on margin.

Account Segregation/Reporting
The Endowment Board will ensure segregated accounts and reporting for the MFA, and will provide annual reporting to The Moody Foundation showing investment performance and any distributions taken during that period.

Investment Manager / Consultant Selection
The Investment Committee will appoint one asset management firm (Investment Manager) to serve as the outsourced Chief Investment Officer of the MFA. The Investment Committee may terminate or change the Investment Manager at any time for any reason.

The Endowment Board may, if determined to be desirable, engage an independent performance evaluation service (Consultant) to ensure that the investment manager engaged by the Investment Committee is competitive in the market and that their performance meets the needs and expectations of the Endowment Board with respect to these guidelines.

Responsibility of the Investment Manager
Each Investment Manager must acknowledge in writing its acceptance of responsibility as a fiduciary of the MFA. Each Investment Manager will have full discretion to make all investment decisions for the assets placed under its jurisdiction, while observing and operating within all policies, guidelines, constraints, and philosophies as outlined in this statement. Specific responsibilities of the Investment Manager may include:

- Discretionary investment management including decisions to buy, sell, or hold individual securities, and to alter their asset allocation within the guidelines established in this statement. Any deviation from this policy and guidelines shall be requested by the Investment Manager and received in writing in advance from the Endowment Board.
- Reporting, on a timely basis, monthly valuations, quarterly and annual investment performance results net of fees.
- Execute the Endowment Board's trading through securities brokerage firms selected by the Investment Manager.
- Communicating any major changes to the economic outlook, investment strategy, or any other factors that affect implementation of the investment process.
- Informing the Endowment Board in writing regarding any qualitative change to their investment management organization: Examples include changes in portfolio management personnel, ownership structure, investment philosophy, etc.

Investment Policy Review
The Investment Committee is authorized to revise the Asset Allocation Strategy, as needed, with subsequent notification to the Endowment Board. Amendments to the investment policy require approval by a majority of the Endowment Board.

AMENDMENT OF THE POLICY

The Executive Committee may make changes to this Policy, subject to compliance review and approval by a majority of the Endowment Board; provided, however, that any such change that reasonably would be expected to adversely affect the MFA must be approved by all of the then-serving members of the Executive Committee.

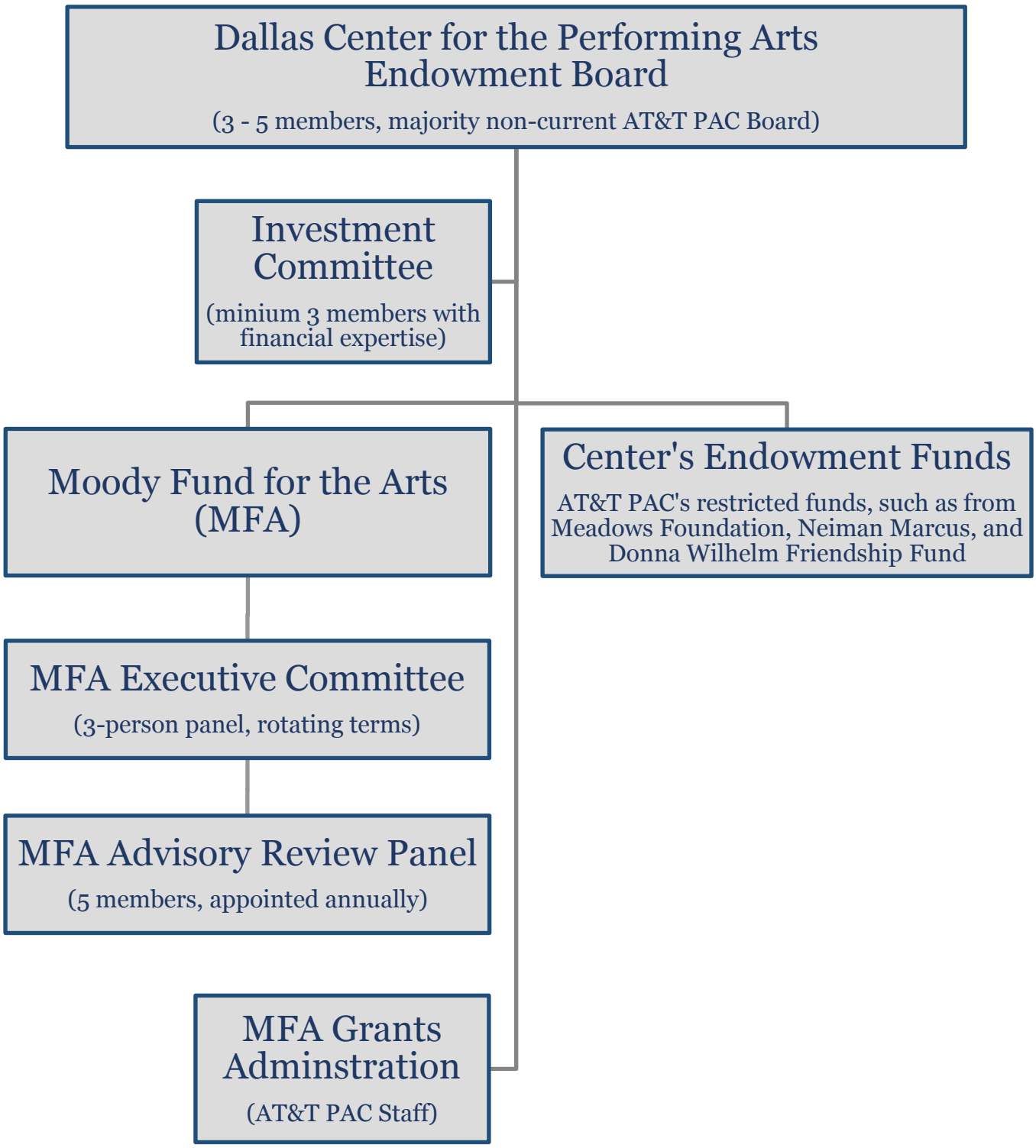
POLICY APPROVAL

The signature below confirms that this Policy for the Moody Fund for the Arts has been adopted effective _____ by the Dallas Center for the Performing Arts Endowment, Inc. Board of Governors:

Name: Frederick B. Hegi, Jr.
Chair, Board of Governors

Signature: _____

ADDENDUM I - Organizational Chart



ADDENDUM II – Conflict of Interest Disclosure Form (Draft)

Moody Fund for the Arts
CONFLICT OF INTEREST DISCLOSURE FORM

Member's Information: ☐ **Executive Committee** ☐ **Advisory Review Panel**

Name: Occupation:

Employer: Type of Business:

List current affiliations, or service within the past two years, with any nonprofit arts organizations supported by Office of Cultural Affairs. Affiliation examples include board member, committee member, officer, employee, etc.

NONPROFIT ARTS ORGANIZATION	AFFLIATION(S)	SERVICE YEAR(S)

Member's Family Information:
List current affiliations of adults in your immediate family and any applicable information as indicated below. A member of a person's immediate family is defined as a spouse, parent, sibling, child, stepchild or grandchild.

NAME	NONPROFIT ARTS ORGANIZATION	AFFLIATION(S)	RELATIONSHIP TO MEMBER

General Information:
List any other information, which you believe relevant to the potential for conflict of interest including any entity in which you or any immediate family member has or has had a financial interest which you have reason to believe may be directly affected by a decision of the Fund:

_____

_____

Confidentiality:
All information and documentation received from the grant applicants and others in connection with service to MFA is to be treated with strict confidentiality. This includes information in all forms, oral, written, or electronic. Neither the contents nor the existence of this information or documentation is to be shared with anyone outside of the MFA governing parties.

By signing this statement, I do hereby affirm I listed of any potential conflicts of interest that I am aware of as of the date hereof and have read the above confidentiality statement and hereby agree to conform to this Policy.

SIGNATURE: **DATE:** / /

DRAFT

ADDENDUM III – Example of FY 2017 OCA-Supported Groups under $1M Budget

Cultural Organizations Program

COP TIER I - $500,000 and under
Anita N. Martinez Ballet Folklorico
Artreach Dallas
Cara Mia Theater
Dallas Chamber Symphony
Fine Arts Chamber Players
Kitchen Dog Theater
Teatro Dallas
Texas Winds Musical Outreach
USA Film Festival
Writer's Garret

COP Tier II - $500,001 - $999,999
Children's Chorus of Greater Dallas
Creative Arts Center
Junior Players
Shakespeare Festival
TeCo Theatrical Productions/Bishop Arts
Turtle Creek Chorale
Undermain Theatre

Other Entities

Under $999,999
Artist Outreach
Bandan Koro
Dallas Arts District Foundation
Inner City All Stars
Mitotiliztli Yaoyollohtli
Oak Lawn Band
St. Matthews Cathedral Arts
Teatro Flor Candela
Terrance Johnson Dance Project

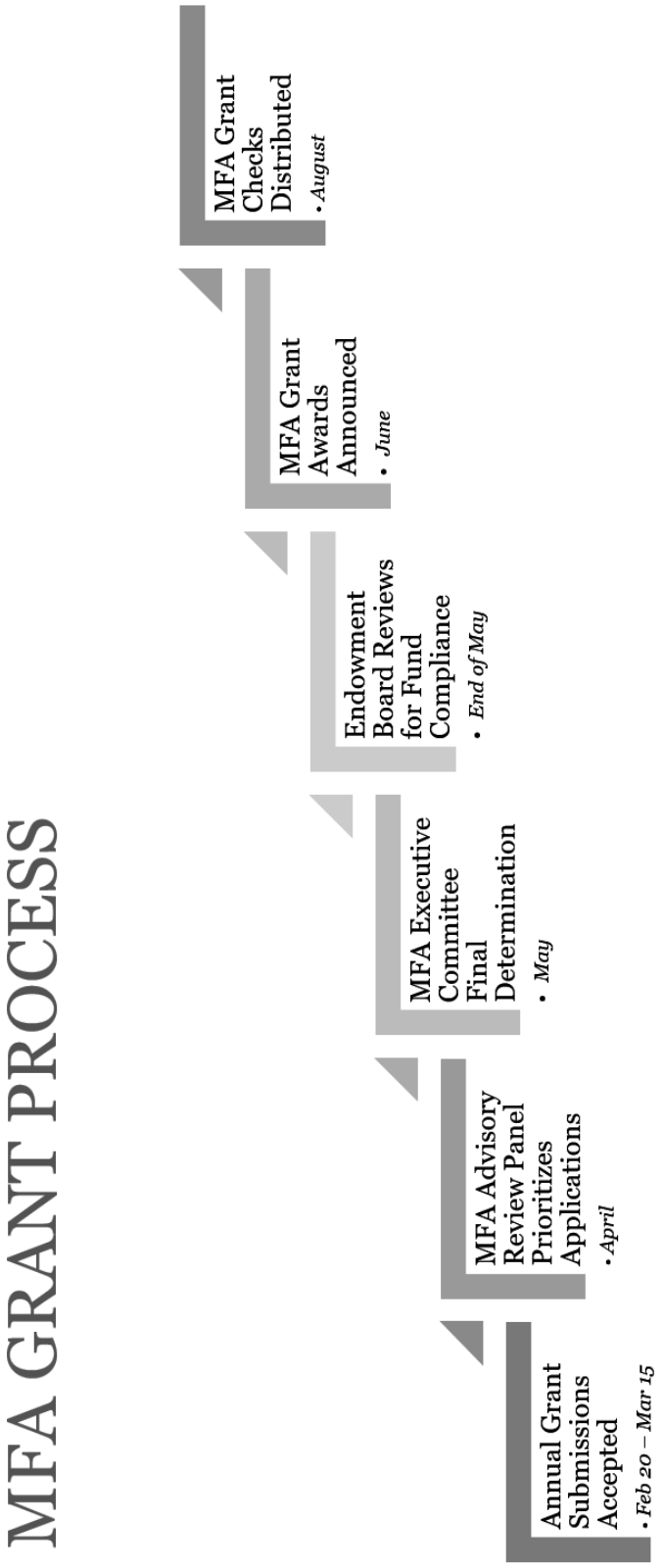
Cultural Projects Program

CPP Tier I $100,000 and under
Academy of Bangla Arts and Culture
Asian Film Festival
Avant Chamber Ballet
Color Me Empowered
Contemporary Ballet of Dallas
Cry Havoc Theater Company
Dallas Jazz Piano Society
Dallas Metroplex Musicians
Echo Theatre
Greater Dallas Asian American Chamber
Metropolitan Winds
New Texas Symphony
Ollimpaxqui Ballet
Renaissance 2000, Inc.
Video Association
Voces Intimae
Wordspace

CPP Tier II $100,001-$500,000
29 Pieces
African American Repertory
Bruce Wood Dance Project
Chamber Music International
Dallas Asian American Youth Orchestra
Dallas Bach Society
Dance Council
Indian Cultural Heritage Foundation
Lone Star Wind Orchestra
The MAC
MADI Museum
Orchestra of New Spain
Orpheus Chamber Singers
Texas Performing Chinese Arts
Voices of Change
Women's Chorus

CPP Tier III $500,001-$999,999
Dallas Film Society
Jewish Community Center
Southwest Celtic Music Assoc.
Uptown Players

ADDENDUM IV – Proposed Grant Process Timeline for First Year



Moody Grant Spending Policy Scenarios
Proposed Draft: 3/6/2017
Spending Scenario

Graduated Minimum Draw ($100K-$150K)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Fund Balance, Jan. 1	-	1,009,833	1,973,347	2,967,233	3,993,283	5,079,870	6,230,565	7,437,992	8,670,578	9,927,248	
MFIA Payment (Oct.)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Estimated Earnings @ YE [1]	9,833	63,514	118,886	176,050	236,587	300,696	367,965	436,636	506,649	577,968	
Policy Draw (Jan.) [2]	-	-	-	-	79,339	119,118	160,538	204,050	249,979	297,855	
Supplemental Draw (Jan.) [3]	-	100,000	125,000	150,000	70,661	30,882	-	-	-	-	476,543
Fund Balance @ YE	1,009,833	1,973,347	2,967,233	3,993,283	5,079,870	6,230,565	7,437,992	8,670,578	9,927,248	11,207,360	
	Healthy	Underwater	Underwater	Underwater	Healthy	Healthy	Healthy	Healthy	Healthy	Healthy	
Excess/(Deficit) Earnings	9,833	(26,653)	(32,767)	(6,717)	79,870	230,565	437,992	670,578	927,248	1,207,360	

[1] Target annual return = 5.9%
[2] First policy-based draw (4% rolling 12 quarter average balance) January 1, 2021; annually thereafter
[3] Supplemental draw = corpus invasion or segmented unrestricted funds
[4] All balances in 2017 dollars (no present value or inflation adjustments made)

AGENDA ITEM # 24

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

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Cultural Affairs

CMO: Joey Zapata, 670-1204

MAPSCO: 45-L

SUBJECT

Authorize **(1)** the restoration of banners at the Majestic Theatre for the exterior enhancement project in an amount not to exceed $17,290, of which up to $8,000 may be reimbursed to the City in the form of a grant from Dallas CBD Enterprises, Inc. (DCBDE); **(2)** the acceptance of a grant in an amount not to exceed $8,000 from DCBDE for reimbursement of costs associated with the exterior enhancement project at the Majestic Theatre under the Downtown Dallas Inc.'s 2017 Matching Grant Program for the Downtown Improvement District (DID) for the period May 24, 2017 through November 15, 2017; **(3)** a local match in the amount of $9,290; **(4)** the receipt and deposit of grant funds in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; **(5)** the establishment of appropriations in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; and **(6)** execution of the grant agreement - Total not to exceed $17,290 - Financing: Current Funds (subject to appropriations) ($8,000 to be partially reimbursed by the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund)

BACKGROUND

The Office of Cultural Affairs has been awarded a Capital Improvements Matching Grant by Dallas CBD Enterprises, Inc. for an exterior enhancement project at the Majestic Theatre. The 2017 Matching Grant Program of the Downtown Improvement District provides funds for capital improvement projects that improve the appearance, safety, and functional qualities of the downtown public environment. Upon completion of the project in accordance with the scope of work and submittal of the necessary documentation, Dallas CBD Enterprise, Inc., will reimburse the City for eligible grant cost, in an amount not to exceed $8,000. The Downtown Dallas 360 Plan approved by the City Council in 2011 is the guiding policy document. Projects must demonstrate public benefit and must result in tangible improvements. The following are examples of projects that may qualify:

BACKGROUND (continued)

- Renovations or enhancements to existing building facades or storefronts with emphasis on ground level public benefit and improvements
- Significant upgrades or additions to public spaces
- New landscaping on public streets or sidewalks
- Improved lighting of public spaces
- Repair or replacement of curbs and gutters
- Overall repairs and enhancements to sidewalks in public rights-of-way, including removal of driveway cuts
- Creative public area improvement projects which meet program goals

This grant has been awarded to restore banners on the Pacific Avenue facade of the Majestic Theatre, facing James W. Aston Park. The project goal is to make the 1900 block of Pacific Avenue a more vibrant and exciting street for pedestrians, while highlighting the Majestic's history and future.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Arts, Culture and Libraries Committee will be briefed by memorandum regarding this matter on May 15, 2017.

FISCAL INFORMATION

Current Funds - $17,290 (subject to appropriations)

May 24, 2017

WHEREAS, Dallas CBD Enterprises, Inc. provides matching grants for capital improvement projects that improve the appearance, safety, and functional qualities of the downtown Dallas public environment; and

WHEREAS, the City of Dallas owns and manages, through the Office of Cultural Affairs, the historic Majestic Theatre located at 1925 Elm Street; and

WHEREAS, the rear facade of the Majestic Theatre occupies nearly one-third of the 1900 block of Pacific Avenue, facing James W. Aston Park and the future Pacific Plaza Park; and

WHEREAS, the rear facade of the Majestic Theatre has been a target of graffiti and other vandalism; and

WHEREAS, the Office of Cultural Affairs applied for, and has been notified by Downtown Dallas, Inc. of a Capital Improvements Matching Grant from the Dallas CBD Enterprises, Inc. for an exterior enhancement project at the Majestic Theatre; and

WHEREAS, the grant will be used to restore banners along the building's rear facade to promote a more vibrant and exciting street for pedestrians, while highlighting the Majestic's history and future.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from Dallas CBD Enterprises, Inc. (DCBDE), approved as to form by the City Attorney, for the restoration of banners at the Majestic Theatre under the Downtown Improvement District's (DID) 2017 Matching Grant Program for the period May 24, 2017 through November 15, 2017, in an amount not to exceed $8,000; provide a local match, in an amount not to exceed $9,290; and sign the grant agreement with DCBDE.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund, Fund P122, Department OCA, Unit 3194, Revenue Code 8411, in an amount not to exceed $8,000.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund, Fund P122, Department OCA, Unit 3194, Object 3070.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0001, Department OCA, Unit 5502, Object 3070, in an amount not to exceed $17,290 (subject to appropriations) for the restoration of banners at the Majestic Theatre for the exterior enhancement project along Pacific Avenue.

SECTION 5. That the Chief Financial Officer is hereby authorized to reimburse Fund 0001, Department OCA, Unit 5502, Object 3070, from the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund, Fund P122, Department OCA, Unit 3194, in an amount not to exceed $8,000, in accordance with the terms and conditions of the grant agreement.

SECTION 6. That the Chief Financial Officer is hereby authorized to provide the required cash match in an amount not to exceed $9,290 from Fund 0001, Department OCA, Unit 5502, Object 3070 which is a portion of the payment for the restoration of banners at the Majestic Theatre, in accordance with the terms and conditions of the grant agreement.

SECTION 7. That the City Manager is hereby authorized to reimburse Dallas CBD Enterprises, Inc. any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 8. That the City Manager shall keep the appropriate City Council Committee informed of all final Dallas CBD Enterprise, Inc. monitoring reports not later than 30 days after the receipt of the report.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 25

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

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Cultural Affairs
Business Development & Procurement Services

CMO: Joey Zapata, 670-1204
Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a one-year consultant contract for the development of a 10-year cultural plan and updated cultural policy - Lord Cultural Resources Planning and Management, Inc., most advantageous proposer of three - Not to exceed $539,900 - Financing: Current Funds (subject to appropriations)

BACKGROUND

This consultant contract will allow for the development of a 10-year cultural plan and updated cultural policy.

The City of Dallas' Cultural Plan was last comprehensively updated in 2002, and given the demographic, economic, and artistic changes in the City, the Office of Cultural Affairs sought consultants to lead a cultural planning process. The consultant will engage local arts and cultural organizations, their leaders and supporters, as well as residents across all neighborhoods, to explore ways to strengthen and improve access to and engagement with the City's tremendous cultural assets. Importantly, this plan and the process to formulate it will take into account the objectives and needs of artistic institutions and cultural organizations of all types and sizes, as well as the desires and aspirations of artists and others within the cultural economy.

The resulting cultural plan will provide the vision, implementation strategies, organizational structure, funding requirements, and policy framework to achieve the goals and strategic objective set forth in the cultural plan.

BACKGROUND (continued)

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

- Office of Cultural Affairs (2)
- Planning and Urban Design (1)
- Library (2)
- Office of Financial Services (1)
- Park and Recreation (1)
- Business Development & Procurement Services (2)*

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

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

- Approach and Methodology 30%
- Cost 30%
- Capability and Expertise 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development & Procurement Services (BDPS) used its procurement system to send out 1,011 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, BDPS' ResourceLINK Team (RLT) sent notifications to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Information about this item will be provided to the Arts, Culture and Libraries Committee on May 15, 2017.

FISCAL INFORMATION

Current Funds - $539,900 (subject to appropriations)

M/WBE INFORMATION

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

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

Lord Cultural Resources Planning and Management, Inc.

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

PROPOSAL INFORMATION

Business Development & Procurement Services received the following proposals from solicitation number BQZ1708. We opened them on January 20, 2017. We recommend the City Council award this consultant contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Amount	Score
*Lord Cultural Resources Planning and Management, Inc.	145 Avenue of the Americas, Suite 6A New York, NY 10013	$539,900	85.49
The Cultural Planning Group, LLC	4769 Kensington Dr. San Diego, CA 92116	$599,875	84.33
Arts Manager, LLC	1300 Pennsylvania Ave. NW, Suite 410 Washington, DC 20004	$517,890	75.00

OWNER

Lord Cultural Resources Planning and Management, Inc.

Gail Lord, President
Barry Lord, President
Barry King, Vice President
Maria Piacente, Vice President
Robert LaMarre, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a one-year consultant contract for the development of a 10-year cultural plan and updated cultural policy - Lord Cultural Resources Planning and Management, Inc., most advantageous proposer of three - Not to exceed $539,900 - Financing: Current Funds (subject to appropriations)

Lord Cultural Resources Planning and Management, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$45,500.00	8.43%
Total non-local contracts	$494,400.00	91.57%
TOTAL CONTRACT	$539,900.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Idyllic Interactive	BFMB61815N0519	$45,500.00	100.00%
Total Minority - Local		$45,500.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$45,500.00	100.00%	$45,500.00	8.43%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$45,500.00	100.00%	$45,500.00	8.43%

May 24, 2017

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

SECTION 1. That the City Manager is hereby authorized to sign a consultant contract with Lord Cultural Resources Planning and Management, Inc. (VS93456), approved as to form by the City Attorney, for the development of a 10-year cultural plan and updated cultural policy for a term of one year, in an amount not to exceed $539,900. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Lord Cultural Resources Planning and Management, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Lord Cultural Resources Planning and Management, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $539,900 (subject to appropriations) to Lord Cultural Resources Planning and Management, Inc. from Service Contract No. POM-2017-00001833.

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

AGENDA ITEM # 26

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** preliminary adoption of the FY 2017-18 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $26,536,718 for the following programs and estimated amounts: (a) Community Development Block Grant in the amount of $13,258,321; (b) HOME Investment Partnerships Program in the amount of $4,135,931; (c) Emergency Solutions Grant in the amount of $1,211,466; (d) Housing Opportunities for Persons with AIDS in the amount of $5,766,000; and (e) estimated Program Income in the amount of $2,165,000; and **(2)** a public hearing to be held on June 14, 2017 to receive comments on the proposed use of funds - Financing: No cost consideration to the City

BACKGROUND

The Community Development Commission (CDC) and City staff conducted a total of eight public meetings including one citizen input meeting, four neighborhood meetings, and three community meetings with stakeholders that provided the public opportunities to participate in identifying needs and to comment on the potential uses of U. S. Department of Housing and Urban Development (HUD) Grant Funds.

Public meetings were held as follows:

January 5, 2017 - Dallas City Hall
January 10, 2017 - Martin Luther King, Jr. Community Center
January 10, 2017 - Jaycee Zaragoza Recreation Center
January 11, 2017 - Dallas County Health and Human Services
(Ryan White Planning Council)
January 11, 2017 - Timberglen Recreation Center
January 12, 2017 - Tommie M. Allen Recreation Center
January 19, 2017 - Paul Quinn College
January 24, 2017 - United Way (Continuum of Care Meeting)

BACKGROUND (continued)

During the May 17, 2017 briefing, Council members were invited to submit proposed amendments to the FY 2017-18 HUD Consolidated Plan Budget. City Council is scheduled to conduct a straw vote on the Proposed FY 2017-18 HUD Consolidated Plan Budget on June 7, 2017.

Federal regulations and the City's Citizen Participation Plan require a public hearing to receive comments. This budget will be made available for public review and comment from May 25, 2017 through June 27, 2017. A public hearing will be held on June 14, 2017. Final adoption is scheduled for June 28, 2017.

This action includes the City Council's preliminary adoption of the FY 2017-18 HUD Consolidated Plan Budget and authorization to hold the public hearing on June 14, 2017 before the City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 6, 2017, the Community Development Commission (CDC) was briefed on the City Manager's Proposed FY 2017-18 HUD Consolidated Plan Budget and the CDC held committee meetings in April 2017 to review the proposed budget.

On May 4, 2017, the CDC concurred with the City Manager's proposed budget and there were no amendments.

On May 17, 2017, City Council was briefed on the Proposed FY 2017-18 HUD Consolidated Plan Budget and the CDC's recommendation.

FISCAL INFORMATION

Proposed FY 2017-18 HUD Consolidated Plan Budget

CDBG:	$13,258,321	2017-18 Entitlement
	$ 500,000	Program Income (estimate)
	$ 165,000	Program Income (estimate) - Retained by Sub-Recipient
	$13,923,321	
HOME:	$ 4,135,931	2017-18 Entitlement
	$ 1,500,000	Program Income (estimate)
	$ 5,635,931	
ESG:	$ 1,211,466	2017-18 Entitlement
HOPWA:	$ 5,766,000	2017-18 Entitlement
	$26,536,718	Total FY 2017-18 HUD Consolidated Plan Budget

WHEREAS, the Community Development Commission (CDC) and City staff conducted eight meetings during January 2017 that provided the public opportunities to participate in identifying needs and to comment on the potential uses of U. S. Department of Housing and Urban Development (HUD) Grant Funds; and

WHEREAS, on April 6, 2017, the CDC was briefed on the City Manager's proposed FY 2017-18 HUD Consolidated Plan Budget; CDC Committees held meetings in April 2017 to review the proposed budget; and

WHEREAS, on May 4, 2017, the CDC concurred with the City Manager's proposed budget and there were no amendments; and

WHEREAS, on May 17, 2017, City Council was briefed on the City Manager's proposed FY 2017-18 HUD Consolidated Plan Budget and the Community Development Commission's recommendations; and

WHEREAS, City Council is scheduled to conduct a straw vote on the Proposed FY 2017-18 HUD Consolidated Plan Budget on June 7, 2017; and

WHEREAS, Federal regulations require that a public hearing be held on the City's Proposed FY 2017-18 HUD Consolidated Plan Budget; and

WHEREAS, the grant funds include: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG); and Housing Opportunities for Persons with AIDS (HOPWA); and

WHEREAS, a summary of the Proposed FY 2017-18 HUD Consolidated Plan Budget will be published in the Dallas Morning News on May 25, 2017 to provide an opportunity to submit written comments through June 27, 2017; and

WHEREAS, holding a public hearing on June 14, 2017 satisfies requirements set forth in the City's Citizen Participation Plan.

Now, Therefore,

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

SECTION 1. That preliminary adoption of the FY 2017-18 HUD Consolidated Plan Budget be approved per Attachment A.

SECTION 2. That a public hearing be held on June 14, 2017 before the Dallas City Council to receive comments on the City's Proposed FY 2017-18 HUD Consolidated Plan Budget.

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

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

A Project Name	B FY 2016-17 Amended Budget	C FY 2017-18 CM / CDC Recommended Budget	D Additional Resources
SOURCE OF FUNDS			
Community Development Block Grant			
Entitlement (grant)	13,258,321	13,258,321	
Program Income - Housing Activities	400,000	500,000	
Program Income - Sub-Recipient Retained Program Income	275,000	165,000	
Reprogramming *	2,477,929	0	
	16,411,250	13,923,321	0
Home Investment Partnership			
Entitlement (grant)	4,135,931	4,135,931	
Program Income Housing Activities	1,000,000	1,500,000	
	5,135,931	5,635,931	0
Emergency Solutions Grant			
Entitlement (grant)	1,211,466	1,211,466	0
Housing Opportunities for Persons with AIDS			
Entitlement (grant)	6,409,124	5,766,000	
TOTAL SOURCE OF FUNDS	29,167,771	26,536,718	0

*Note: $1.4m CDBG Reprogramming Funds approved on April 12, 2017 and added in FY17 to expedite services rather than waiting until FY18.

USE OF FUNDS			
Community Development Block Grant			
Public Services (15% of CDBG maximum allowed)	2,056,087	2,047,909	3,154,213
Housing Activities	9,826,912	7,058,748	1,560,604
Economic Development Activities	275,000	165,000	1,000,000
Public Improvements	1,601,587	2,000,000	0
Fair Housing and Program Oversight (20% of CDBG maximum allowed)	2,651,664	2,651,664	2,192,843
	16,411,250	13,923,321	7,907,660
HOME Investment Partnerships Program			
HOME Programs	5,135,931	5,635,931	3,248,613
Emergency Solutions Grant			
ESG Programs	1,211,466	1,211,466	15,625,257
Housing Opportunities for Persons with AIDS			
HOPWA Programs	6,409,124	5,766,000	0
TOTAL USE OF FUNDS	**29,167,771**	**26,536,718**	**26,781,530**

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

A	B	C	D
Project Name	FY 2016-17 Amended Budget	FY 2017-18 CM / CDC Recommended Budget	Additional Resources
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)			
CDBG - Public Services			
CD01 **After-School/Summer Program -** Provide after school and summer programs for low income youth Monday thru Friday through structured recreational, cultural, social and life skills activities. 24 CDBG funded sites. FY 2017-18: estimated 2,700 children to be served. Additional resources: General Fund Youth Programs in PKR and Library	559,112	563,515	994,805
CD02 **Child Care Services Program** - Funds are used to provide child care subsidies for low and moderate income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance. Funds may also be used to provide child care subsidies for daycare for special needs children, children who are homeless, and children with disabilities. FY 2017-18: estimated 175 children to be served.	488,826	488,826	0
Youth Programs Sub-Total	**1,047,938**	**1,052,341**	**994,805**
CD03 **Senior Services Program** - Enhance the quality of life for older adults by disseminating support services information and providing direct and emergency support services. FY 2017-18: estimated 2,500 individuals to be served. Additional resources: General Fund	230,143	230,143	733,867
Senior Services Sub-Total	**230,143**	**230,143**	**733,867**
CD04 **Community Court Program -** Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest. FY 2017-18: estimated 2,300 clients to be served. Additional resources: General Fund/Federal Grants	**753,006**	**765,425**	**1,425,541**
• South Dallas / Fair Park Community Court	299,445	318,738	0
• South Oak Cliff Community Court	233,032	228,370	0
• West Dallas Community Court	220,529	218,317	0
CD05 **Training and Employment for Adults with Disabilities -** Provide development of life skills, vocational training and job placement for adults with disabilities.	25,000	0	0
Other Public Services (Non-Youth) Sub-Total	**778,006**	**765,425**	**1,425,541**
Total CDBG - Public Services	**2,056,087**	**2,047,909**	**3,154,213**
CDBG - Public Services 15% Cap	2,056,087	2,047,909	
Under/(Over) Cap	(0)	(0)	
CDBG - Public Services Cap Percentage	15.0%	15.0%	

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

	A Project Name	B FY 2016-17 Amended Budget	C FY 2017-18 CM / CDC Recommended Budget	D Additional Resources
CDBG - Housing Activities				
CD06	**Housing Development Support** - Provide service delivery staff whose activities include determining and approving client eligibility, loan processing, and working with lenders and counseling agencies on behalf of clients.	1,152,459	0	0
CD07	**Dallas Homebuyer Assistance Program -** Provide no interest, deferred payment loans for down-payment, principal reduction and closing cost assistance. FY 2017-18: estimated 52 households to be served. **(Formerly titled Mortgage Assistance Program)**	1,165,856	859,663	0
CD08	**Housing Services Program -** Provide CDBG funds to CHDOs for cost in support of HOME-funded activities, such as housing counseling, loan processing, and other services related to assisting potential homebuyers participating or seeking to participate in HOME funded projects.	50,000	0	0
	Homeownership Opportunities Sub-Total	**2,368,315**	**859,663**	**0**
CD09	**Healthy Homes Repair Program** - Provide home repair program that includes a comprehensive process to assess housing conditions and complete needed repairs. FY 2017-18: estimated 177 households to be served. Additional resources: General Fund **(Formerly two programs: Major Systems Repair and People Helping People)**	4,398,783	4,427,741	1,560,604
CD10	**Support for Healthy Homes Repair Program** - Provide direct service delivery staff to implement the Healthy Homes Repair Program. **(Formerly two programs: Housing Assistance Support and staff for People Helping People)**	2,458,981	1,771,344	0
	Homeowner Repair Sub-Total	**6,857,764**	**6,199,085**	**1,560,604**
CD11	**Neighborhood Investment Program - Code Compliance -** Provide enhanced code enforcement activities in targeted neighborhood areas.	600,833	0	0
	Other Housing/Neighborhood Revitalization Sub-Total	**600,833**	**0**	**0**
	Total CDBG - Housing Activities	**9,826,912**	**7,058,748**	**1,560,604**
CDBG - Economic Development				
CD12	**Business Loan Program (Program Income)** - Subrecipient retains program income generated from revolving business loan program to provide additional loans. Additional resources: Public/Private Partnership	275,000	165,000	1,000,000
	Total CDBG - Economic Development	**275,000**	**165,000**	**1,000,000**

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

	A Project Name	B FY 2016-17 Amended Budget	C FY 2017-18 CM / CDC Recommended Budget	D Additional Resources
CDBG - Public Improvements				
CD13	**Public Facilities and Improvements** - Provide improvements to public facilities and infrastructure within eligible areas.	1,601,587	2,000,000	0
	Total CDBG - Public Improvement	**1,601,587**	**2,000,000**	**0**
CDBG - Fair Housing and Planning & Program Oversight				
CD14	**Fair Housing Enforcement -** Provide housing discrimination investigations, fair housing education and outreach, and citizen referrals. Additional Resources: FHAP and General Fund	652,085	721,345	748,301
CD15	**Citizen Participation/CDC Support/HUD Oversight** - Office of Financial Services/Community Development Division. Provide coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison. Additional Resources: General Fund	721,050	751,819	676,172
CD16	**Housing Management Support -** Provide funding for Housing management staff support for housing programs. Additional Resources: General Fund	1,278,529	1,178,500	768,370
	Total CDBG - Fair Housing and Planning & Program Oversight	**2,651,664**	**2,651,664**	**2,192,843**
	CDBG - FH/PLN/Program Oversight 20% Cap	2,651,664	2,651,664	0
	Under/(Over) Cap	0	0	(2,192,843)
	CDBG - FH/PLN/Program Oversight Cap Percentage	20%	20%	17%
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	**16,411,250**	**13,923,321**	**7,907,660**
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)				
HM01	**CHDO Development Loan Program** - Provide development and pre-development loans to City-certified CHDOs developing affordable housing for low income households. (15% minimum) FY 2017-18: estimated 15 homes funded.	1,000,000	700,000	0
HM02	**CHDO Operating Assistance** - Provide operational support to assist with the development and management of CHDO projects. (5% maximum) FY 2017-18: estimated 4-5 organizations to be served.	175,000	125,000	0
HM03	**HOME Program Administration -** Provide funding to reimburse eligible operating costs for Housing Department Staff. (10% maximum)	511,385	563,232	0

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

	A Project Name	B FY 2016-17 Amended Budget	C FY 2017-18 CM / CDC Recommended Budget	D Additional Resources
HM04	**Dallas Homebuyer Assistance Program -** Provide no interest, deferred payment loans for down-payment, principal reduction and closing cost assistance. FY 2017-18: estimated 40 households to be served. **(Formerly titled Mortgage Assistance Program)**	957,158	642,129	0
HM05	**Housing Development Loan Program -** Provide private and non-profit organizations with loans for the development of housing, including but not limited to pre-development costs, development costs, construction subsidies, demolition costs, acquisition costs, related acquisition costs, rental rehabilitation. FY 2017-18: estimated 70 homes funded. Additional Resources: Bonds and General Fund	2,492,388	3,605,570	3,248,613
	Home Ownership Opportunities Sub-Total	**5,135,931**	**5,635,931**	**3,248,613**
	TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	**5,135,931**	**5,635,931**	**3,248,613**
	EMERGENCY SOLUTIONS GRANT (ESG)			
ES01	**Contracts - Essential Services** - Provide direct services to the homeless that include child care for domestic violence victims, transitional housing programs, and legal services to assist homeless persons with obtaining Federal, State, and local assistance. Additional Resources: General Fund and State	57,737	57,737	2,800,000
ES02	**Contracts - Operations** - Provide payment of operational costs for shelters or transitional housing facilities for homeless persons via contracts with non-profit agencies.	92,430	382,065	0
ES03	**Homeless Assistance Center - Essential Services** - Provide case management services in using the local coordinated assessment system and assisting clients in obtaining Federal, State and local assistance. FY 2017-18: estimated 350 clients to be served.	148,005	148,005	0
ES04	**Homeless Assistance Center - Operations** - Provide payment of utilities and other operating costs for the Homeless Assistance Center. Additional resources: General Fund ($3.8m), Dallas County ($1.1m), TDHCA ($811k).	378,279	0	5,701,814
ES05	**Street Outreach -** Provide case management and referral services to unsheltered homeless in using the local coordinated assessment system and assisting clients in obtaining Federal, State, and local assistance. FY 2017-18: estimated 125 clients to be served. Additional resources: General Fund.	50,428	69,072	1,000,000
	Essential Services/Operations Sub-Total	**726,879**	**656,879**	**9,501,814**

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

	A Project Name	B FY 2016-17 Amended Budget	C FY 2017-18 CM / CDC Recommended Budget	D Additional Resources
ES06	**Homeless Prevention - Financial Assistance/Rent (MLK)** - Provide short-term (3 months) and medium-term (4 - 24 months) of rental assistance; rental arrears up to six months; utilities assistance; moving costs, etc. to persons at-risk of homelessness and meet income limits below 30% of the area median income. FY 2017-18: estimated 75 clients to be served. Additional resources: Private Grants.	30,700	35,000	377,500
ES07	**Homeless Prevention - Financial Assistance/Rent (WDMC)** - Provide short-term (3 months) and medium-term (4 - 24 months) of rental assistance; rental arrears up to six months; utilities assistance; moving costs, etc. to persons at-risk of homelessness and meet income limits below 30% of the area median income. FY 2017-18: estimated 75 clients to be served. Additional resources: Private Grants.	30,700	35,000	377,500
	Homeless Prevention Sub-Total	**61,400**	**70,000**	**755,000**
ES08	**Rapid Re-Housing** - Provide rental assistance and housing relocation and stabilization services to move homeless people quickly to permanent housing. Additional Resources: Continuum of Care and General Fund **(Formerly two programs: Rapid Re-Housing - Financial Assistance/Rent and Rapid Re-Housing - Housing Relocation & Stabilization)**	292,452	348,852	5,368,443
	Rapid Re-Housing Sub-Total	**292,452**	**348,852**	**5,368,443**
ES09	**HMIS Data Collection -** Provide client-level data collection for persons served by the grant, as well as training, generating reports, monitoring and reviewing data quality.	40,000	45,000	0
	HMIS Data Collection Sub-Total	**40,000**	**45,000**	**0**
ES10	**ESG Administration** - Provide monitoring and evaluation of contracts and other program activities.	90,735	90,735	0
	Program Administration Sub-Total	**90,735**	**90,735**	**0**
	TOTAL EMERGENCY SOLUTIONS GRANT	**1,211,466**	**1,211,466**	**15,625,257**
	HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)			
HW01	**Emergency/Tenant Based Rental Assistance/Financial Assistance** - Provide emergency assistance and long-term rental assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2017-18: estimated 670 clients to be served.	2,430,204	2,600,000	0

FY 2017-18 CONSOLIDATED PLAN BUDGET FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

	A Project Name	B FY 2016-17 Amended Budget	C FY 2017-18 CM / CDC Recommended Budget	D Additional Resources
HW02	**Emergency/Tenant Based Rental Assistance/Housing Services** - Provide staff and related costs for short-term rent/mortgage/utility assistance and long-term rental assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2017-18: estimated 670 clients to be served.	557,000	577,000	0
HW03	**Housing Facilities Operation -** Provide housing operation costs, including lease, maintenance, utilities, insurance and furnishings for facilities that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2017-18: estimated 215 clients to be served.	876,000	753,615	0
HW04	**Supportive Services** - Provide supportive services, information and referral, permanent housing placement assistance, and outreach in conjunction with housing assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice/respite care for affected children. FY 2017-18: estimated 280 clients to be served.	1,355,170	1,238,313	0
HW05	**Housing Facilities Rehab/Repair/Acquisition** - Provide rehabilitation/repair or acquisition funds for facilities that provide housing to persons with HIV/AIDS and their families who live in the metropolitan area.	500,000	0	0
HW06	**Housing Information/Resource Identification** - Provide Housing navigation services consisting of a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, as well as HMIS client level data collection for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2017-18: estimated 175 clients to be served.	168,480	151,212	0
	Other Public Services Sub-Total	**5,886,854**	**5,320,140**	**0**
HW07	**Program Administration/City of Dallas -** Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection for grant funds and program activities.	192,270	172,980	0
HW08	**Program Administration/Project Sponsors -** Provide administrative costs for project sponsors in oversight and evaluation of program activities.	330,000	272,880	0
	Program Administration Sub-Total	**522,270**	**445,860**	**0**
	TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS	**6,409,124**	**5,766,000**	**0**
	GRAND TOTAL CONSOLIDATED PLAN BUDGET	**29,167,771**	**26,536,718**	**26,781,530**

AGENDA ITEM # 27

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos), and authorizing rates to be charged by Atmos pursuant to its January 13, 2017 Dallas Annual Rate Review filing - Financing: No cost consideration to the City

BACKGROUND

Atmos provides natural gas utility service in Dallas in accordance with City franchise Ordinance No. 27793 and Title 3, Subtitle A Texas Utilities Code, Gas Utility Regulatory Act (GURA). On June 22, 2011, the City of Dallas approved Atmos' tariff Dallas Annual Rate Review (DARR), which provides a mechanism by which Atmos shall file for an annual review of its rates. On January 13, 2017, Atmos filed its rate increase request under the DARR tariff. In its filing, Atmos requested an increase in annual revenue of $10.7 million from within the City of Dallas. Atmos requested that the new rates become effective June 1, 2017.

On February 21, 2017, the City retained Garrett Group LLC (Garrett) to assist City staff in reviewing the DARR filing. Garrett has expertise in reviewing gas rate cases and is currently assisting the City with the Atmos Pipeline rate case at the Railroad Commission of Texas. After reviewing the rate filing and supplemental information received from Atmos, Garrett determined that the requested rate increase was not justified.

City staff, and outside legal counsel met with Atmos on numerous occasions, both in person and by conference call to negotiate a settlement of the pending rate request. As a result of the negotiations, Atmos has agreed to accept a reduction in the amount of the requested increase. These new rates will result in an annual increase in revenues to Atmos from within the City of Dallas and reimbursement of the City's expenses in reviewing the filing.

BACKGROUND (continued)

The rates as negotiated, are fair and reasonable for the citizens of Dallas and equitable for Atmos.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on May 15, 2017.

FISCAL INFORMATION

No cost consideration to the City.

ORDINANCE NO. _____

WHEREAS, Atmos Energy Corp., Mid-Tex Division ("Atmos") provides natural gas utility service within the City of Dallas in accordance with Ordinance No. 27793; and

WHEREAS, on June 22, 2011, the City of Dallas adopted Ordinance No. 28281 which established the Dallas Annual Rate Review (DARR) Tariff; and

WHEREAS, Atmos filed for a $10,714,373 annual increase applicable to Dallas customers on January 13, 2017 pursuant to terms of the DARR tariff; and

WHEREAS, Atmos and the City of Dallas have agreed to an annual rate increase of $7,800,000 to customers within the City of Dallas to settle and resolve the 2017 DARR filing; and

WHEREAS, in the discussion of issues to arrive at the settlement, City Staff and Atmos representatives discussed issues regarding necessary revisions to the original request, treatment of accumulated deferred federal income tax, and allocation of corporate expenses (Shared Services Unit) to Mid-Tex Division. The City and Atmos ultimately agree that the issues related to those expenses are ultimately resolved as part of the agreed rates without a specific finding on any expense; and

WHEREAS, in the discussion of issues to arrive at the settlement, City Staff and Atmos representatives discussed issues pertaining to Atmos' proposed use of prior year actual expense for the pension and medical benefits adjustment benchmark. The City and Atmos ultimately agree that the benchmark is appropriate and a copy of the schedule is attached hereto as Exhibit A; and

WHEREAS, the City and Atmos agree to confer and renegotiate certain terms of the Rider DARR during the summer months of 2017, making all reasonable efforts to complete such negotiations by August 15, 2017, and the results of such negotiations shall be reported to the City Council no later than October 26, 2017 so that City Council can consider any changes prior to the DARR renewal date; and

WHEREAS, consistent with Texas Utilities Code Section 104.055(c), Atmos' recovery of federal income tax expense through Rider DARR requires income taxes included in rates to be computed using the statutory income tax rate; and

WHEREAS, there may be changes in the federal income tax rate during the period the rates set by this ordinance are in effect; and

WHEREAS, Atmos has agreed to the provision in Section 5 of this Ordinance; and

WHEREAS, the tariffs attached to this Ordinance, including tariffs, R-Residential Sales, C-Commercial Sales, I-Industrial Sales and T-Transportation, and rate rider WNA-Weather Normalization Adjustment (Dallas) are determined to be fair and reasonable.

Now, Therefore,

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

SECTION 1. That the rate adjustments and tariffs presented in the "Dallas Annual Rate Review Filing Test Year Ended 9-30-16" filed by Atmos Energy Corp. on January 13, 2017, are unreasonable and are therefore denied in all respects.

SECTION 2. That the tariffs attached hereto as Exhibit B, including tariffs, R-Residential Sales, C-Commercial Sales, I-Industrial Sales and T-Transportation, and rate rider WNA-Weather Normalization Adjustment (Dallas) are hereby approved effective June 1, 2017.

SECTION 3. That the City's expenses in reviewing the DARR filing and negotiating the settlement are deemed reasonable and Atmos shall reimburse the City in full for the costs of City's consultants and outside legal counsel.

SECTION 4. In the event, that a change in the statutory federal income tax rate is implemented during the Rate Effective Period of this Ordinance, Atmos shall reconcile the difference between the amount of federal income tax expense included in the Rider DARR calculation for the Rate Effective Period with the amount of federal income tax expense authorized under the new statutory income tax rate. The reconciliation period shall be from the date on which any new statutory income tax rate is effective through the Rate Effective Period. The reconciliation will take all income tax changes to the cost of service model, including but not limited to, any excess regulated Accumulated Deferred Income Taxes (ADIT) and non-deductible interest and state/local taxes for income tax purposes into account. The amortization of any excess regulated ADIT will be the most rapid rate allowed by the Internal Revenue Code but in no event shall create a normalization violation. Atmos will submit any reconciliation to the City for Approval. An interest component calculated at the customer deposit interest rate then in effect as approved by the Railroad Commission of Texas shall be applied to the federal income tax expense reconciliation. Further, any required reconciliation of federal income tax expense shall be included as part of Atmos' next annual DARR filing and shall be returned to or recovered from customers as a one-time credit or surcharge to the customer's bill. The DARR calculations related to income taxes in future periods will be calculated pursuant to the federal income tax rate and regulations in effect for that period.

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

APPROVED AS TO FORM:
Larry E. Casto, City Attorney

By _____
Assistant City Attorney

Passed _____

Exhibit A

File Date: July 15, 2013

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITY OF DALLAS APPROVAL
TEST YEAR ENDING SEPTEMBER 30, 2016

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan ("PAP")	Post-Retirement Medical Plan ("FAS 106")	Pension Account Plan ("PAP")	Supplemental Executive Benefit Plan ("SERP")	Post-Retirement Medical Plan ("FAS 106")	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2017 Willis Towers Watson Report (1)	$ 5,167,079	$ 2,956,952	$ 8,234,627	$ 194,941	$ 4,375,142	
2	Allocation to Mid-Tex	47.90%	47.90%	71.19%	100.00%	71.19%	
3	FY17 Willis Towers Watson Benefit Costs Allocated to MTX (Ln 1 x Ln 2)	$ 2,474,844	$ 1,416,273	$ 5,862,161	$ 194,941	$ 3,114,627	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	FY17 Willis Towers Watson Benefit Costs To Approve (Ln 3 x Ln 4)	$ 2,474,844	$ 1,416,273	$ 5,862,161	$ 194,941	$ 3,114,627	$ 13,062,845
6							
7							
8	**Summary of Costs to Approve:**						
9							
10	Total Pension Account Plan ("PAP")	$ 2,474,844		$ 5,862,161			$ 8,337,005
11	Total Post-Retirement Medical Plan ("FAS 106")		$ 1,416,273			$ 3,114,627	4,530,899
12	Total Supplemental Executive Retirement Plan ("SERP")				$ 194,941		194,941
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 2,474,844	$ 1,416,273	$ 5,862,161	$ 194,941	$ 3,114,627	$ 13,062,845
14							
15							
16	O&M Expense Factor	97.25%	97.25%	38.31%	20.00%	38.31%	
17							
18	Expense Portion (Ln 13 x Ln 16)	$ 2,406,904	$ 1,377,393	$ 2,245,623	$ 38,988	$ 1,193,123	$ 7,262,031
19							
20	Capital Factor	2.75%	2.75%	61.69%	80.00%	61.69%	
21							
22	Capital Portion (Ln 13 x Ln 20)	$ 67,940	$ 38,880	$ 3,616,538	$ 155,953	$ 1,921,504	$ 5,800,814
23							
24	Total (Ln 18 + Ln 22)	$ 2,474,844	$ 1,416,273	$ 5,862,161	$ 194,941	$ 3,114,627	$ 13,062,845

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2017**	**PAGE:**

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$21.00 per month
Commodity Charge – All Ccf	$ 0.12208 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Franchise Fees are to be assessed solely to customers within municipal limits. This does not apply to Environs Customers.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2017**	**PAGE:**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 43.00 per month
Commodity Charge - All Ccf	$ 0.07708 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Franchise Fees are to be assessed solely to customers within municipal limits. This does not apply to Environs Customers.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2017**	**PAGE:**

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 802.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.2124 per MMBtu
Next 3,500 MMBtu	$ 0.1544 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0245 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Franchise Fees are to be assessed solely to customers within municipal limits. This does not apply to Environs Customers.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2017**	**PAGE:**

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2017**	**PAGE:**

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 802.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.2124 per MMBtu
Next 3,500 MMBtu	$ 0.1544 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0245 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Franchise Fees are to be assessed solely to customers within municipal limits. This does not apply to Environs Customers.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2017**	**PAGE:**

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**06/01/2017**	**PAGE:**

Provisions for Adjustment

The base rate per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The regional weather station is Dallas.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent

per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \quad (NDD-ADD) \quad)}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = base rate of temperature sensitive sales for the i^{th} schedule or classification utilized by the Commission in the Relevant Rate Order.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days

ADD = billing cycle actual heating degree days

Bl_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

Exhibit B

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**Customers within the City of Dallas**	
EFFECTIVE DATE:	**06/01/2017**	**PAGE:**

The Weather Normalization Adjustment for the j^{th} customer in i^{th} rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the j^{th} customer in i^{th} rate schedule.

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Dallas	14.99	.1996	211.71	.9384

AGENDA ITEM # 28

KEY FOCUS AREA: Public Safety

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for the Commercial Auto Theft Interdiction Squad/25 Grant from the Texas Automobile Burglary and Theft Prevention Authority in an amount not to exceed $662,605, to provide a specialized proactive automobile theft program, for the period September 1, 2017 through August 31, 2018 (a local match in the amount of $143,389 and an in-kind contribution in the amount of $552,946 will be provided if grant is awarded); and **(2)** an application for the continuation or modification of the grant for subsequent years - Financing: This action has no cost consideration to the City

BACKGROUND

This grant funds a specialized proactive investigative unit comprised of one sergeant, five senior corporals, currently housed at the City's Auto Theft Salvage Unit of the Dallas Police Department. The grant funds primarily personnel, along with some equipment. The grant will continue to target commercial auto theft offenders who profit from vehicles stolen each year in Dallas, including salvage yards, chop shops, wrecker services, used car dealers, and large organized auto theft rings.

This action will allow the City Manager to apply for future auto theft applications. The Automobile Burglary and Theft Prevention Authority specifically requires the governing body to approve the acceptance of the grant. This will be the 25th consecutive application and award for the Dallas Police Department. If accepted, this grant will require a 20 percent cash match and will be incorporated into the FY 2017-2018 General Fund Budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 22, 2012, City Council authorized the acceptance of the Commercial Auto Theft Interdiction Squad/20 Grant, local match, in-kind contribution and execution of the grant agreement by Resolution No. 12-2097.

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

On August 28, 2013, City Council authorized the acceptance of the Commercial Auto Theft Interdiction Squad/21 Grant, local match, in-kind contribution and execution of the grant agreement by Resolution No. 13-1446.

On September 10, 2014, City Council authorized the acceptance of the Commercial Auto Theft Interdiction Squad/20 Grant, local match, in-kind contribution and execution of the grant agreement by Resolution No. 14-1466.

On April 22, 2015, City Council authorized an application for the Commercial Auto Theft Interdiction Squad/23 Grant by Resolution No. 15-0805.

On August 26, 2015, City Council authorized the acceptance of the Commercial Auto Theft Interdiction Squad/23 Grant, local match, in-kind contribution and execution of the grant agreement by Resolution No. 15-1550.

On August 24, 2016, City Council authorized the acceptance of the Commercial Auto Theft Interdiction Squad/24 Grant, local match, in-kind contribution and execution of the grant agreement by Resolution No. 16-1340.

Information about this item will be provided to the Public Safety Committee on May 22, 2017.

FISCAL INFORMATION

This action has no cost consideration to the City.

May 24, 2017

WHEREAS, under the provisions of the Texas Revised Civil Status Article 4413(37) and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Automobile Burglary and Theft Prevention Authority to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat automobile burglary in the jurisdiction; and

WHEREAS, this grant program will assist this jurisdiction to combat automobile burglary and theft; and

WHEREAS, the increased funding source would benefit the City of Dallas in its endeavor to reduce crime; and

WHEREAS, it is in the best interest of the City of Dallas to apply for such funding; and

WHEREAS, the City of Dallas has agreed that in the event of loss or misuse of the grant funds, City of Dallas assures that the grant will be returned in full to the Automobile Burglary and Theft Prevention Authority.

Now Therefore,

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

SECTION 1. That the City Manager is hereby authorized to **(1)** apply for the Commercial Auto Theft Interdiction Squad/25 Grant from the Texas Automobile Burglary and Theft Prevention Authority in an amount not to exceed $662,605, to provide a specialized proactive automobile theft program, for the period September 1, 2017 through August 31, 2018 (to provide a local match in the amount of $143,389 and an in-kind contribution in the amount of $552,946 if grant is awarded); and **(2)** apply for the continuation or modification of the grant for subsequent years.

SECTION 2. That the City Manager is hereby authorized to provide 20 percent required cash match, in the event that the grant is awarded. The City Council approves the acceptance of the grant and the provision of required cash match and in-kind contributions after approval of the application and if grant is awarded.

SECTION 3. That the City of Dallas assures that the funds will be returned to the Automobile Burglary and Theft Prevention Authority in full in the event of loss or misuse of funds.

SECTION 4. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

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

AGENDA ITEM # 29

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	4
DEPARTMENT:	Sustainable Development and Construction Equipment & Building Services
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	55H

SUBJECT

Authorize moving expense and replacement housing payments for Caroline Arriaga in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1027 Pontiac Avenue for City service and maintenance facilities - Not to exceed $77,100 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On June 15, 2016, City Council authorized the acquisition of real property known as 1027 Pontiac Avenue for City service and maintenance facilities by Resolution No. 16-1008. Caroline Arriaga will be displaced as a direct result of this property acquisition. She qualifies for a moving expense payment of up to $1,600 and a last resort calculated replacement housing payment of up to $75,500 pursuant to the Dallas City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 15, 2016, City Council authorized the acquisition by Resolution No. 16-1008.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $77,100

OWNER

Caroline Arriaga

MAP

Attached

CADILLAC HEIGHTS PHASE II PROJECT
RELOCATION ASSISTANCE



Lot 26, Block 3/6641– 1027 Pontiac Avenue

May 24, 2017

WHEREAS, on November 7, 2006, Dallas voters approved the use of General Obligation Bonds to acquire property for City service and maintenance facilities; and

WHEREAS, Caroline Arriaga will be displaced as a direct result of this property acquisition and will vacate the property; and

WHEREAS, Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by City of Dallas property acquisition activities; and

WHEREAS, on June 15, 2016, City Council authorized the acquisition of 1027 Pontiac Avenue located in the Cadillac Heights neighborhood, to be used in conjunction with the construction of City service and maintenance facilities by Resolution No. 16-1008.

Now, Therefore,

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

SECTION 1. That Caroline Arriaga will be displaced in conjunction with the construction of City service and maintenance facilities and is entitled to moving expense and replacement housing payments pursuant to Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas.

SECTION 2. That Caroline Arriaga is eligible to receive a moving expense payment in an amount up to $1,600 and a replacement housing payment in an amount up to $75,500.

SECTION 3. That the Chief Financial Officer is hereby authorized to draw warrants in favor of Caroline Arriaga, in an amount not to exceed $77,100 for moving expense and replacement housing payments.

These warrants are to be paid as follows:

Land Acquisition in Cadillac Heights Fund Fund 4T11, Department EBS, Unit T825 Object 4240, Activity LAAQ, Program PB06T825 Encumbrance SUST825EP45, Vendor 342843	$75,500
Land Acquisition in Cadillac Heights Fund Fund 4T11, Department EBS, Unit T825 Object 4240, Activity LAAQ, Program PB06T825 Encumbrance SUST825EP44, Vendor VC16165	$ 1,600
Total amount not to exceed	$77,100

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

AGENDA ITEM # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 49 N

SUBJECT

An ordinance granting **(1)** a TH-2(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area; and **(2)** a resolution terminating existing deed restrictions on property zoned an LI Light Industrial District, on the east line of North Prairie Creek Road, north of Cedar Run Drive - Z167-114 - Financing: No cost consideration to the City

BACKGROUND

On April 12, 2017, City Council authorized an application for (1) a TH-2(A) Townhouse District on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District, subject to deed restrictions volunteered by the applicant on the northern portion of the request area; and (2) the termination of existing deed restrictions on the east line of North Prairie Creek Road, north of Cedar Run Drive with the ordinance and deed restrictions to return on a future Council date.

The applicant had not acquired the property at the time of the April 12, 2017, City Council hearing and asked that the ordinance and deed restrictions return for final approval after the acquisition of the property. The property was purchased by Greenleaf Ventures, Inc. on April 13, 2017.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 16, 2017, the City Plan Commission recommended approval of an application for (1) a TH-2(A) Townhouse District on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District, subject to deed restrictions volunteered by the applicant on the northern portion of the request area; and (2) the termination of existing deed restrictions on the east line of North Prairie Creek Road, north of Cedar Run Drive.

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

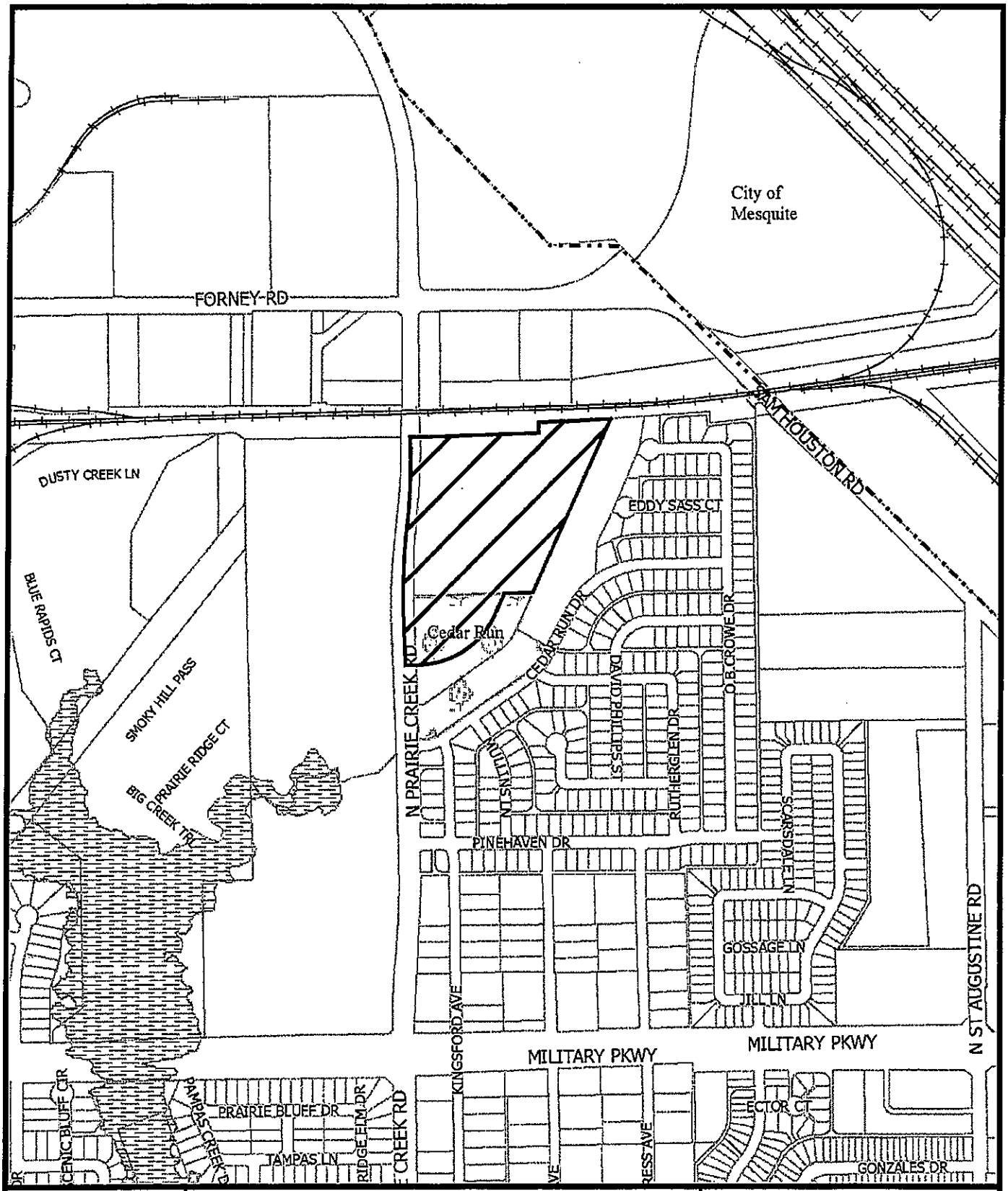
On April 12, 2017, City Council authorized an application for (1) a TH-2(A) Townhouse District on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District, subject to deed restrictions volunteered by the applicant on the northern portion of the request area; and (2) the termination of existing deed restrictions on the east line of North Prairie Creek Road, north of Cedar Run Drive with the ordinance and deed restrictions to return on a future Council date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



1:7,200

VICINITY MAP

Case no: Z167-114

Date: 12/22/2016

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, APRIL 12, 2017**
ACM: Majed Al-Ghafry

FILE NUMBER: Z167-114(JM) **DATE FILED:** October 21, 2016

LOCATION: On the east line of North Prairie Creek Road, north of Cedar Run Drive

COUNCIL DISTRICT: 7 **MAPSCO:** 49-N

SIZE OF REQUEST: ±14.69 acres **CENSUS TRACT:** 121.00

APPLICANT/ REPRESENTATIVE: Victor Toledo, Greenleaf Ventures, LLC

OWNER: DWL Real Estate Inc.

REQUEST: An application for 1) a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an LI Light Industrial District and an R-7.5(A) Single Family District on the northern portion of the request area, and (2) termination of existing deed restrictions on property zoned an LI Light Industrial District.

SUMMARY: The purpose of the request is to allow single-family, detached dwelling units with reduced lot sizes and setbacks. Deed restrictions volunteered by the applicant restrict all other uses including townhome uses. The deed restrictions being terminated remove height, floor area ratio, lot coverage, industrial uses, setbacks, and screening, which would now have to match the proposed TH-2(A) Townhouse District proposed. A section of the park was originally included in the existing deed restrictions. The park will remain and will be relieved of the deed restrictions, as part of this request.

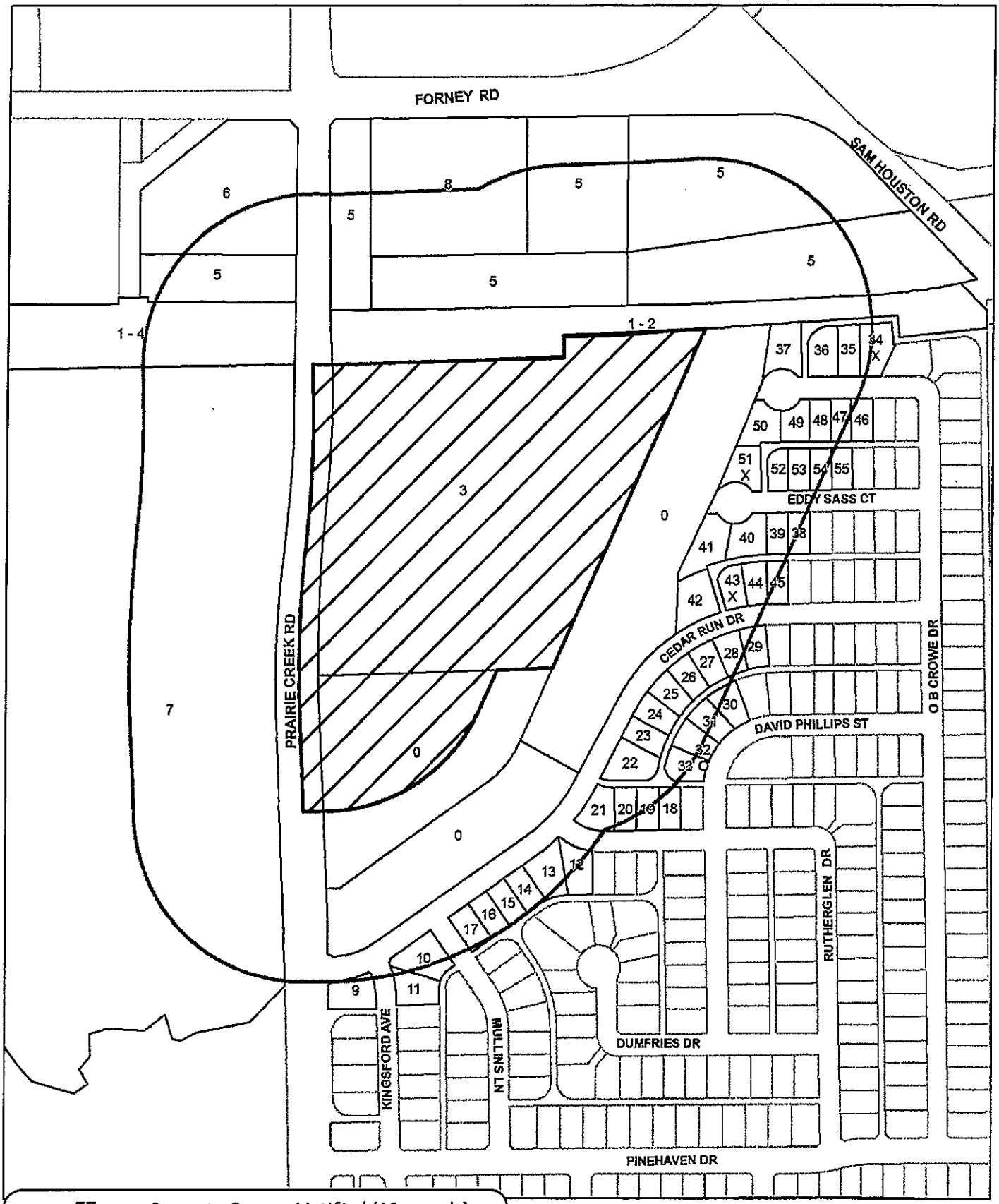
CPC RECOMMENDATION: **Approval** of a TH-2(A) Townhouse District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of existing deed restrictions.

STAFF RECOMMENDATION: **Approval** of a TH-2(A) Townhouse District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of existing deed restrictions.

List of Owners

DWL Real Estate Inc.

Don W. Ledbetter--sole principal/owner



55	Property Owners Notified (62 parcels)
1	Replies in Favor (1 parcels)
3	Replies in Opposition (3 parcels)
400'	Area of Notification
4/12/2017	Date

Z167-114

CC

N
W E
S

1:3,600

04/11/2017

Reply List of Property Owners

Z167-114

***55** Property Owners Notified* ***1** Property Owners in Favor* ***3** Property Owners Opposed*

Reply	*Label #*	*Address*		*Owner*
	1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999	NO NAME ST	UNION PACIFIC RR CO
	3	4400	N PRAIRIE CREEK RD	DWL REAL ESTATE INC
	4	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	5	4501	PRAIRIE CREEK RD	TEXAS UTILITIES ELEC CO
	6	9124	FORNEY RD	WEST TEXAS REBAR PLACERS INC
	7	4401	PRAIRIE CREEK RD	DAL TILE CORP
	8	9208	FORNEY RD	BERRY MARK W &
	9	3923	KINGSFORD AVE	HARPER STEPHANIE ESTATE OF
	10	9114	CEDAR RUN DR	JONES SHERLYN QUINNELL
	11	3928	KINGSFORD AVE	BABU SOPHIA
	12	9304	RUTHERGLEN DR	RUIZ GABRIEL
	13	9220	CEDAR RUN DR	JONES BRUCE B & MARY L
	14	9216	CEDAR RUN DR	PERICA INVESTMENTS LLC
	15	9212	CEDAR RUN DR	ONTIVEROS JOSE &
	16	9208	CEDAR RUN DR	CHANDY JOSEPH
	17	9204	CEDAR RUN DR	ENGLISH WARD BROWN JR
	18	9315	RUTHERGLEN DR	JONES KRISSANDRA
	19	9311	RUTHERGLEN DR	GRJKJ HOLDINGS LLC
	20	9307	RUTHERGLEN DR	WELDAI HABTEZGHI & SARA G
	21	9303	RUTHERGLEN DR	MUHAMMAD BILAL A A &
	22	9308	CEDAR RUN DR	RESENDIZ JULITA &
	23	9312	CEDAR RUN DR	WILLIAMS MILTON L & PATRICIA A
	24	9316	CEDAR RUN DR	BULLARD GARY LYNN & OLGA SANTA MARIE
	25	9320	CEDAR RUN DR	WOOD KAREN L
	26	9324	CEDAR RUN DR	WALLER BRANDON C

Reply	*Label #*	*Address*		*Owner*
	27	9328	CEDAR RUN DR	RODRIGUEZ IMELDA
	28	9332	CEDAR RUN DR	GARCIA JUAN M
	29	9336	CEDAR RUN DR	BROWN MICHAEL
	30	4115	DAVID PHILLIPS ST	SCRUGGS SHELIA
	31	4111	DAVID PHILLIPS ST	CONTRERAS SUSANA
O	32	4107	DAVID PHILLIPS ST	HICKERSON KEITH R &
	33	4103	DAVID PHILLIPS ST	CASTILLO JORGE & MARIA D
X	34	4132	O B CROWE DR	LILLY LORENZA LEE &
	35	4136	O B CROWE DR	HAIRE LAQUENTUS U &
	36	4140	O B CROWE DR	ASTLE JOHN DANUIL &
	37	4144	O B CROWE DR	CRENSHAW LEAH &
	38	9416	EDDY SASS CT	PORTLEY CEDRIC W &
	39	9412	EDDY SASS CT	SIMPSON CLEVON D &
	40	9408	EDDY SASS CT	WILLIAMS ERROL GEORGE &
	41	9404	EDDY SASS CT	REYNOLDS MYRTIS L
	42	9327	CEDAR RUN DR	PENALOZA SHIRLEY
X	43	9331	CEDAR RUN DR	IKEMENOGO DONATUS I &
	44	9335	CEDAR RUN DR	ARTEAGA ELIZABETH &
	45	9403	CEDAR RUN DR	INGRAM PATRICIA A &
	46	4131	O B CROWE DR	LOFTON SHERRON DAVIS
	47	4135	O B CROWE DR	AMAYA DANA E &
	48	4139	O B CROWE DR	CHEATHAM YULONDA
	49	4143	O B CROWE DR	HERRERA JOE ANGEL JR &
	50	4147	O B CROWE DR	NGUYEN HAI LUONG &
X	51	9405	EDDY SASS CT	FORDE RAENELL H
	52	9411	EDDY SASS CT	MAGALINDAN MANUEL A &
	53	9415	EDDY SASS CT	VAZQUEZ MARIBEL TORRES &
	54	9419	EDDY SASS CT	PRELOW ALDORSEY III
	55	9423	EDDY SASS CT	CARDENAS ARMANDO & ANITA HERNANDEZ

AGENDA ITEM # 31

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 52 F

SUBJECT

An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east side of South Bagley Street, south of West Jefferson Boulevard - Z167-175 - Financing: No cost consideration to the City

BACKGROUND

On April 26, 2017, City Council authorized an application for a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east side of South Bagley Street, south of West Jefferson Boulevard with the ordinance and deed restrictions to return on a later Council date.

At the April 26, 2017 City Council meeting, the applicant offered new volunteered deed restrictions prohibiting seven uses. The deed restriction instrument was not available at the April 26, 2017 hearing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 16, 2017, the City Plan Commission recommended approval of an application for a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east side of South Bagley Street, south of West Jefferson Boulevard.

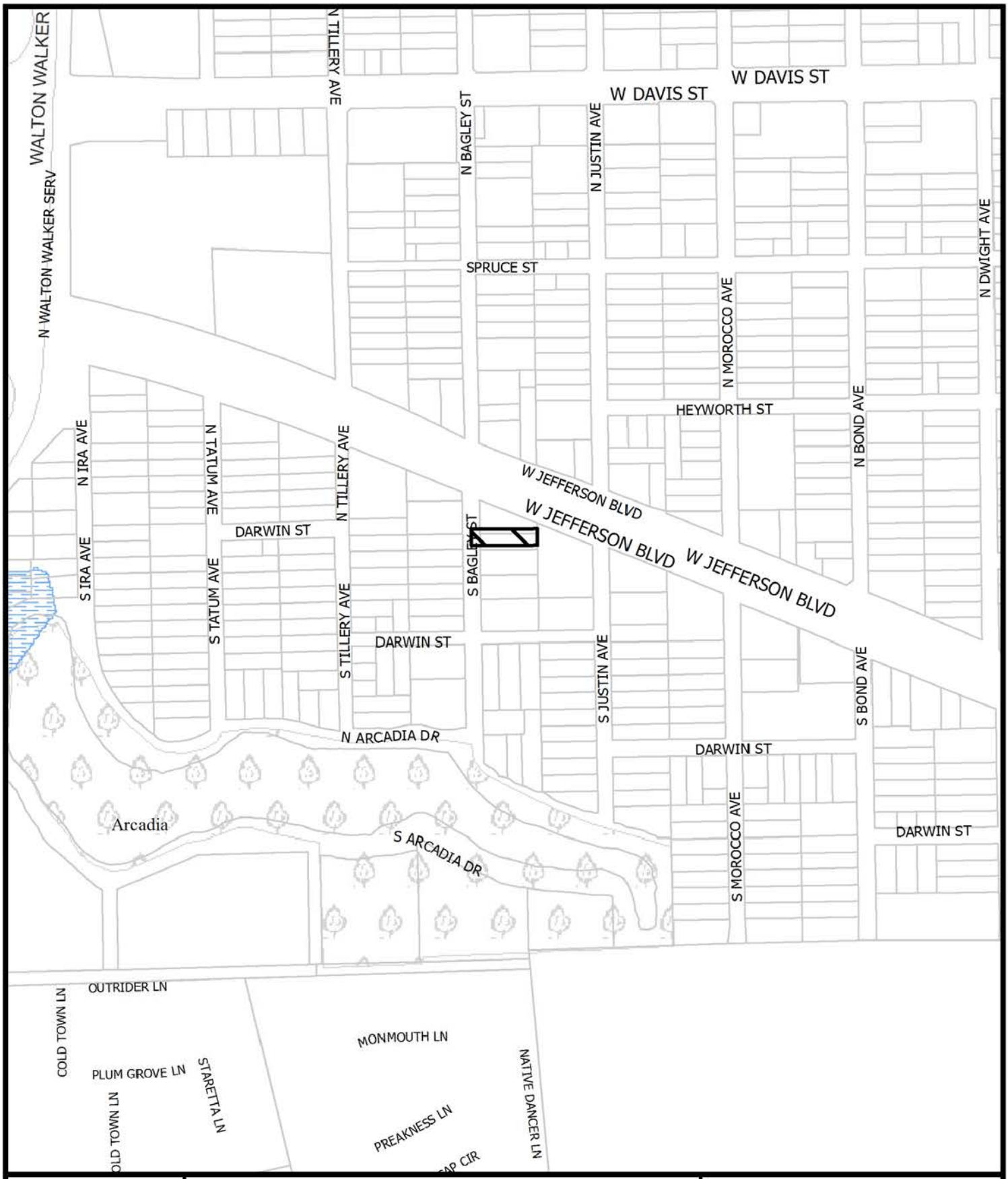
On April 26, 2017, City Council authorized an application for a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east side of South Bagley Street, south of West Jefferson Boulevard with the ordinance and deed restrictions to return on a later Council date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



1:4,800

VICINITY MAP

Case no: Z167-175

Date: 1/13/2017

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, APRIL 26, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-175(PD) **DATE FILED:** January 6, 2017

LOCATION: East side of South Bagley Street, south of West Jefferson Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 52-F

SIZE OF REQUEST: ±.2 acres **CENSUS TRACT:** 107.04

APPLICANT/OWNER: Olegario Estrada

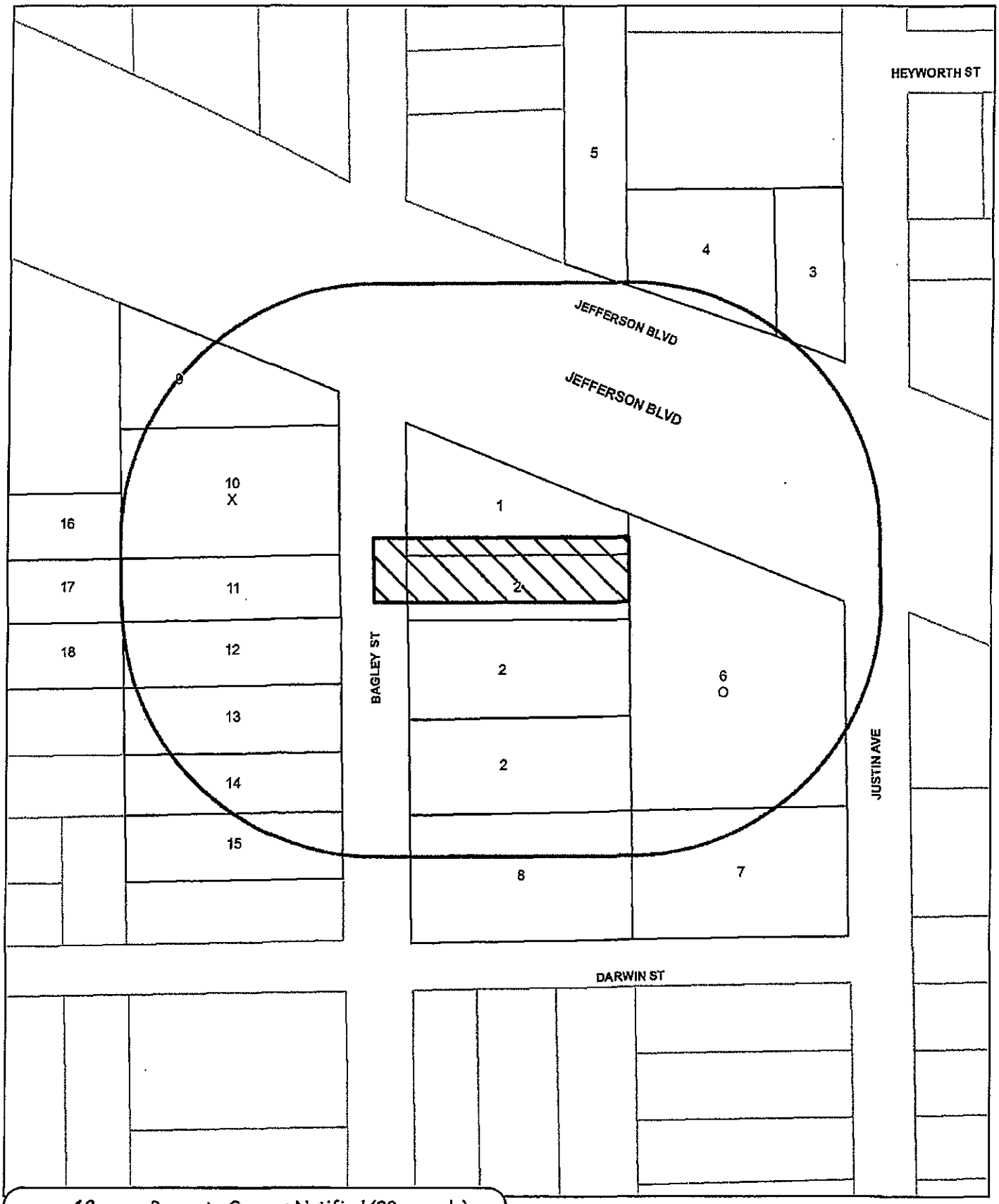
REPRESENTATIVE: Santos Martinez, Masterplan Consultants

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District with consideration given to an NO(A) Neighborhood Office District.

SUMMARY: The applicant is requesting the zoning change to allow the construction of a law office with surface parking.

CPC RECOMMENDATION: **Approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: **Approval** of an NO(A) Neighborhood Office District in lieu of a CR Community Retail District.



18	Property Owners Notified (20 parcels)
1	Replies in Favor (1 parcels)
1	Replies in Opposition (1 parcels)
200'	Area of Notification
4/26/2017	Date

Z167-175

CC

N
W E
S

1:1,200

04/25/2017

Reply List of Property Owners

Z167-175

18 Property Owners Notified ***1 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5224	W JEFFERSON BLVD	ESTRADA MANUEL
	2	102	S BAGLEY ST	ESTRADA OLEGARIO
	3	5201	W JEFFERSON BLVD	DAVILA JUAN &
	4	5205	W JEFFERSON BLVD	RUIZ FRANCISCO AMADO
	5	5219	W JEFFERSON BLVD	ENRIQUEZ VIOLETA MIRNA FLORES
O	6	103	S JUSTIN AVE	LOPEZ MARIA CARMEN
	7	115	S JUSTIN AVE	ANDRADE JOSE C
	8	5213	DARWIN ST	GARCIA JOSE A
	9	5300	W JEFFERSON BLVD	JEMINEZ REGINA IRENE
X	10	100	S BAGLEY ST	JEMINEZ REGINA IRENE
	11	101	S BAGLEY ST	VELAZQUEZ HURVANO
	12	107	S BAGLEY ST	OJEDA MIGUEL A
	13	111	S BAGLEY ST	VAZQUEZ SYLVIA
	14	115	S BAGLEY ST	VASQUEZ HIPOLITO &
	15	119	S BAGLEY ST	SIERRA MANUEL S
	16	102	S TILLERY ST	FELIX JAIME GERARDO
	17	106	S TILLERY ST	HALL DARRELL G
	18	110	S TILLERY ST	GARCIA BEATRICE

AGENDA ITEM # 32

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 45A

SUBJECT

An ordinance granting a private license to South Tollway 3920, L.P. for the use of approximately 226 square feet of land to install, maintain and utilize a monument sign on a portion of Maple Avenue right-of-way located near its intersection with Oak Lawn Avenue - Revenue: $100 one-time fee, plus the $20 ordinance publication fee

BACKGROUND

This item grants a private license to South Tollway 3920, L.P. for the use of approximately 226 square feet of land to install, maintain and utilize a monument sign on a portion of Maple Avenue right-of-way, near its intersection with Oak Lawn Avenue. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

Revenue - $100 one-time fee, plus the $20 ordinance publication fee

OWNER

South Tollway 3920, L.P.

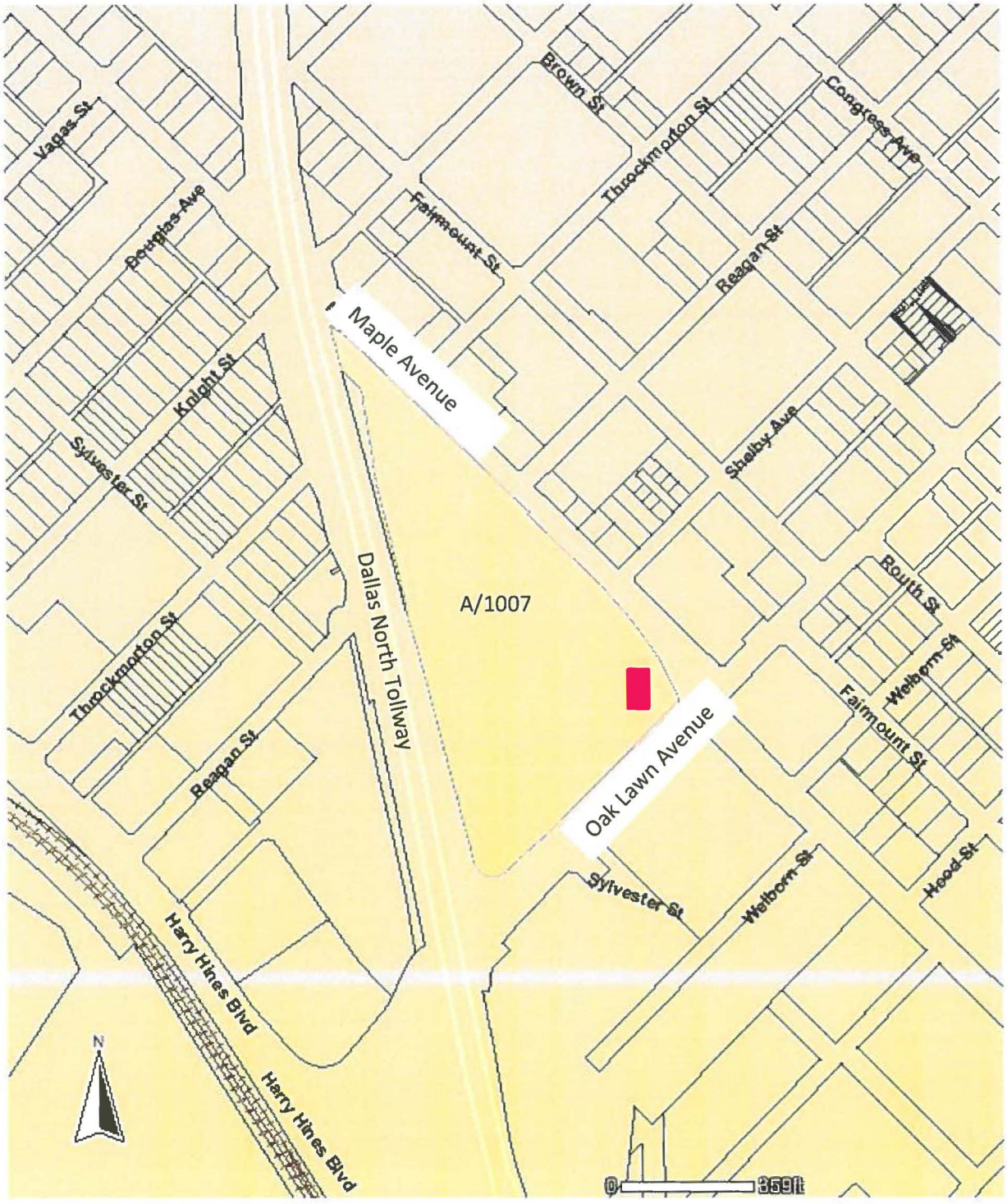
South Tollway Properties GP, L.L.C.

Crow-Family Inc.

Harlan R. Crow, Chief Executive Officer

MAP

Attached



LICENSE AREA

ORDINANCE NO. _____

An ordinance granting a private license to South Tollway 3920, L.P., to occupy, maintain and utilize a portion of Maple Avenue right-of-way located near the intersection of Maple and Oak Lawn Avenues adjacent to City Blocks 1/1344 and A/1007 within the limits hereinafter more fully described, for the purpose of installing and maintaining one monument sign; providing for the terms and conditions of this license; providing for the one-time fee 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 South Tollway 3920, L.P., 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 tract of land described in Exhibit A, hereinafter referred to as "licensed area" which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **ONE HUNDRED AND NO/100 ($100.00) DOLLARS** for the license herein granted, said sum to be paid prior to the final passage of this ordinance and shall cover the consideration for the license term, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in Fund 0001, Department DEV, Unit 1181, Revenue 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.

SECTION 3. (continued)

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: install, maintain and utilize one monument sign.

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 area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in Exhibit B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

a) **GRANTEE** shall ensure sidewalks surrounding monument are completed to meet Americans with Disabilities Act (ADA) requirements.

SECTION 7. (continued)

b) **GRANTEE** acknowledges that Time Warner Cable has underground facilities within Maple Avenue right-of-way and reserves the right to have access to any applicable utility easements. **GRANTEE** shall call 1-800-344-8377 to have facilities marked and located within affected easements before any excavations begin.

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, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 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.

SECTION 11. (continued)

Upon receipt of the fee for the one-time license fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for the 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 shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

LICENSE AGREEMENT

EXHIBIT A

MAPLE AVENUE
Adjacent to BLOCKS 1/1344 & A/1007
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

BEING a 226 square foot tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, being adjacent to Lot 7, Block 1/1344 of Paine's Revision of Blocks 40/1343 & 1/1344, an addition to the City of Dallas, as recorded in Volume 1, Page 228, Map Records, Dallas County, Texas (M.R.D.C.T.), also conveyed to Gaedeke Holdings II, Ltd. by Special Warranty Deed recorded in Volume 98017, Page 979, Deed Records, Dallas County, Texas (D.R.D.C.T.), also being adjacent to Lot 1B, Block A/1007 of Woodlawn-Old Parkland Campus No. 2, an addition to the City of Dallas, as recorded in Instrument Number 201100328198, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) also conveyed to Old Parkland Unit A, L.L.C. by Deed without Warranty recorded in Instrument Number 201200372157 (O.P.R.D.C.T.), being part of Maple Avenue, a variable width right-of-way, created by said Paine's Revision of Blocks 40/1343 & 1/1344 and being more particularly described as follows:

COMMENCING at a 3-1/2 inch aluminum monument stamped "WOODLAWN-OLD PARKLAND CAMPUS NO. 2" found at the north end of a corner clip line between the southwest right-of-way line of said Maple Avenue and the northwest right-of-way line of Oak Lawn Avenue, a variable width right-of-way;

THENCE N44°30'32"E, for a distance of 82.00 feet to an "X" cut in concrete set for corner, the POINT OF BEGINNING;

THENCE N44°02'34"E, for a distance of 17.82 feet to an "X" cut in concrete set for corner;

THENCE S45°57'26"E, for a distance of 15.00 feet to a 5/8 inch iron rod with cap stamped "BDD" set for corner;

THENCE S44°02'34"W, for a distance of 10.76 feet to an "X" cut in concrete set for corner at the beginning of a non-tangent curve to the right having a central angle of 28°20'23", a radius of 33.86 feet and a chord which bears N71°08'45"W, for a distance of 16.58 feet;

THENCE along said curve to the right, for an arc distance of 16.75 feet to the POINT OF BEGINNING and containing 226 square feet or 0.0052 acres of land, more or less.

(For SPRG use only)
Reviewed by: JR
Date: 09.29.2016
SPRG NO.: 3825

STATE OF TEXAS
REGISTERED
DENNIS R. MALONEY JR.
5431
PROFESSIONAL
LAND SURVEYOR

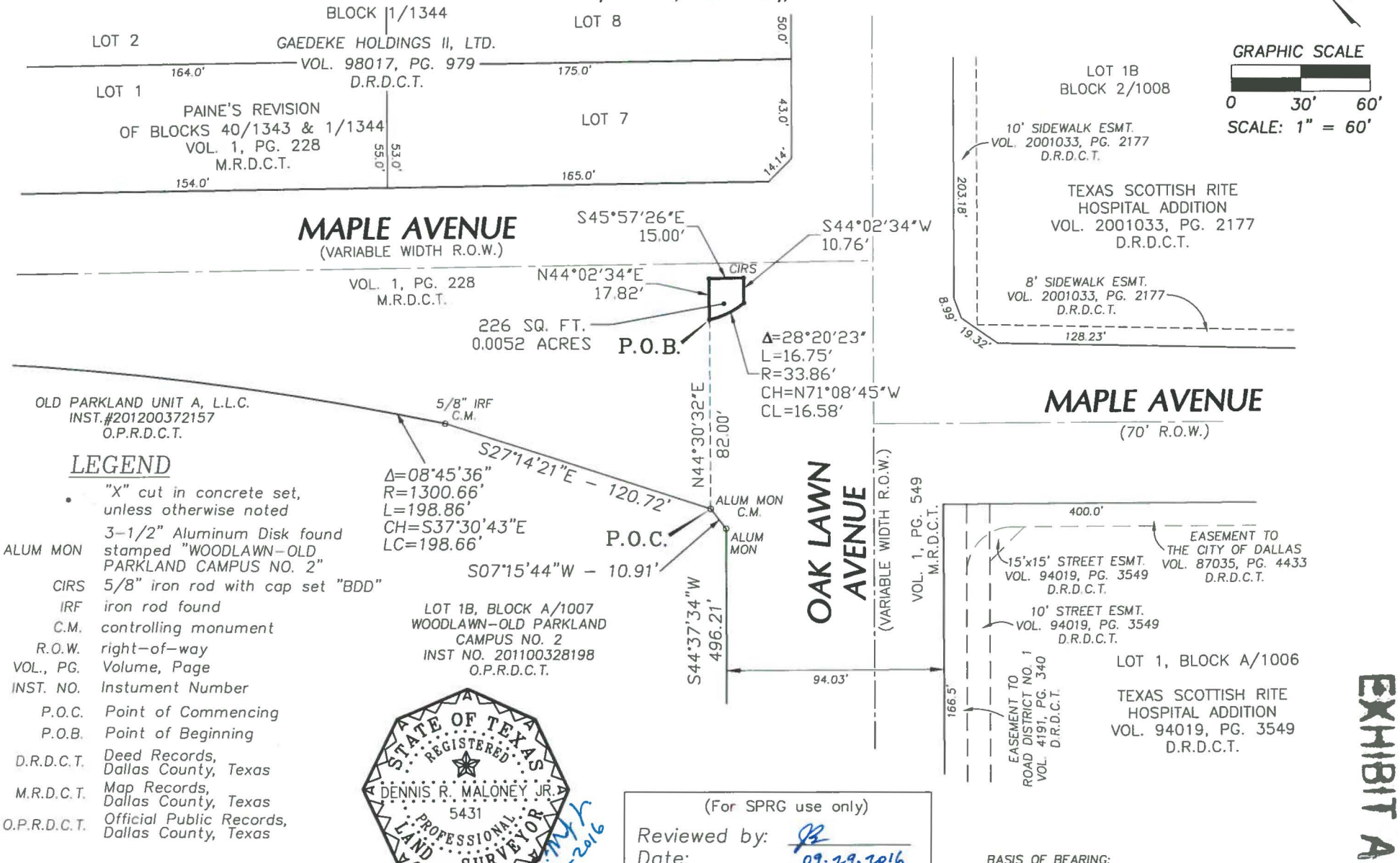
09-29-2016

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers
Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214)824-3647, fax (214) 824-7064

BASIS OF BEARING:
Bearings are based upon the southwest line of Maple Avenue (S27°14'21"E) as shown on the FINAL PLAT of WOODLAWN-OLD PARKLAND CAMPUS NO. 2, recorded in Instrument Number 201100328198, Official Public Records, Dallas County, Texas.

LICENSE AGREEMENT

MAPLE AVENUE
Adjacent to BLOCKS 1/1344 & A/1007
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas



LEGEND

•	"X" cut in concrete set, unless otherwise noted
ALUM MON	3-1/2" Aluminum Disk found stamped "WOODLAWN-OLD PARKLAND CAMPUS NO. 2"
CIRS	5/8" iron rod with cap set "BDD"
IRF	iron rod found
C.M.	controlling monument
R.O.W.	right-of-way
VOL., PG.	Volume, Page
INST. NO.	Instument Number
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas

STATE OF TEXAS
REGISTERED
DENNIS R. MALONEY JR.
5431
PROFESSIONAL
LAND SURVEYOR

09-29-2016

(For SPRG use only)
Reviewed by: [illegible]
Date: 09.29.2016
SPRG NO.: 3825

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EXHIBIT A

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers
Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214)824-3647, fax (214) 824-7064

EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS

That this license is granted subject to the following additional conditions, terms and reservations:

(a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.

(b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.

(c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than $500,000 per occurrence and $500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.

(d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.

(e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

(f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.

(g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

(h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

AGENDA ITEM # 33

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 44T

SUBJECT

An ordinance abandoning a portion of Seale Street to Seale-Willomet Land, LP, the abutting owner, containing approximately 35,722 square feet of land, located near the intersection of Seale Street and Willomet Avenue, and authorizing the quitclaim - Revenue: $294,707, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Seale Street to Seale-Willomet Land, LP, the abutting owner. The area will be included with the property of the abutting owner for the development of single family homes. 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 will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

Revenue - $294,707, plus the $20 ordinance publication fee

OWNER

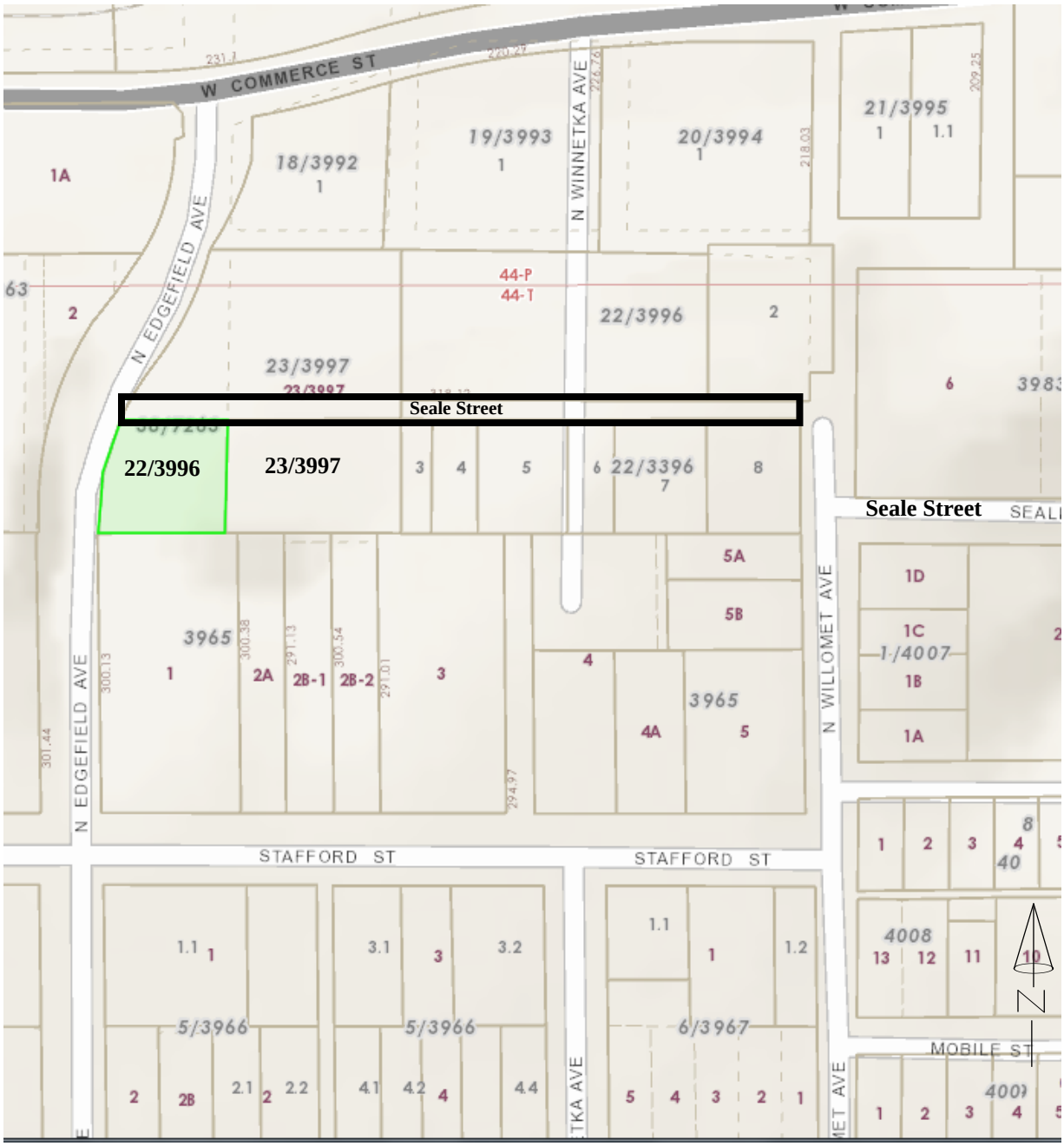
Seale-Willomet Land, LP

Seale-Willomet Land GP, LLC

Anthony Siela, Manager

MAP

Attached



Abandonment area = **Seale Street**

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Seale Street located adjacent to City Blocks 22/3996, 23/3997 and 38/7263 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Seale-Willomet Land, LP; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Seale-Willomet Land, LP, a Texas limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of Seale 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 and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **TWO HUNDRED NINETY-FOUR THOUSAND SEVEN HUNDRED SEVEN AND NO/100 DOLLARS ($294,707)** 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, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, 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;

SECTION 8. (continued)

and (f) any “chemical substance” under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the

SECTION 11. (continued)

City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

STREET ABANDONMENT
SEALE STREET

Exhibit A

CITY BLOCK 22/3996, 23/3997 & 38/7263
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 35,722 sq. ft. tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, being part of Block 22 and 23, W.R. Fisher's Homestead Subdivision recorded in Volume 90, Page 186, Deed Records, Dallas County, Texas, being a portion of City of Dallas Blocks 22/3996, 23/3997 and 38/7263, and being a portion of a tract of land conveyed to Seale-Willomet Land, LP by Special Warranty Deed recorded in Instrument No. 201400263586, Official Public Records, Dallas County, Texas, and being known as Seale Street, 34'x423' strip created by use and occupation and a City of Dallas Easement (variable width) created by Volume 5341, Page 446, Deed Records, Dallas County, Texas. and a 16'x110' City of Dallas Easement created by Volume 80238, Page 2630, Deed Records, Dallas County, Texas, same being that portion of said Seale Street between the intersecting West line of N. Willomet Avenue (a 50 foot right-of-way) and the East line of N. Edgefield Avenue (a variable width right-of-way), and being adjacent to those tracts of land conveyed to Seale-Willomet Land, LP by Special Warranty Deeds recorded in Instrument Nos. 201400221945, 201400115594, 201400263526 (Tracts 1 and 2), 201400200450 (Exhibits A and B) and 201400223613 Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the intersection of the South line of said Seale Street and the West line of said N. Willomet Avenue, being the Northeast corner of that certain Tract described in Exhibit A conveyed to Seale-Willomet Land, LP by Instrument No. 201400221945, Official Public Records, Dallas County, Texas;

Thence South 89 degrees 14 minutes 52 seconds West, along the South line of said Seale Street and the North line of the said Seale-Willomet Land, LP tract, continuing along Seale-Willomet, LP tracts by various Instruments as shown a distance of 728.35 feet to a 1/2 inch iron rod set, being in the East line of said N. Edgefield Avenue, said point being in a non-tangent curve to the right having a radius of 274.00 feet, a central angle of 12 degrees 09 minutes 28 seconds, and a chord that bears North 29 degrees 47 minutes 27 seconds East, a distance of 58.03 feet;

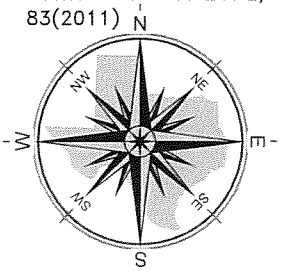
Thence along the said East line of N. Edgefield Avenue and said curve to the right, an arc length of 58.14 feet to a 1/2 inch iron rod set in the North line of said Seale Street;

Thence North 89 degrees 14 minutes 52 seconds East, along the North line of said Seale Street a distance of 698.70 feet to a 1/2 inch iron rod set for corner in the West line of said N. Willomet Avenue, being the Southwest corner of that portion of said N. Willomet Avenue abandoned by City of Dallas Ordinance No. 16716 recorded in Volume 80225, Page 575, Deed Records, Dallas County, Texas;

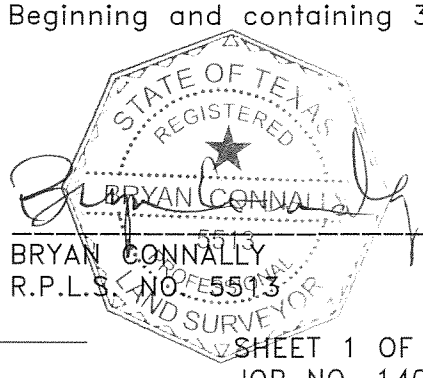
Thence South 00 degrees 55 minutes 47 seconds East, along the said West line of N. Willomet Avenue, a distance of 49.98 feet to the Point of Beginning and containing 35,722 square feet or 0.82 acres of land, more or less.

GENERAL NOTES:

1) BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83(2011)



(For SPRG use only)	
Reviewed by:	JP
Date:	2/28/2017
SPRG NO:	3303



BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.

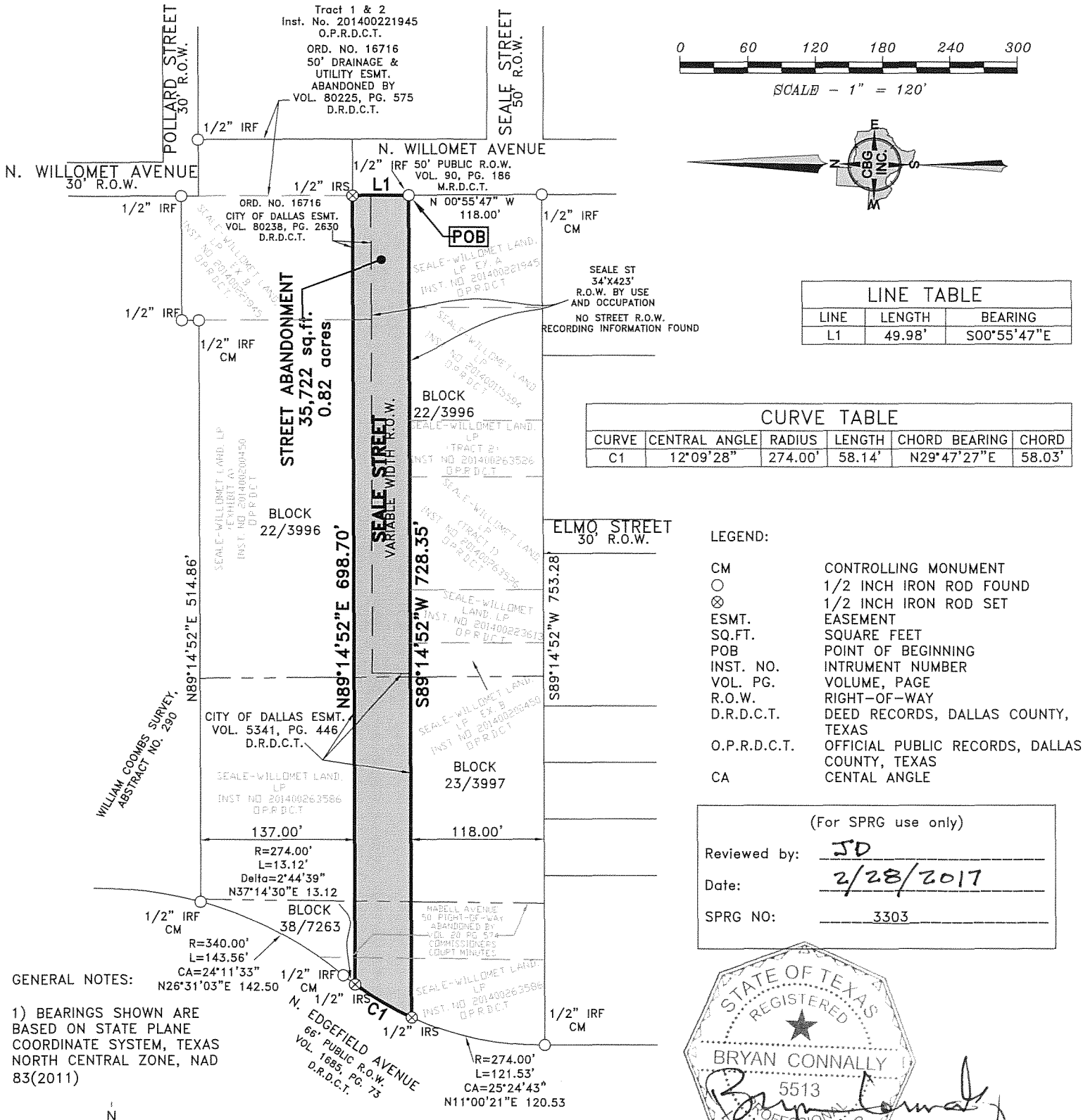
PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

SHEET 1 OF 2
JOB NO. 1400646-01
DRAWN BY: CG
DATE: 02/23/2017

STREET ABANDONMENT
SEALE STREET

Exhibit A

CITY BLOCK 22/3996, 23/3997 & 38/7263
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	49.98'	S00°55'47"E

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°09'28"	274.00'	58.14'	N29°47'27"E	58.03'

LEGEND:

CM	CONTROLLING MONUMENT
○	1/2 INCH IRON ROD FOUND
⊗	1/2 INCH IRON ROD SET
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET
POB	POINT OF BEGINNING
INST. NO.	INTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CA	CENTAL ANGLE

(For SPRG use only)

Reviewed by: JD

Date: 2/28/2017

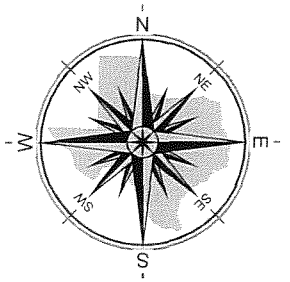
SPRG NO: 3303

GENERAL NOTES:

1) BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83(2011)

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513



CBG Surveying, Inc.

PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
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SHEET 2 OF 2
JOB NO. 1400646-01
DRAWN BY: CG
DATE: 02/23/2017

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

AGENDA ITEM # 34

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 35R

SUBJECT

An ordinance amending Ordinance No. 30289, previously approved on December 14, 2016, which abandoned a portion of an alley, located near the intersection of Hester and Cole Avenues to Travis Cole Apartments 2012, LP, to extend the final replat from 180 days to 18 months - Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the amendment of Ordinance No. 30289, which abandoned a portion of an alley, previously approved on December 14, 2016, that will allow for the extension of the final replat from 180 days to 18 months to Travis Cole Apartments 2012, LP, the abutting owner.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 14, 2016, City Council authorized an ordinance abandoning a portion of an alley by Ordinance No. 30289.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

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

OWNER

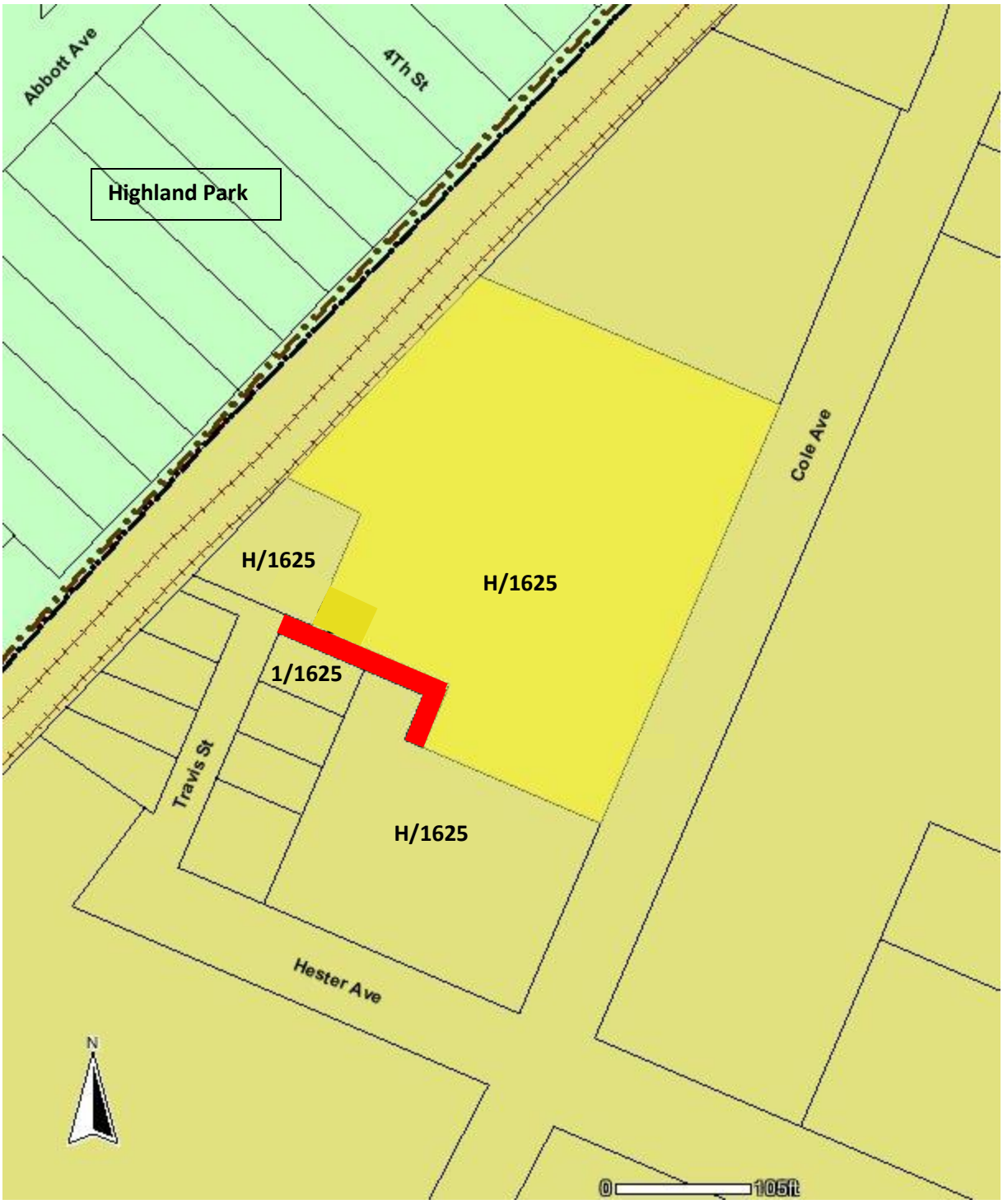
Travis Cole Apartments 2012, LP

TKG Saltillo Apartments Realty, Inc.

R. Otto Maly, President

MAP

Attached



Abandonment Area:

ORDINANCE NO. _____

An ordinance amending Ordinance No. 30289, by altering Section 9 to extend the 180 day deadline to record the final replat; providing for consideration to be paid to the City of Dallas; providing for payment of the publication fee; providing a savings clause; and providing an effective date.

oooOooo

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

SECTION 1. That Ordinance No. 30289 adopted by the City Council of the City of Dallas on December 14, 2016, be and the same is hereby amended by altering Section 9 to read as follows:

> **"SECTION 9.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within ~~180 days~~ eighteen months (18) of the effective date of this ordinance showing the dedication of not less than 2,617 square feet for a water and wastewater easement in City Block H/1625. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 2. That, as consideration for amending Ordinance No. 30289, Travis Cole Apartments 2012, LP agrees to pay monetary consideration in the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** to the City of Dallas, and, by its tender thereof, accepts the terms and conditions of this ordinance.

SECTION 3. 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 4. That the terms and conditions of Ordinance No. 30289 shall remain in full force and effect except as amended hereby.

SECTION 5. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one (1) year after its passage.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provision of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

AGENDA ITEM # 35

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 3, 8, Outside City Limits

DEPARTMENT: Water Utilities

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

MAPSCO: Various

SUBJECT

Authorize an Interlocal Agreement with the City of Balch Springs to allow the City of Dallas to construct, own, and operate a 120-inch diameter water transmission main within the corporate limits of Balch Springs - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas is currently undertaking the design and property acquisition for approximately 32 miles of 96-inch and 120-inch transmission pipeline starting from the East Side Water Treatment Plant located in Sunnyvale to the Summit Ground Storage Tanks located in Cedar Hill. The pipeline will be located in Dallas and several neighboring cities, including Cedar Hill, Duncanville, DeSoto, Lancaster, Hutchins, Balch Springs, Mesquite, and Sunnyvale.

The water transmission main is required to facilitate conveyance of treated water to the south and southwestern portions of Dallas and its customer cities. Installation of the water transmission main is needed to meet near and long-term demands associated with population growth as determined through master planning efforts. The overall pipeline is sized to meet year 2050 water demands and will provide flexibility, redundancy, reliability, increased capacity, and improved operation to the City of Dallas' existing system.

This action will authorize the City of Dallas to enter into an Interlocal Agreement for the construction, operation, and maintenance of a 120-inch water transmission main within the corporate limits of Balch Springs. The Interlocal Agreement was approved by the Balch Springs City Council on April 24, 2017. The agreement includes provisions for review of construction plans, separation requirements for crossing and parallel utilities, design and construction administration by the City of Dallas, as well as notification and coordination for the construction, operation, and maintenance of the pipeline.

BACKGROUND (continued)

Interlocal Agreements with the City of Lancaster, the City of DeSoto, and the City of Cedar Hill were authorized by City Council on October 22, 2014. Agreements with the City of Duncanville and the City of Hutchins were authorized by City Council on September 9, 2015. Agreements with the remaining cities within the pipeline route are being negotiated and will be presented to City Council for approval at a future date.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	October 2021
Complete Construction	December 2026

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 22, 2014, City Council authorized Interlocal Agreements to construct, own, and operate a 96-inch water transmission main within the corporate limits of Lancaster, DeSoto, and Cedar Hill by Resolution No. 14-1821.

On September 9, 2015, City Council authorized Interlocal Agreements to construct, own, and operate a 96-inch and 120-inch water transmission main within the corporate limits of Duncanville and Hutchins by Resolution No. 15-1664.

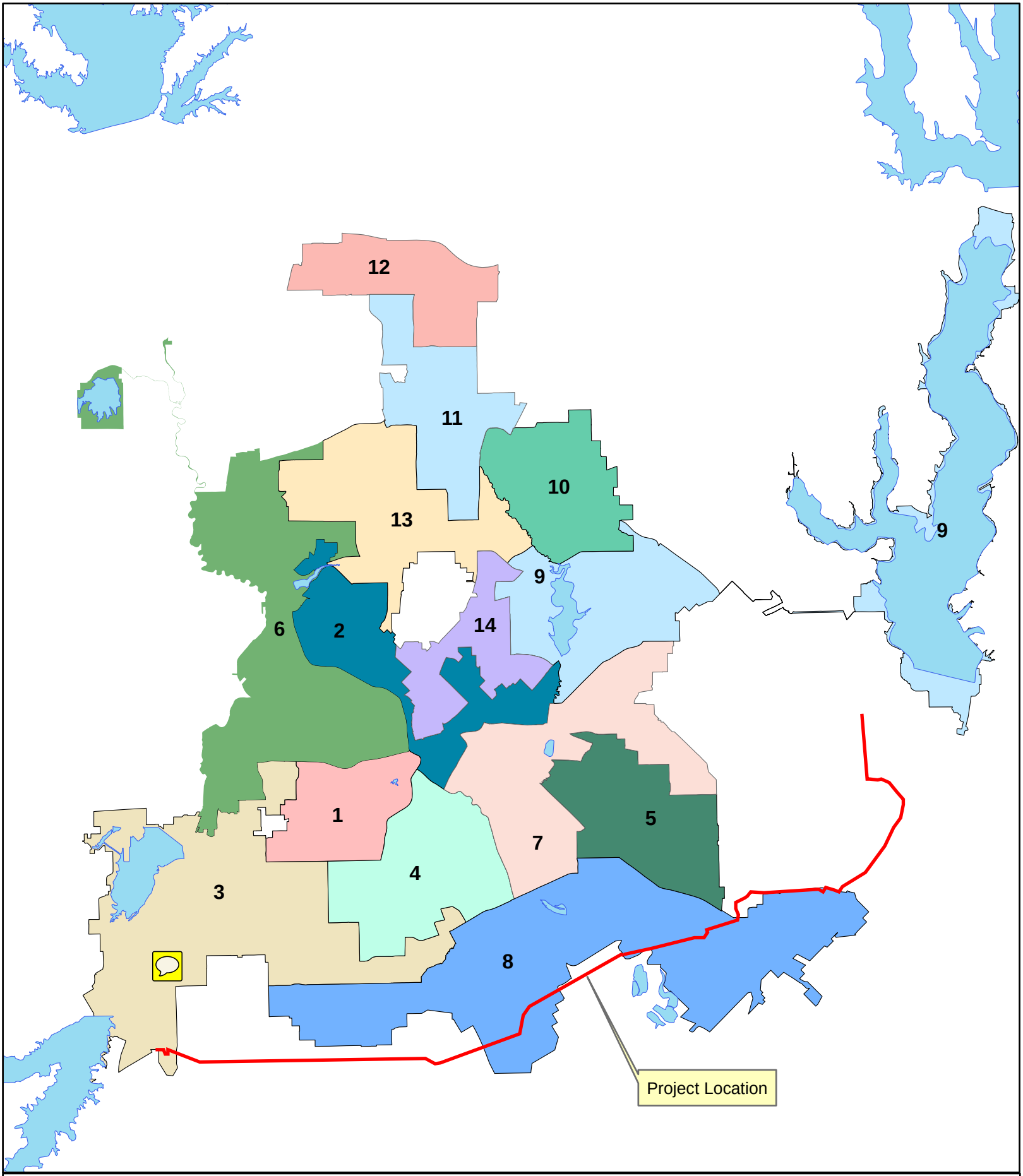
Information about this item will be provided to the Transportation & Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



Dallas Water Utilities
Interlocal Agreement with City of Balch Springs
Southwest Water Transmission Pipeline

May 24, 2017

WHEREAS, Dallas Water Utilities plans to design and construct a 96-inch and 120-inch diameter water transmission main from the East Side Water Treatment Plant in Sunnyvale to the Summit Ground Storage Tanks in Cedar Hill; and

WHEREAS, the 96-inch and 120-inch water transmission main is necessary for the City of Dallas to transfer treated potable water from the East Side Water Treatment Plant in Sunnyvale to the Summit Ground Storage Tanks in Cedar Hill to Dallas' southern service area, in order to provide redundancy within the City of Dallas water distribution system and increase service capacity to meet the growth of current and future customer cities; and

WHEREAS, the City of Dallas desires to enter into an Interlocal Agreement with the City of Balch Springs to allow the City of Dallas to construct, own, and operate a 120-inch water transmission main within the corporate limits of Balch Springs; and

WHEREAS, there is no cost consideration to the City of Dallas associated with this agreement.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Interlocal Agreement with the City of Balch Springs, approved as to form by the City Attorney, to allow the City of Dallas to construct, own, and operate a 120-inch diameter water transmission main within the corporate limits of Balch Springs.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 36

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 6, Outside City Limits

DEPARTMENT: Water Utilities

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

MAPSCO: Various

SUBJECT

Authorize a Utility Joint Use Acknowledgement Agreement with the State of Texas, acting through the Texas Department of Transportation, for existing water and wastewater mains along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike) - Financing: No cost consideration to the City

BACKGROUND

The Texas Department of Transportation (TxDOT) is currently constructing paving and drainage improvements along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike). Within the project limits, Dallas Water Utilities (DWU) has water and wastewater infrastructure located in TxDOT right-of-way. This item will authorize a Utility Joint Use Acknowledgement Agreement with the State of Texas, acting through the Texas Department of Transportation, for existing water and wastewater mains along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike) permitting DWU's existing facilities to remain within TxDOT right-of-way. This agreement will also allow DWU ingress and egress rights for the purpose of operating and maintaining these facilities.

ESTIMATED SCHEDULE OF PROJECT

Began construction	May 2013
Complete construction	August 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

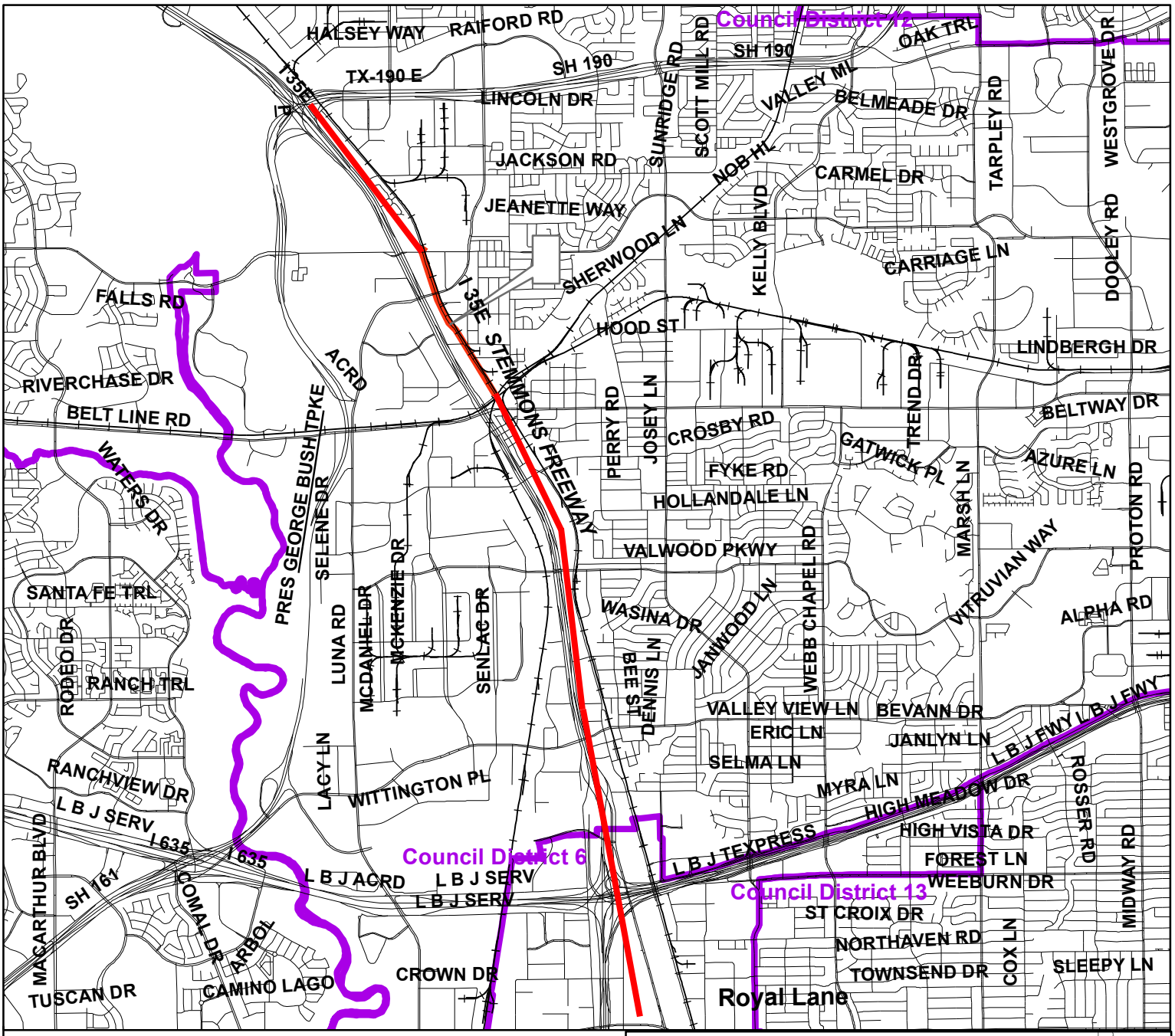
Information about this item will be provided to the Transportation & Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



Dallas Water Utilities
Utility Joint Use Acknowledgement Agreement
Existing Water and Wastewater Mains along
Interstate Highway 35E (Stemmons Freeway)

May 24, 2017

WHEREAS, the Texas Department of Transportation has plans for paving and drainage improvements along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike) and upon plan review, no water and wastewater pipelines were identified in physical conflict with the proposed improvements; and

WHEREAS, a Utility Joint Use Acknowledgement Agreement, between the State of Texas, acting through the Texas Department of Transportation, and Dallas Water Utilities will provide for joint usage of the project area within the limits of the highway right-of-way for both highway and utility purposes; and

WHEREAS, Dallas Water Utilities and the Texas Department of Transportation believe this agreement is in the best interest of both parties.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Utility Joint Use Acknowledgement Agreement with the State of Texas, acting through the Texas Department of Transportation, approved as to form by the City Attorney, for existing water and wastewater mains along Interstate Highway 35E (Stemmons Freeway) from north of Royal Lane to State Highway 190 (President George Bush Turnpike).

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 37

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Water Utilities

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

MAPSCO: 50A N S T

SUBJECT

Ratify an emergency purchase of one liquid oxygen evaporator for the East Side Water Treatment Plant with Cryoquip, LLC - Not to exceed $70,000 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item is for an emergency purchase of a liquid oxygen evaporator for the East Side Water Treatment Plant.

Dallas Water Utilities uses liquid oxygen to produce ozone. Ozone is used to disinfect raw water as part of the treatment process. Ozone is a highly unstable gas that cannot be stored or transported from another site, therefore it must be made on-site using oxygen as a raw material.

The useful service life of the internal components of liquid oxygen evaporators is 10-12 years, a term that has been reached. Evaporator No. 3 has failed due to internal corrosion and cannot be repaired.

The East Side Water Treatment Plant has three liquid oxygen evaporators that have been in continuous operation since their initial installation in 2004. During summer production, all three evaporators are needed to meet demands. The third evaporator typically provides redundancy or backup. Currently, the East Side Water Treatment Plant does not have necessary redundancy, as required by the Texas Commission on Environmental Quality. It is imperative that the damaged evaporator is replaced and put into service, as this will allow the East Side Water Treatment Plant to meet its water quality and quantity obligations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $70,000

ETHNIC COMPOSITION

Cryoquip, LLC

Hispanic Female	2	Hispanic Male	70
Black Female	0	Black Male	0
White Female	0	White Male	4
Other Female	8	Other Male	8

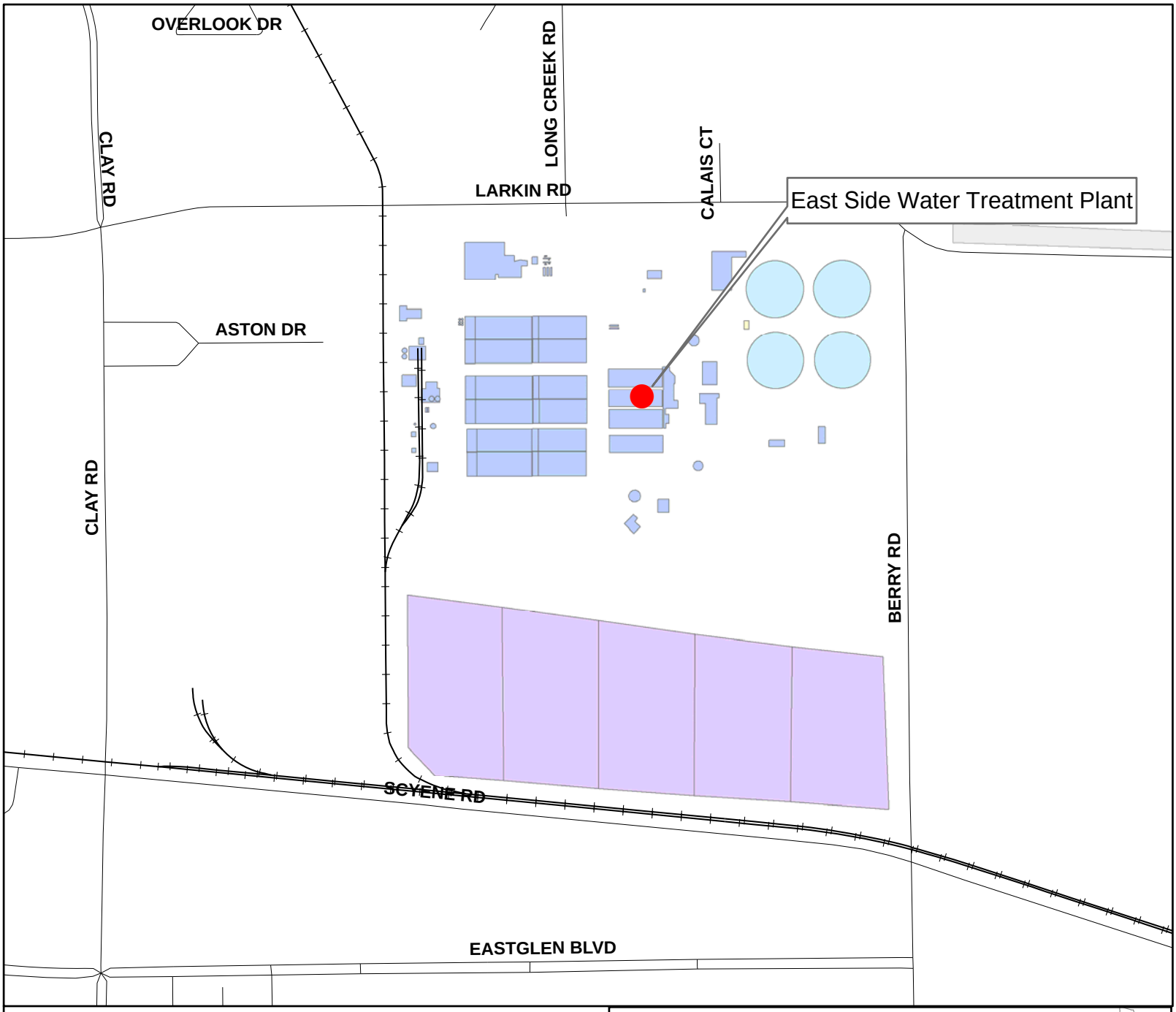
OWNER

Cryoquip, LLC

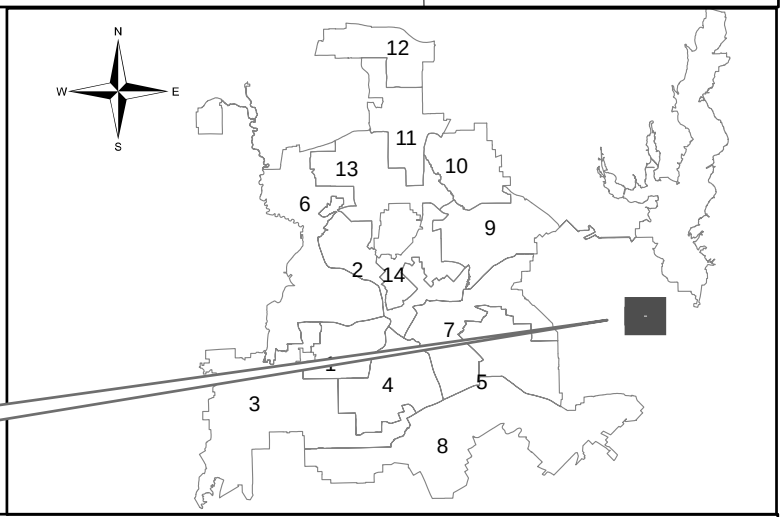
Ross Brown

MAP

Attached



Mapsco: 50A N S T



Council District: Outside City Limits

Dallas Water Utilities
East Side Water Treatment Plant
Purchase of Liquid Oxygen Evaporator

May 24, 2017

WHEREAS, the Dallas Water Utilities owns and operates three large water treatment plants; and

WHEREAS, ozone production capacity is critical to meet the water demands of our customers; and

WHEREAS, an analysis identified significant defects in the ozone-water barrier of the East Side Water Treatment Plant's ozone system; and

WHEREAS, it is necessary to replace one liquid oxygen evaporator located at the East Side Water Treatment Plant, which is in Sunnyvale, Texas; and

WHEREAS, CRYOQUIP, LLC has submitted an acceptable proposal to manufacture a new evaporator that will match the original specifications and dimensions; and

WHEREAS, the Dallas Water Utilities has reviewed the cost and recommends approval.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to make an emergency purchase from CRYOQUIP, LLC, for one Liquid Oxygen Evaporator for the East Side Water Treatment Plant, in an amount not to exceed $70,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $70,000 to CRYOQUIP, LLC, from the Water Capital Construction Fund, Fund 0102, Department DWU, Unit CW50, Object 4720, Encumbrance PO00000132077, Vendor VS94256.

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.

DEPARTMENT: City Secretary

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

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 ITEM # 39

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution designating absence by Councilmember B. Adam McGough as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the agenda to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a city council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

BACKGROUND (continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

May 24, 2017

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a city council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Councilmember B. Adam McGough participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required him to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted.

Now, Therefore,

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

May 24, 2017

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A,** attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Councilmember B. Adam McGough because of his participation in any event(s) and/or meeting(s) will not be counted against him in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Councilmember B. Adam McGough in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence(s) by Councilmember B. Adam McGough as described in Exhibit A, were for "official city business," and no further city council action or approval of those minutes is required.

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

EXHIBIT A
CITY COUNCIL MEMBER(S)
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	DATE	MEETING(S) MISSED	PURPOSE/LOCATION	ABSENCE TYPE
B. Adam McGough	5/8/2017	Public Safety Committee	Attended legislative session in Austin, TX	Absent

Memorandum

RECEIVED
2017 MAY -5 PM 2:50
CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS

DATE May 5, 2017

TO Rosa Rios, City Secretary
Public Safety Committee Members

SUBJECT Absence from Public Safety Committee Meeting

Please be advised I will be absent from the Public Safety Committee Meeting on May 8, 2017. City Attorney, Larry Casto, has directed me to go to Austin, Texas to discuss issues regarding legislation.

Should you have any questions or concerns, please contact my assistant, Cristal Retana, at 214-670-4068.

Absent entire meeting.
Submit for City Council exemption.

Adam McGough
City Councilmember – District 10

CC: The Honorable Mayor and Members of the City Council

AGENDA ITEM # 40

KEY FOCUS AREA: Public Safety

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

An ordinance amending the Dallas City Code, Chapter 12B, "Convenience Stores," providing new and updated definitions to include tobacco products and paraphernalia as convenience goods, notice to be given via electronic mail; deleting the form of business requirement on the application; deleting the provision that requires the posting of the trespass affidavit; providing a penalty not to exceed $500; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

On February 8, 2016, the Dallas Police Department (DPD) briefed the Public Safety Committee on the drug K2, paraphernalia shops, and related public safety issues. DPD outlined steps that could be taken to define and regulate paraphernalia shops, including: creating an inspection component (using the existing convenience store registration as a model) and establishing paraphernalia free zones around schools, churches, and within proximity of similar stores.

On April 11, 2016, the Public Safety Committee was briefed by the Sustainable Development & Construction Department, the Dallas Police Department, and the City Attorney's Office on tobacco & paraphernalia shops. The briefing outlined how these establishments are currently regulated by the Dallas Development Code, public safety issues related to these types of establishments, and a proposed two-prong approach to possible code amendments.

On February 13, 2017, the Public Safety Committee was briefed on the proposal and recommended forwarding it to City Council for a full briefing.

On April 5, 2017, the City Council was briefed on this item. City Council directed staff to bring this item forward on a future voting agenda.

BACKGROUND (continued)

This amendment is one prong of the proposed approach. The second prong is an amendment to Chapters 51 and 51A of the Dallas City Code.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 27, 2008, City Council authorized an ordinance adding Chapter 12B to the Dallas City Code by Resolution No. 08-2267.

On April 5, 2017, City Council was briefed regarding this item.

Information about this item was provided to the Public Safety Committee on May 22, 2017.

FISCAL INFORMATION

No cost consideration to City.

4-26-17

ORDINANCE NO. _____

An ordinance amending Chapter 12B, "Convenience Stores," of the Dallas City Code by amending Sections 12B-2, 12B-4, 12B-7, and 12B-20; providing new and updated definitions; providing notice to be given via electronic mail; deleting the form of business requirement on the application; deleting the provision that requires the posting of the trespass affidavit; providing a penalty not to exceed $500; providing a saving clause; providing a severability clause; and providing an effective date. Now, Therefore,

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

SECTION 1. That Section 12B-2, "Definitions," of Article I, "General Provisions," of Chapter 12B, "Convenience Stores," of the Dallas City Code is amended to read as follows:

"**SEC. 12B-2. DEFINITIONS.**

In this chapter:

(1) CERTIFICATE OF REGISTRATION means a certificate of registration issued by the chief under this chapter to the owner or operator of a convenience store.

(2) CHIEF means the chief of the police department of the city or the chief's authorized representative.

(3) CIGAR BAR means a bar that derives 15 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or rental of tobacco, tobacco products, or smoking accessories for on-premises consumption.

(4) CONVENIENCE GOODS means basic food, household, tobacco products, paraphernalia, and pharmaceutical items.

(5[4]) CONVENIENCE STORE means any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space. A convenience store [~~The term~~] does not include a cigar bar, a tobacco shop, or any business that has no retail floor space accessible to the public.

(6[~~5~~]) DROP SAFE means a cash management device in which money can be deposited without the depositor having access to the contents.

(7[~~6~~]) EMPLOYEE means any person listed on the payroll of a convenience store as an employee, whether part-time, full-time, permanent, or temporary. The term does not include a person providing only janitorial or security services to the convenience store.

(8[~~7~~]) HEIGHT MARKER means a measuring strip that may be attached on or near a door frame of a convenience store to aid in identifying the height of a person suspected of committing a crime.

(9[~~8~~]) MANAGER means the person designated in the registration application filed under this chapter as being responsible for the daily operation of a convenience store.

(10) PARAPHERNALIA means any device, equipment, or utensil that is commonly used, or commonly known to be used, for the ingestion, inhalation, preparation, or injection of tobacco products or illegal substances. For purposes of this chapter, rolling papers are not considered paraphernalia.

(11[~~9~~]) PERSON means any individual, corporation, organization, partnership, association, or any other legal entity.

(12[~~10~~]) REGISTERED AGENT means the person identified in the registration application filed under this chapter who is authorized to receive on behalf of the convenience store any legal process or notice required or provided for in this chapter.

(13[~~11~~]) REGISTRANT means a person issued a certificate of registration for a convenience store under this chapter and includes all owners, [~~and~~] operators, or the person in the care, custody, or control of the convenience store [~~identified in the registration application filed under this chapter~~].

(14) TOBACCO SHOP means a retail or service establishment that derives 90 percent or more of its gross revenue on a quarterly (three-month) basis from the sale of tobacco or tobacco products."

SECTION 2. That Section 12B-4, "Delivery of Notices," of Article I, "General Provisions," of Chapter 12B, "Convenience Stores," of the Dallas City Code is amended to read as follows:

"**SEC. 12B-4. DELIVERY OF NOTICES.**

Any written notice that the chief is required to give a [~~an applicant or~~] registrant under this chapter is deemed to be delivered:

(1) on the date the notice is hand delivered to the [~~applicant or~~] registrant or the [~~applicant or~~] registrant's registered agent; [~~or~~]

(2) three days after the date the notice is placed in the United States mail with proper postage and properly addressed to the [~~applicant or~~] registrant or the [~~applicant or~~] registrant's registered agent at the address provided for the [~~applicant or~~] registrant or the registered agent in the most recent registration application; or

(3) on the date the notice is sent electronically to the electronic mailing address of the registrant listed on the application."

SECTION 3. That Subsection (a) of Section 12B-7, "Registration Application," of Article II, "Registration of Convenience Stores," of Chapter 12B, "Convenience Stores," of the Dallas City Code is amended to read as follows:

"(a) To obtain a certificate of registration for a convenience store, a person must submit an application on a form provided for that purpose to the chief. The applicant must be the person who will own or operate the convenience store. The application must contain all of the following information:

(1) The name, street address, mailing address, electronic mailing address, and telephone number of the applicant.

(2) The name, street address, mailing address, facsimile number, and telephone number of the convenience store.

(3) The names, street addresses, mailing addresses, electronic mailing addresses, and telephone numbers of all owners of the convenience store and any lien holders and other persons with a financial interest in the convenience store, and the nature and extent of each person's interest in the convenience store.

(4) The name, street address, mailing address, electronic mailing address, and telephone number of the manager of the convenience store.

(5) The name, street address, mailing address, electronic mailing address, and telephone number of a person or persons who can be contacted 24 hours a day, seven days a week, in the event of an emergency condition involving the convenience store.

(6) The name, street address, mailing address, electronic mailing address, and telephone number of the registered agent for the convenience store.

(7) A statement that the applicant understands that notices may be issued and delivered to the registrant via hand delivery, United States mail, or electronic mail in accordance with Section 12B-4. [~~The form of business of the applicant (and owner, if different from the~~

~~applicant); the name, street address, mailing address, and telephone number of a high managerial agent of the business, and, if the business is a corporation or association, a copy of the documents establishing the business.~~]

(8) The total area in square feet of the convenience store.

(9) Such additional information as the applicant desires to include or that the chief deems necessary to aid in the determination of whether the requested certificate of registration should be granted."

SECTION 4. That Article III, "Miscellaneous Requirements for Convenience Stores," of Chapter 12B, "Convenience Stores," of the Dallas City Code is retitled, "Safety Requirements for Convenience Stores."

SECTION 5. That Section 12B-20, "Trespass Affidavits," of Article III, "Miscellaneous Requirements for Convenience Stores," of Chapter 12B, "Convenience Stores," of the Dallas City Code is amended to read as follows:

"**SEC. 12B-20. TRESPASS AFFIDAVITS.**

[~~(a)~~] A registrant shall execute a trespass affidavit, on a form provided by the chief for that purpose, that authorizes the police department to enforce, on behalf of the registrant, all applicable trespass laws on the premises of the convenience store.

[~~(b) A true and correct copy of the trespass affidavit must be posted at the convenience store in a manner and location so that it is clearly visible to the public at all times.~~]"

SECTION 6. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $500.

SECTION 7. That Chapter 12B of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

Passed_____

AGENDA ITEM # 41

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Economic Development

CMO: Raquel Favela, 670-3309

MAPSCO: 27 N

SUBJECT

Authorize a Chapter 380 Special Economic Development Grant Agreement with In The City For Good, Inc. in an amount not to exceed $200,000, to partially underwrite the cost of training and development of community residents for early childhood teacher certifications and other positions at the South Park YMCA Early Childhood Development Center located at 3901 Latimer Street, Dallas, Texas 75215 - Not to exceed $200,000 - Financing: South Dallas/Fair Park Trust Funds

BACKGROUND

In The City For Good, Inc (ITCFG) is a Dallas non-profit organization established in 2001 to assist community-based organizations in providing hunger relief, drug rehabilitation and early childhood education to residents living in the South Dallas/Fair Park community.

The agency's goal is to seek funding for community organizations to assist with underwriting the cost of bringing needed services to residents in communities where such needed services are limited. Over two years ago, ITCFG formed a partnership with the South Park YMCA (the Y) to convert a dilapidated nearby building into an early childhood development center which provides certified teachers, teachers' aides, and support staff, to increase young children's chances for academic achievement. This program will provide community members with training needed to become certified early childhood development teachers and give them jobs with the program. The South Park YMCA early childhood initiative is being developed in two phases.

Phase I of the project was to acquire a blighted property located at 3901 Latimer Street, across the street from the Y. The vacant structure became an eyesore for the community and a haven for undesirable activity. Discussions about the early childhood educational needs of the community and deficiency of space led to the idea of converting the property into a YMCA program for early childhood development.

BACKGROUND (continued)

ITCFG raised $261,000 to acquire and renovate a fully code-compliant early childhood education building, which after completion will be deeded over to and operated by the Y. The completed building is located across from the side entrance, to the Y, allowing the students to benefit from the amenities and wraparound services provided.

Phase II of the project is opening and operating the early childhood development program after the facility is completed. ITCFG is committed to raising $200,000 of the $533,524 needed to commence and sustain the program for three years. The YMCA will fund the balance needed from their operating budget.

This will include the cost of training, including tuition, materials for classes, transportation and child care for neighborhood residents as certified teachers, teacher-aides, kitchen and administrative staff. Funds will also be used for contract personnel to develop curriculum and lead training and development. The Park South YMCA Early Childhood Development Center will help to ensure that students who attend the program are kindergarten prepared when they matriculate to primary schools.

ITCFG has a committed history of supporting partners in the South Dallas/Fair Park area, including the restorative work for St. Phillips Schools and Community Center, and Outcry in the Barrio. These efforts resulted in an abandoned gas station being repurposed as a vibrant and thriving client choice food pantry and a group home to assist men moving away from a life of addiction to self-sufficiency.

The South Dallas/Fair Park Trust Fund assists neighborhoods in the South Dallas/Fair Park vicinity in the areas of business, community, human and economic development. Assistance is provided in the form of loans to businesses and grants to community based nonprofit organizations and neighborhood groups and associations.

The South Dallas/Fair Park Trust Fund serves residents and businesses in the following 13 census tracts: 25, 27.01, 27.02, 28, 29, 34, 35, 36, 37, 38, 39.01, 39.02 and 40.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 25, 2004, City Council authorized an amendment to Resolution No. 99-3439, previously approved on October 27, 1999, to allow the South Dallas/Fair Park Trust Fund Board to access unused and unencumbered funds from prior fiscal years for use in subsequent fiscal years for the purpose of supporting activities consistent with the South Dallas/Fair Park Trust Fund's approved programs by Resolution No. 04-0801.

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

On June 17, 2015, City Council authorized a resolution replacing Resolution Nos. 06-1833 and 07-2962, approved on June 28, 2016 and October 10, 2007 respectively, to re-establish certain policies, programs, procedures and guidelines for the South Dallas/Fair Park Trust Fund; provide for a new South Dallas Adaptive Reuse Program serving the South Dallas Fair Park area; establish revise funding sources; allocate funding from existing programs and add the Public Safety Grant Program to the South Dallas Fair Park Trust Fund Program by Resolution No. 15-1264.

On March 22, 2017, the South Dallas/Fair Park Trust Fund Advisory Board authorized and recommended a Special Economic Development Grant to In The City For Good, Inc.

On April 17, 2017, the Economic Development Committee was briefed by memorandum regarding this matter.

FISCAL INFORMATION

South Dallas/Fair Park Trust Funds - $200,000

OWNER

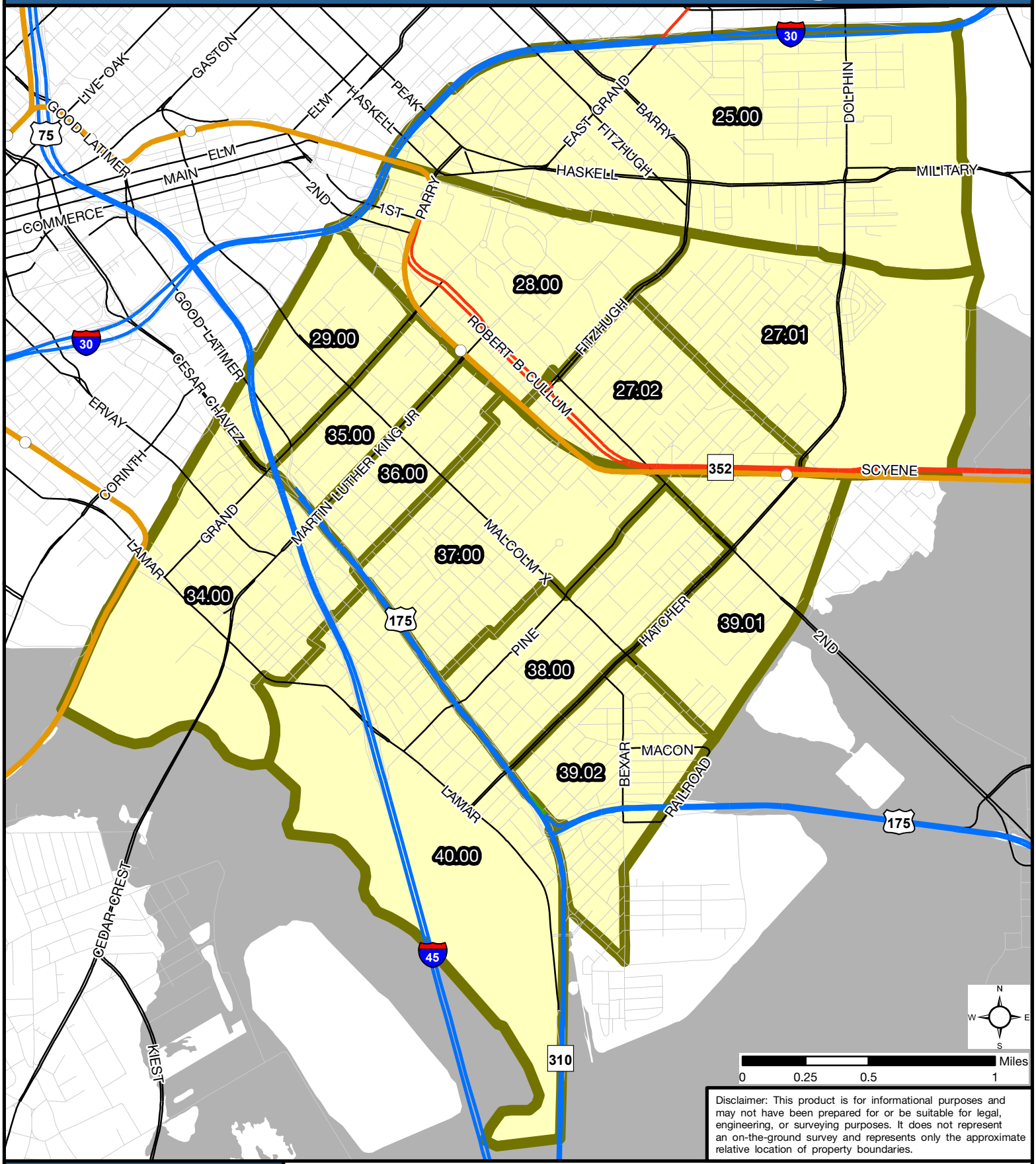
In The City For Good, Inc.

Terry Kittleson, President

MAP

Attached

South Dallas / Fair Park Trust Fund Eligible Area



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

DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 8.6.2012 - SDFP_TrustFund.TCG

Legend

- South Dallas / Fair Park Trust Fund Eligible Census Tract
- Rail Station
- DART Light Rail
- Freeway
- Highway
- Arterial
- Local Road
- Flood Plain

Source: City of Dallas, 2012

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the governing body of a municipality may establish and provide for the administration of programs, including programs for making loans and grants of public money to promote state or local economic development and commercial activity in the municipality; and

WHEREAS, on February 18, 1987, City Council authorized the adoption of the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan which established the South Dallas/Fair Park Trust Fund (Trust Fund) by Resolution No. 87-0632; and

WHEREAS, on November 8, 1989, City Council authorized acting on certain recommendations put forth by the Fair Park Task Force, which created guidelines and projects concerning the Trust Fund by Resolution No. 89-3605; and

WHEREAS, on March 24, 1993, City Council authorized the adoption of certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145; and

WHEREAS, on February 25, 2004, City Council authorized an amendment to Resolution No. 99-3439, previously approved on October 27, 1999, to allow the South Dallas/Fair Park Trust Fund Board to access unused and unencumbered funds from prior fiscal years for use in subsequent fiscal years for the purpose of supporting activities consistent with the South Dallas/Fair Park Trust Fund's approved programs by Resolution No. 04-0801; and

WHEREAS, on June 17, 2015, City Council authorized a resolution replacing Resolution Nos. 06-1833 and 07-2962, approved on June 28, 2016 and October 10, 2007 respectively, to re-establish certain policies, programs, procedures and guidelines for the South Dallas/Fair Park Trust Fund; provide for a new South Dallas Adaptive Reuse Program serving the South Dallas Fair Park area; establish revise funding sources; allocate funding from existing programs and add the Public Safety Grant Program to the South Dallas Fair Park Trust Fund Program by Resolution No. 15-1264; and

WHEREAS, on November 9, 2016, City Council authorized (1) a start date of June 1, 2016 for grants recommended by the South Dallas/Fair Park Trust Fund Board's grant committee on June 13, 2016 and approved for recommendation to the City Manager by the South Dallas/Fair Park Trust Fund Advisory Board on July 27, 2016; (2) amendments to the South Dallas/Fair Park Trust Fund Grant Program to distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) an amendment to Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs by Resolution 16-1830; and

May 24, 2017

WHEREAS, In The City For Good, Inc. is a Dallas non–profit organization focused on providing hunger relief, drug rehabilitation and early childhood education to residents living in South Dallas/Fair Park; and

WHEREAS, In The City For Good, Inc. has formed a partnership with the Park South YMCA (the Y) to convert a dilapidated building near the Y into an early childhood development center; and

WHEREAS, In The City For Good, Inc. raised $261,000 to acquire and rehab to code compliance, a building located at 3901 Latimer Street, across from the Y that will allow children to benefit from amenities and wraparound services provided at the Y; and

WHEREAS, In The City For Good, Inc. has committed to supporting a three-year operating budget of $533,524 by raising $200,000 of the budget for expenses related to training community residents as certified early childhood teachers and other staff positions; and

WHEREAS, quality early childhood education increases the likelihood of academic success for children and certified training can begin a career pathway; that furthers the city's goal of added amenities in southern Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Chapter 380 Special Economic Development Grant Agreement with In The City For Good, Inc., approved as to form by the City Attorney to partially underwrite the cost of training and development of community residents for early childhood teacher certifications and other positions at the South Park YMCA Early Childhood Development Center located at 3901 Latimer Street Dallas, Texas 75215, in an amount not to exceed $200,000.

SECTION 2. That funds should be disbursed in accordance with the budget provided for purposes identified, in compliance with South Dallas/Fair Park Trust Fund Policies and Guidelines.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $200,000 from the South Dallas/Fair Park Trust Fund, Fund 0351, Department ECO, Unit 0448, Object 3016 Activity SDFP, MASC ECO170448G024, Vendor VS92268.

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

AGENDA ITEM # 42

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Economic Development

CMO: Raquel Favela, 670-3309

MAPSCO: 27 N

SUBJECT

Authorize a Chapter 380 Special Economic Development Grant Agreement with The Dallas Foundation through the South Dallas/Fair Park Trust Fund in an amount not to exceed $100,000 to partially underwrite the cost of The Market at Bonton Farms project located at 6905 Bexar Street, Dallas, Texas 75215 – Not to exceed $100,000 - Financing: South Dallas/Fair Park Trust Funds

BACKGROUND

The Dallas Foundation was established in June 1929 as the Dallas Community Trust under the sponsorship of the A.H. Belo Corp., The Times Herald Printing Co., the Dispatch Publishing Co., and The Dallas Chamber of Commerce. The focus of the foundation is strategic charitable planning, serving and supporting donors or organizations to make their charitable giving effective, meaningful and impactful. For 86 years, The Dallas Foundation has worked to improve the quality of life for North Texans. Funding is requested for their Bonton Farms project.

Bonton Farms Enterprises is an inner city non-profit organization focused on job training and development for residents in low income communities. The working farm in the far South Dallas/Fair Park community of Bonton grows vegetables and fruit, and raises goats, pigs and chickens for wholesaling and community consumption. The initiative has gained major attention for the healthy foods it provides, as well as the job training provided and jobs created for the formerly incarcerated. Started on a one and a half plot of land, a land donation has increased the size of the farm to 40 acres.

The Dallas Foundation is the fiscal agent for Bonton Farms Enterprises and many other non-profit entities. They assist Bonton Farms Enterprises with finances, planning and development and providing guidance for special projects. The Bonton Farms project will build a community market place to be called The Market at Bonton Farms that will provide access to healthy, affordable, fresh food for a community with very few options, and a café for gathering, food preparation and consumption.

BACKGROUND (continued)

Operating the café and the market and growing produce will create jobs and offer a place for residents to participate in job preparedness training. All services will be provided directly at the farm and the community market space.

Total cost of developing The Market at Bonton is estimated to be $370,000. The South Dallas/Fair Park Trust Fund grant will complete the financing needed for the project. Sources of matching funds for this project include Holmes Foundation, The Dallas Foundation, Caris Foundation and the Communities Foundation of Texas. Other project partners include Habitat for Humanity, United Way, and the Meadows Foundation.

The South Dallas/Fair Park Trust Fund assists neighborhoods in the South Dallas/Fair Park vicinity in the areas of business, community, human and economic development. Assistance is provided in the forms of loans to businesses and grants to community based non-profit organizations and neighborhood groups and associations.

The South Dallas/Fair Park Trust Fund serves residents and businesses in the following 13 census tracts: 25, 27.01, 27.02, 28, 29, 34, 36, 37, 38, 39.01, 39.02 and 40.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 25, 2004, City Council authorized an amendment to Resolution No. 99-3439, previously approved on October 27, 1999, to allow the South Dallas/Fair Park Trust Fund Board to access unused and unencumbered funds from prior fiscal years for use in subsequent fiscal years for the purpose of supporting activities consistent with the South Dallas/Fair Park Trust Fund's approved programs by Resolution No. 04-0801.

On June 17, 2015, City Council authorized a resolution replacing Resolution Nos. 06-1833 and 07-2962, approved on June 28, 2016 and October 10, 2007 respectively, to re-establish certain policies, programs, procedures and guidelines for the South Dallas/Fair Park Trust Fund; provide for a new South Dallas Adaptive Reuse Program serving the South Dallas/Fair Park area; establish revised funding sources; allocate funding from existing programs and add the Public Safety Grant Program to the South Dallas/Fair Park Trust Fund Program by Resolution No. 15-1264.

On March 22, 2017, the South Dallas/Fair Park Trust Fund Advisory Board recommended to the City Manager, an Economic Development Grant in the amount of $100,000 to Dallas Foundation for The Market at Bonton Farms project.

On April 17, 2017, the Economic Development Committee was briefed by memorandum regarding this matter.

FISCAL INFORMATION

South Dallas/Fair Park Trust Funds - $100,000

OWNER

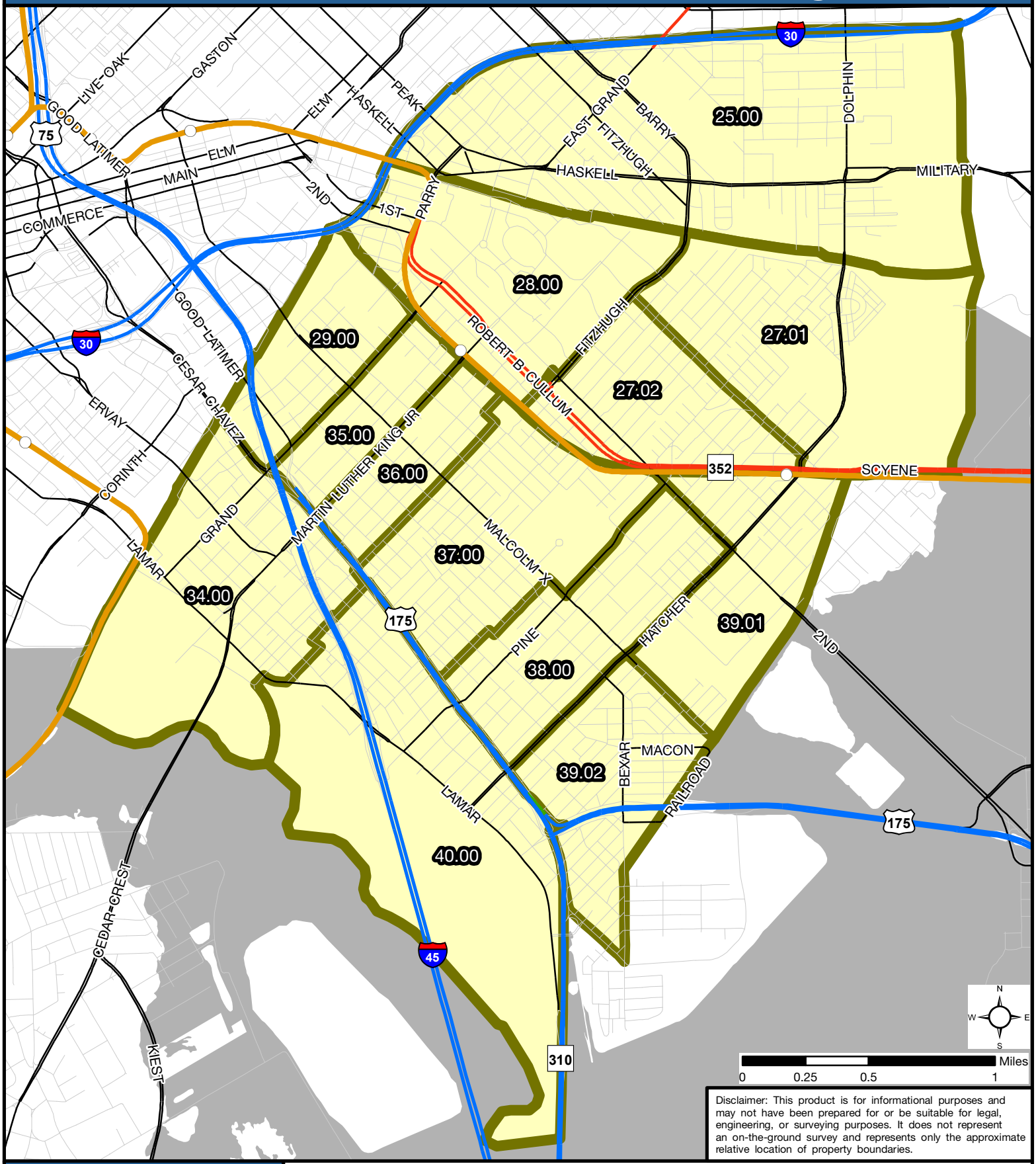
The Dallas Foundation

Mary Jalonick, President and Chief Executive Officer

MAP

Attached

South Dallas / Fair Park Trust Fund Eligible Area



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

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Research & Information Division
214.670.1685
dallas-ecodev.org

Created 8.6.2012 - SDFP_TrustFund.TCG

Legend

- South Dallas / Fair Park Trust Fund Eligible Census Tract
- Rail Station
- DART Light Rail
- Freeway
- Highway
- Arterial
- Local Road
- Flood Plain

Source: City of Dallas, 2012

May 24, 2017

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the governing body of a municipality may establish and provide for the administration of programs, including programs for making loans and grants of public money to promote state or local economic development and commercial activity in the municipality; and

WHEREAS, on February 18, 1987, City Council authorized the adoption of the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan which established the South Dallas/Fair Park Trust Fund (Trust Fund) by Resolution No. 87-0632; and

WHEREAS, on November 8, 1989, City Council authorized acting on certain recommendations put forth by the Fair Park Task Force, which created guidelines and projects concerning the Trust Fund by Resolution No. 89-3605; and

WHEREAS, on March 24, 1993, City Council authorized the adoption of certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145; and

WHEREAS, on February 25, 2004, City Council authorized an amendment to Resolution No. 99-3439, previously approved on October 27, 1999, to allow the South Dallas/Fair Park Trust Fund Board to access unused and unencumbered funds from prior fiscal years for use in subsequent fiscal years for the purpose of supporting activities consistent with the South Dallas/Fair Park Trust Fund's approved programs by Resolution No. 04-0801; and

WHEREAS, on June 17, 2015, City Council authorized a resolution replacing Resolution Nos. 06-1833 and 07-2962, approved on June 28, 2016 and October 10, 2007 respectively, to re-establish certain policies, programs, procedures and guidelines for the South Dallas/Fair Park Trust Fund; provide for a new South Dallas Adaptive Reuse Program serving the South Dallas/Fair Park area; establish revise funding sources; allocate funding from existing programs and add the Public Safety Grant Program to the South Dallas/Fair Park Trust Fund Program by Resolution No. 15-1264; and

WHEREAS, on November 9, 2016, City Council authorized (1) a start date of June 1, 2016 for grants recommended by the South Dallas/Fair Park Trust Fund Board’s grant committee on June 13, 2016 and approved for recommendation to the City Manager by the South Dallas/Fair Park Trust Fund Advisory Board on July 27, 2016; (2) amendments to the South Dallas/Fair Park Trust Fund Grant Program to distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) an amendment to Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs by Resolution No. 16-1830; and

May 24, 2017

WHEREAS, The Dallas Foundation is a non-profit organization focused on providing strategic charitable giving and planning and supporting donors and organizations to improve the quality of life for North Texans; and

WHEREAS, The Dallas Foundation is the fiscal agent for Bonton Farms Enterprises and many other north Texas non-profits; and

WHEREAS, The Dallas Foundation is providing fiscal management, guidance, planning and development to Bonton Farms Enterprises to build a community market place to be called The Market at Bonton Farms; and

WHEREAS, The Market at Bonton Farms will provide access to healthy, affordable, fresh food for a community with few options and provide training and jobs operating the market and growing and preparing food; and

WHEREAS, providing healthy, fresh, affordable food**,** job training and job placement furthers the City's goal of added amenities and development in southern Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Chapter 380 Special Economic Development Grant Agreement from the South Dallas/Fair Park Trust Fund to The Dallas Foundation in an amount not to exceed $100,000, approval as to form by the City Attorney, to partially underwrite the cost of The Market at Bonton Farms project located at 6905 Bexar Street, Dallas, Texas 75215.

SECTION 2. That funds should be disbursed in accordance with the budget provided for purposes identified, in compliance with South Dallas/Fair Park Trust Fund Policies and Guidelines.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $100,000 from the South Dallas/Fair Park Trust Fund, Fund 0351, Department ECO, Unit 0448, Object 3016, Activity SDFP, Encumbrance MASC ECO170448G025, Vendor 357089.

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

AGENDA ITEM # 43

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Economic Development

CMO: Raquel Favela, 670-3309

MAPSCO: 27 N

SUBJECT

Authorize **(1)** a Chapter 380 Economic Development Grant Agreement with South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231; and **(2)** a loan from the South Dallas/Fair Park Trust Fund to South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231, for the purpose of making major repairs and improvements to the Grand Plaza Shopping Center located at 3101 Al Lipscomb Way, Dallas, Texas 75215 - Total not to exceed $262,462 - Financing: South Dallas/Fair Park Trust Funds ($131,231) and Public/Private Partnership Funds ($131,231)

BACKGROUND

Innercity Community Development Corporation (ICDC), a long time successful non-profit developer and Community Housing Development Organization (CHDO), in the South Dallas/Fair Park community is the owner of the Grand Plaza Shopping Center. The purpose of the funding (combined proceeds of a grant and loan) is to make sustainable repairs to the center by fully replacing the existing roof, seal coating the parking lot, upgrading electrical systems and replacing outdated inefficient air conditioning units. Canvas awnings, exterior painting and upgrading landscaping included in the project will enhance aesthetic appeal. From loan proceeds alone, ICDC only has the financial capability to do “band aid” repairs where total replacement is needed.

The loan, from the South Dallas/Fair Park Trust Fund (Trust Fund) in the amount of $131,231, the maximum amount allowable based on ICDC’s ability to repay will cover only the cost of minimum repairs needed to increase the likelihood of tenant retention. Additional funds of $131,231 are needed to make more sustainable improvements and aesthetic upgrades. Total cost of sustainable repairs and improvements is estimated to be $263,000.

BACKGROUND (continued)

Grand Plaza Shopping Center was originally financed by the City of Dallas with Community Development Block Grant financing. The City has a first lien with a balance owed of $463,120. A second lien in the amount of the Trust Fund loan of $131,231 will be added, for a total of $594,351 of debt to the City, supported by an estimated value of $894,500 based on the 2016 Dallas Central Appraisal District appraisal.

Built in 1986, the Grand Plaza Shopping Center has over 12,000 square feet of retail space with eight tenants (100% occupancy). Many of the leases are expiring over the next 18 months. Repairs and improvements will create a more attractive commercial retail space that will retain lease tenants, add value to the center and surrounding properties and increase business traffic to the center and other businesses in the area. The Grand Plaza Shopping Center is a major retail option for residents in the South Dallas Fair Park community and provides 30 jobs for mostly community residents.

Under the City's new special economic development grant category for neighborhood retail and commercial development in targeted areas, the project qualifies for an Economic Development Grant of up to $131,231. The project is in the South Dallas/Fair Park community and meets the minimum project investment target of the program of $250,000. The loan from the Trust Fund in an amount equal to the grant meets the 50/50 funding match required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 25, 2004, City Council authorized an amendment to Resolution No. 99-3439, previously approved on October 27, 1999, to allow the South Dallas/Fair Park Trust Fund Board to access unused and unencumbered funds from prior fiscal years for use in subsequent fiscal years for the purpose of supporting activities consistent with the South Dallas/Fair Park Trust Fund's approved programs by Resolution No. 04-0801.

On June 17, 2015, City Council authorized a resolution replacing Resolution Nos. 06-1833 and 07-2962, approved on June 28, 2016 and October 10, 2007 respectively, to re-establish certain policies, programs, procedures and guidelines for the South Dallas/Fair Park Trust Fund; provide for a new South Dallas Adaptive Reuse Program serving the South Dallas Fair Park area; establish revise funding sources; allocate funding from existing programs and add the Public Safety Grant Program to the South Dallas/Fair Park Trust Fund Program by Resolution No. 15-1264.

On March 22, 2017, the South Dallas/Fair Park Advisory Board recommended to the City Manager approval of a loan to the South Dallas/Fair Park Innercity Development Corporation.

On April 17, 2017, the Economic Development Committee was briefed by memorandum regarding this matter.

FISCAL INFORMATION

Public/Private Partnership Funds - $131,231
South Dallas/Fair Park Trust Funds - $131,231

OWNER

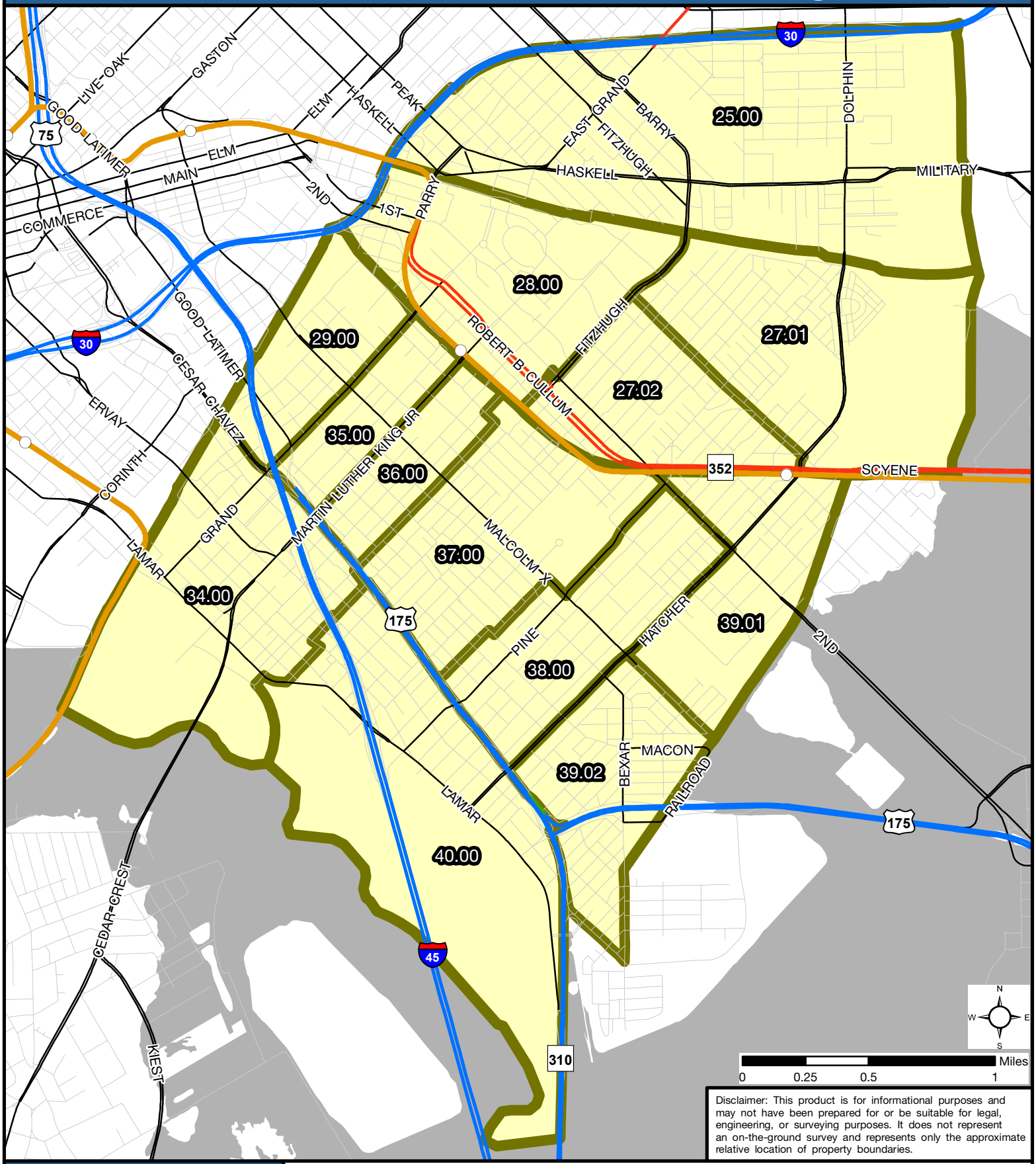
South Dallas/Fair Park Inner City Development Corporation

Diane Ragsdale, Managing Director

MAP

Attached

South Dallas / Fair Park Trust Fund Eligible Area



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

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Created 8.6.2012 - SDFP_TrustFund.TCG

Legend

- South Dallas / Fair Park Trust Fund Eligible Census Tract
- Rail Station
- DART Light Rail
- Freeway
- Highway
- Arterial
- Local Road
- Flood Plain

Source: City of Dallas, 2012

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the governing body of a municipality may establish and provide for the administration of programs, including programs for making loans and grants of public money to promote state or local economic development and commercial activity in the municipality; and

WHEREAS, on February 18, 1987, City Council authorized the adoption of the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan which established the South Dallas/Fair Park Trust Fund (Trust Fund) by Resolution No. 87-0632; and

WHEREAS, on November 8, 1989, City Council acting on certain recommendations put forth by the Fair Park Task Force, authorized Resolution 89 3605 which created guidelines and projects concerning the Trust Fund; and

WHEREAS, on March 24, 1993, City Council authorized and adopted certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145; and

WHEREAS, on February 25, 2004, City Council authorized an amendment to Resolution No. 99-3439, previously approved on October 27, 1999, to allow the South Dallas/Fair Park Trust Fund Board to access unused and unencumbered funds from prior fiscal years for use in subsequent fiscal years for the purpose of supporting activities consistent with the South Dallas/Fair Park Trust Fund's approved programs by Resolution No. 04-0801; and

WHEREAS, on June 17, 2015, City Council authorized a resolution replacing Resolution Nos. 06-1833 and 07-2962, approved on June 28, 2016 and October 10, 2007 respectively, to re-establish certain policies, programs, procedures and guidelines for the South Dallas/Fair Park Trust Fund; provide for a new South Dallas Adaptive Reuse Program serving the South Dallas Fair Park area; establish revise funding sources; allocate funding from existing programs and add the Public Safety Grant Program to the South Dallas/Fair Park Trust Fund Program by Resolution No. 15-1264; and

WHEREAS, November 9, 2016, City Council authorized (1) a start date of June 1, 2016 for grants recommended by the South Dallas/Fair Park Trust Fund Board's grant committee on June 13, 2016 and approved for recommendation to the City Manager by the South Dallas/Fair Park Trust Fund Advisory Board on July 27, 2016; (2) amendments to the South Dallas/Fair Park Trust Fund Grant Program to distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) an amendment to Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs by Resolution No. 16-1830; and

May 24, 2017

WHEREAS, the South Dallas Fair Park/Innercity Community Development Corporation (ICDC) has played a significant role in development and redevelopment in the South Dallas/Fair Park Community; and Area Plan focuses significantly on the revitalization of Casa View Shopping Center, identifying it as the No. 1 Top Area of Concern; and

WHEREAS, ICDC is planning to spend approximately $263,000 for improvements to the Grand Plaza Shopping Center located at 3101 Al Lipscomb Way, Dallas, Texas 75215; and

WHEREAS, this project is anticipated to, add value to the shopping center and surrounding properties, increase business traffic and sales at the Center and surrounding retailers and enhance the Center's ability to retain tenants and the jobs associated with the tenants; and

WHEREAS, on December 14, 2016, City Council (1) authorized the continuation of its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); by Resolution No. 16-1984; and

WHEREAS, pursuant to the Public/Private Partnership Program - Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project meets the minimum eligibility requirements of the Neighborhood Commercial/Retail Redevelopment Grant Program; and

WHEREAS, repairs to the Grand Plaza Shopping Center will continue as an attractive appealing retail shopping option for residents in the South Dallas/Fair Park community and furthers the city's goal of developing and retaining needed amenities in southern Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign (1) a Chapter 380 Economic Development Grant Agreement with South Dallas Fair Park/Innercity Community Development Corporation in the amount of $131,231; and (2) a loan from South Dallas/Fair Park Trust Fund to South Dallas Fair Park/ Innercity Community Development Corporation in the amount of $131, 231, approved as to the form by the City Attorney, for the purpose of making major repairs and improvements to the Grand Plaza Shopping Center located at 3101 Al Lipscomb Way, Dallas, Texas 75215, in a total amount not to exceed $262,462.

SECTION 2. That an interim loan if obtained to bridge funding for cost of repairs prior to Trust Fund loan and/or grant disbursement may be repaid from disbursement of proceeds from the Economic Development Loan from the South Dallas/Fair Park Trust Fund and the Chapter 380 Grant pursuant to the City's Public Private Partnership Program.

SECTION 3. That a second Lien Deed of Trust to the City of Dallas on the Grand Plaza Shopping Center located at 3101 Al Lipscomb Way, Dallas, Texas shall be executed and properly filed, upon first disbursement of loan proceeds - lien to be released upon satisfactory completion of improvements and final payment of the South Dallas/Fair Park Trust Fund loan (City of Dallas is currently in first Lien position as Mortgage Lender).

SECTION 4. That the economic development loan and the economic development grant in an amount not to exceed $131,231 each shall be disbursed in part or in total provided ICDC meets its obligations under the grant agreement with the City, upon the following:

1. Proof of inspections and substantial completion of either installation of roof, sealed parking lot, four air conditioning units, electrical repairs, exterior painting, canvas awnings or landscaping.

2. In consideration of the grant and loan, Owner agrees to a minimum of approximately $263,000 in budgeted expenditures for improvements to the Property.

3. Proof of payment for all work performed with Lien Releases.

4. All funds from the Chapter 380 Economic Development Grant and the South Dallas/Fair Park Trust Fund Economic Development loan shall be disbursed within one year from date of first draw. Director of the Office of Economic Development may extend the time at his/her discretion for cause.

SECTION 5. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $262,462 to South Dallas Fair Park/Innercity Community Development Corporation as follows:

South Dallas/Fair Park Trust Fund
Fund 0351, Department ECO, Unit 0448, Object 3015
Activity SDFP, Encumbrance ECO170448G025
Vendor VC0000012142 $131,231

SECTION 5. (continued)

Public/Private Partnership Fund	
Fund 0352, Department ECO, Unit P151, Object 3099	
Activity PPPF, Encumbrance ECO17P151H317	
Vendor VC0000012142	$131,231
Total amount not to exceed	$262,462

SECTION 6. That the Economic Development loan to ICDC in the amount of $131,231 at the interest rate of 3 percent shall be repaid to the City of Dallas in sixty (60) equal installments of $2,358 each, beginning on the first day of the month FOLLOWING 30 days after total disbursement of loan proceeds equaling $131,231.

SECTION 7. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in South Dallas/Fair Park Trust Fund, Fund 0351, Department ECO, Balance Sheet 033F, and an allowance for uncollectible debt account in South Dallas/Fair Park Trust Fund, Fund 0351, Department ECO, Balance Sheet 022D, in the amount of the loan ($131,231).

SECTION 8. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from ICDC in South Dallas/Fair Park Trust Fund, Fund 0351, Department ECO, Revenue Code 847G and debit Balance Sheet 0001 (Cash); to credit the Receivable in Balance Sheet 033F and debit the allowance for doubtful accounts in Balance Sheet 022D.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 44

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Raquel Favela, 670-3309

MAPSCO: 44 D M P Q R; 45 A E F J K

SUBJECT

Authorize an ordinance to **(1)** amend Tax Increment Financing Reinvestment Zone Number Seven's (Sports Arena TIF District) Project and Reinvestment Zone Financing Plans and Grant Program to include workforce training programs as an eligible TIF Grant project; and **(2)** make corresponding modifications to the Sports Arena TIF District's Project and Reinvestment Zone Financing Plans and Grant Program, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City

BACKGROUND

In 2015, City Council amended criteria used to evaluate creation of new TIF Districts. The City's TIF Policy was amended to add consideration for funding education/training programs that benefit the district and adjacent neighborhood. The proposed amendment to the Sports Arena TIF District Plans and Grant Program is required to allow the district to fund workforce training programs benefiting residents of the TIF District, specifically the West Dallas Sub-district.

With the proposed amendment, a small portion of West Dallas Sub-district revenue set aside for general district wide improvements may be provided to support workforce training programs within and adjacent to the sub-district in partnership with the Dallas Independent School District and/or Dallas County Community College District. Both districts have locations in the greater West Dallas area providing educational opportunities vital to creating a thriving and sustainable neighborhood with skilled human capital.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, City Council conducted a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas ("Sports Arena TIF District") under the authority of the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment through the use of tax increment financing by Resolution No. 98-3137; Ordinance No. 23688; as amended.

On August 25, 1999, City Council authorized (1) an ordinance approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas (Sports Arena TIF District); and (2) the City Manager to enter into participation agreements with Dallas Independent School District (DISD) by Resolution No. 99-2628; Ordinance No. 24002; as amended.

On May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District and the Project and Reinvestment Zone Financing Plans by Resolution No. 12-1423 and an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24022, previously approved on August 25, 1999, to reflect these amendments by Resolution No. 12-1424; Ordinance No. 28672.

On June 17, 2015, City Council authorized a resolution amending the City of Dallas Tax Increment Financing (TIF) Policy that established the criteria for evaluating proposed TIF Districts in accordance with the provisions of Chapter 311 of the Texas Tax Code, as amended, adopted by Resolution No. 05-0745 on February 23, 2005; as amended, to add consideration for funding education/training programs to benefit the district and adjacent neighborhoods and make minor updates to program language in the existing criteria for the creation of new TIF Districts by Resolution No. 15-1144.

On April 25, 2017, the Sports Arena TIF District Board of Directors reviewed and recommended approval of an amendment of the Sports Arena TIF District's Project Plan and Grant Program to include workforce training programs as an eligible TIF Grant project.

On May 15, 2017, the Economic Development Committee will be briefed by memorandum regarding this matter.

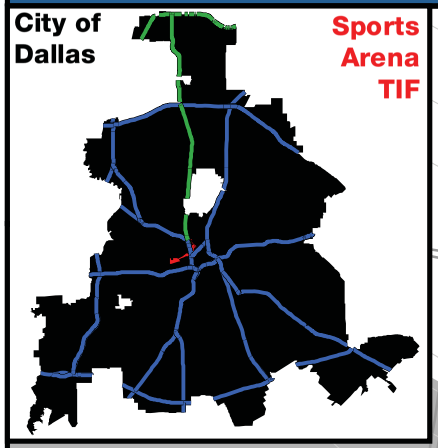
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Sports Arena TIF District



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

Victory Station
Pearl Station
St. Paul Station
Akard Station
West End Station
Union Station

Miles
0 0.1 0.2 0.4

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Created 6.15.12, Last Updated 1.4.13 - TIF_SportsArena.TCG

Legend

- Riverfront Gateway Subdistrict
- Victory Subdistrict
- West Dallas Subdistrict
- Riverfront Gateway Subdistrict Parcel
- Victory Subdistrict Parcel
- West Dallas Subdistrict Parcel
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Trinity Railway Express
- Freeway or Tollway
- Highway
- Arterial
- Local Road
- Flood Plain

Source: Parcel Data - Dallas CAD, 2012; All Other Data - City of Dallas, 2013

ORDINANCE NO._____

AN ORDINANCE (1) AMENDING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER SEVEN'S (SPORTS ARENA TIF DISTRICT) PROJECT AND REINVESTMENT ZONE FINANCING PLANS AND GRANT PROGRAM TO INCLUDE WORKFORCE TRAINING PROGRAMS AS AN ELIGIBLE TIF GRANT PROJECT; AND (2) MAKING CORRESPONDING MODIFICATIONS TO THE SPORTS ARENA TIF DISTRICT'S PROJECT AND REINVESTMENT ZONE FINANCING PLANS AND GRANT PROGRAM, CONSISTENT WITH THE REQUIREMENTS AND LIMITATIONS OF THE ACT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS RELATING THERETO.

WHEREAS, on October 28, 1998, City Council conducted a public hearing and authorized the establishment of Tax Increment Reinvestment Zone Number Seven, City of Dallas, Texas (the "Sports Arena TIF District") under the authority of the Tax Increment Financing Act, as amended, V.T.C.A. Texas Tax Code, Chapter 311 to promote development and redevelopment through the use of tax increment financing by Resolution No. 98-3137; Ordinance No. 23688; and

WHEREAS, on August 25, 1999, City Council authorized (1) an ordinance approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas (Sports Arena TIF District); (2) the City Manager to enter into participation agreements with the Dallas Independent School District (DISD), Dallas County and Dallas County Hospital District for the Sports Arena TIF District; and (3) the establishment of appropriations in the Sports Arena TIF District Fund in an amount not to exceed $30,000 annually to reimburse the City for imputed administrative costs by Resolution No. 99-2628; Ordinance No. 24002; as amended; and

WHEREAS, on May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District and the Project and Reinvestment Zone Financing Plans by Resolution No. 12-1423 and an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24022, previously approved on August 25, 1999, to reflect these amendments by Resolution No. 12-1424; Ordinance No. 28672; and

WHEREAS, on June 17, 2015, City Council authorized a resolution amending the City of Dallas Tax Increment Financing (TIF) Policy that established the criteria for evaluating proposed TIF Districts in accordance with the provisions of Chapter 311 of the Texas Tax Code, as amended, adopted by Resolution No. 05-0745 on February 23, 2005; as amended, to add consideration for funding education/training programs to benefit the district and adjacent neighborhoods and make minor updates to program language in the existing criteria for the creation of new TIF Districts by Resolution No. 15-1144; and

WHEREAS, on April 25, 2017, the Sports Arena TIF District board of directors reviewed and recommended approval of an amendment of the Sports Arena TIF District's Project Plan and Grant Program to include workforce training programs as an eligible TIF Grant project.

Now, Therefore,

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

SECTION 1. That Ordinance Nos. 23688 and 24002, previously approved by City Council on October 28, 1998, and August 25, 1999, respectively, are hereby amended to (1) include workforce training programs as an eligible TIF Grant project within the Sports Arena TIF District; and (2) make corresponding modifications to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and Grant Program, attached hereto as **Exhibit A**.

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

SECTION 3. That the amendments to the Project and Reinvestment Zone Financing Plans and Grant Program of the Sports Arena TIF District will result in benefits to the City and the property included in the TIF District.

SECTION 4. That Ordinance Nos. 23688 and 24002 will remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

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:

LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

Passed and correctly enrolled_____

Exhibit A

Sports Arena
Tax Increment Financing District

(Comprised of Victory, Riverfront Gateway and West Dallas Neighborhoods)



Amended and Restated Project Plan
And
Reinvestment Zone Financing Plan
August 25, 1999
Amended May 9, 2012
Amended May 24, 2017

Acknowledgements

The Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared by Mark Stein. The amended and restated plan was prepared by the City of Dallas, Office of Economic Development. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

City of Dallas

T.C. Broadnax	City Manager
Raquel Favela	Chief of Economic Development and Neighborhood Services
Karl Zavitkovsky	Director, Office of Economic Development (OED)
Karl Stundins	Area Redevelopment Manager, OED
Tamara L. Leak	Senior Coordinator, OED
Barbara Martinez	Assistant City Attorney, City Attorney's Office

Current Dallas City Council

Mayor Mike Rawlings
Mayor Pro Tem Monica R. Alonzo
Deputy Mayor Pro Tem Erik Wilson
Carolyn King Arnold
Rickey D. Callahan
Mark Clayton
Jennifer S. Gates
Sandy Greyson
Scott Griggs
Philip T. Kingston
Lee M. Kleinman
B. Adam McGough
Adam Medrano
Casey Thomas, II
Tiffinni A. Young

Current Sports Arena TIF Board of Directors

Orlando Alameda
Noel Aveton
Eva Elvove
Herb Goodman
Rick Loessberg
Joe Mayer
Arman Rupani
Eliza Solender

Other

Bennett-Benner-Pettit – David Pettit
Center Operating Company – Craig Courson, Brad Mayne
Cousins Properties – Kyle Vinson, Kevin McGlaun
Estein & Associates USA, Ltd – Lance Fair
Hillwood Properties – Ken Reese
Jackson Walker L.L.P. – Susan Mead, William S. Dahlstrom, Myron Dornic
Stein Planning, LLC – Mark Stein
Trinity Groves, LLC – Jim Reynolds, Tom Jenneman, Butch McGregor
Shupe Ventura Lindelow & Olson, PLLC – Misty Ventura
Winstead PC – Paul N. Wageman

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Section 1:
Amended and Restated Project Plan

Background

The Dallas City Council (the "Council") designated Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas (the "Zone") by City Ordinance 23688 on October 28, 1998. The Sports Arena TIF District, also called the Zone, was created to generate cash to reimburse costs of roadway improvements and certain other public improvements ("Original Public Improvements") necessary or beneficial for the development of the American Airlines Center and private development within the surrounding area, which such development or redevelopment would not otherwise occur solely through private investment in the reasonably foreseeable future.

The Sports Arena TIF District has been authorized by the City of Dallas, pursuant to Section 311.005 of the Texas Tax Code, because the City Council found that the Zone substantially impaired the sound growth of Dallas, retards the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public welfare due to a substantial number of substandard, deteriorating, and deteriorated structures and infrastructure. This amended and restated plan ("Amended Plan"), including the district boundaries, project plan, and financing plan, is the result of the collaborative effort of property owners and City staff.

Less than 10 percent of property in the District is currently being used for residential use with fewer than five living units.

Dallas voters previously approved a car rental tax and hotel occupancy tax in January 1998, enabling construction of the American Airlines Center. The arena opened for the 2001/2002 basketball and hockey seasons.

An 'Arena Master Agreement' between the City of Dallas and the Arena Group, dated December 10, 1997, (the 'Master Agreement') called for a tax increment fund to reimburse the Arena Group for roadway improvements and certain other public improvements identified as City responsibilities, shaded orange on a map within the Master Agreement. Specifically, the Master Agreement stated: "The City shall reimburse the Arena Group for the costs incurred by the Arena Group in connection with such Roadway Improvements from the bond program proceeds - or by delivery to the Arena Group of bonds or notes issued by a redevelopment district covering lands included within lands owned by Hillwood or its affiliates and other property included in the district in accordance with applicable law."

Before 1997 and before consideration of an arena at the selected site, the City of Dallas designated $750,000 of bond proceeds for design and other work on

Houston Street. On May 2, 1998, Dallas voters approved bonds for $11,200,000 for Houston Street and related roadway improvements. Dallas Water Utilities authorized the expenditure of $538,200 for utility improvements identified as project costs. These combined funds, $12,498,200, fell short of the estimated principal of $37,486,288 needed to construct the roadways and related public improvements necessary to support development of the American Airlines Center and the surrounding property by $24,988,088.

The Council approved a project plan and financing plan for the Zone on August 25, 1999 (the "Original Plan"), through Ordinance Number 24002. The Dallas County Commissioners Court voted on November 24, 1998, to cause Dallas County (the "County") and Dallas County Hospital District (the "Hospital District") to participate in the Zone by agreeing to contribute to the tax increment fund for the Zone (the "TIF Fund") 33.3 percent of each of their tax increments generated in the Zone, subject to the termination of such contributions upon the earlier of (a) the end of the 2008 tax year, or (b) such contributions totaling a net present value of $1,933,200 (using an interest rate of 5.75 percent). The Board of Trustees of Dallas Independent School District ("DISD") voted on August 26, 1999, to cause DISD to participate in the Zone, and on the same date DISD and the City of Dallas (the "City") entered into an agreement whereby DISD agreed to contribute to the TIF Fund 50 percent of DISD's tax increment generated in the Zone. DISD will continue to participate under the original terms for the Original Project costs, as set forth in the Original Plan. DISD's participation is expected to expire in 2013.

Two development agreements (the "COC Development Agreements") were entered into between the City and Center Operating Company, L.P. ("COC"), with respect to certain Original Public Improvements (one effective as of April 12, 2000, with respect to the improvements commonly called the "Orange Roadways;" and one effective as of December 13, 2000, with respect to the Woodall Rodgers Plaza). Pursuant to the COC Development Agreements, the City agreed to reimburse COC certain sums from the TIF Fund. The Original Public Improvements have been substantially completed. On July 28, 2001, American Airlines Center opened.

The purpose of this Amended Plan is to provide: 1) a means of funding needed structured parking improvements to free land, currently obligated by parking restrictions, for redevelopment; 2) incentives for the West Dallas Sub-district and the Riverfront Gateway Sub-district to facilitate an improved gateway to the Victory Sub-district from the west and a means to tie significant public investment in the Trinity River District to the Victory Sub-district; 3) improvements to the American Airlines Center to allow its ground floor space to be oriented externally so that the restaurant and retail spaces can be open during non-event periods; 4) improvements to the AT&T Plaza to improve pedestrian linkages between the sports arena and retail district to the south and create the flexibility to use the plaza for more events; 5) retail incentives for the Victory, West Dallas and

Riverfront Gateway Sub-districts to improve the occupancy rate of retail facilities in the Victory Sub-district and create new retail opportunities in the West Dallas and Riverfront Gateway Sub-districts and also use a portion of the funding to conduct consultant studies related to parking, vehicular and pedestrian circulation and retail; and 6) a means of facilitating the redevelopment of the West Dallas and Riverfront Gateway Sub-districts.

Between 1998 and 2012, the Victory Sub-district surrounding the American Airlines Center, increased in value by over 2,000 percent. Significant new housing, office and retail space, open space, and transit facilities were constructed in the area in addition to the development of the sports arena. Development in the Sports Arena TIF District also fostered ongoing development efforts in the Uptown Area and Design District.

Also during the period between the creation of the Sports Arena TIF District and 2012, the City of Dallas and other public entities committed a significant amount of public funding to improve the Trinity River. These investments include the Margaret Hunt Hill Bridge and the proposed creation of the Continental Pedestrian Bridge. This investment was not contemplated when the Original Plan was created. The orientation and development plan for the Victory Sub-district was not configured to capitalize on this investment. The Amended Plan creates the opportunity to use TIF funding to create a new gateway to the immediate west of the Victory Sub-district allowing Trinity River improvements/investment to be incorporated into future development plans for the area.

The West Dallas Sub-district and Riverfront Gateway Sub-district provide a great opportunity to serve as the western gateway to the Victory development and the Trinity River corridor. Even with the significant level of public and private investment in the Victory Sub-district between 1999 and 2012, the Trinity River remained an obstacle for redevelopment efforts in West Dallas. New private development did spread into the West Dallas and Riverfront Gateway Sub-districts during that time period.

The West Dallas Sub-district is a historically lower income, lower housing value area. Singleton Boulevard provides primary east/west access through the neighborhood. Land uses along it vary from small retail shops to larger, primarily vacant, manufacturing and warehousing space. The Riverfront Gateway contains a mixture of commercial and retail structures.

The connection of the Victory Sub-district with West Dallas Sub-district across the Trinity River through the Margaret Hunt Hill Bridge and the Continental Pedestrian Bridge, combined with the availability of financial incentives for qualified projects, is expected to extend the strong real estate investment climate on the east side of the river to the economically constrained area on the west side of the river. Improvements to the Riverfront Gateway Sub-district are necessary to facilitate this connection.

A proposed catalyst project for the West Dallas Sub-district called Trinity Groves is possible with the availability of TIF funding. It will take the success of a bold commercial project, such as the one proposed, to help re-establish market rents in the West Dallas Sub-district in a manner that can foster further development.

The West Dallas .01 Urban Structure and Guidelines were prepared in 2010-11 by the City Design Studio with significant public input. This document lays out an overall redevelopment strategy for the West Dallas Sub-district. The extension of the boundaries of the Sports Arena TIF District to include a portion of the West Dallas study area is intended to provide a potential funding source to facilitate the goals and vision outlined in this document, as well as support needed connections between the Victory, West Dallas and Riverfront Gateway Sub-districts. The Victory Sub-district has previously adopted design guidelines which will apply to the Victory Sub-district. TIF funding is one of many potential public incentives needed to encourage redevelopment of the Singleton Boulevard corridor while enhancing and preserving the La Bajada neighborhood.

This Amended Plan amends the Original Plan to achieve the following: (a) add new public improvements whose costs will be "project costs" and thus reimbursable out of the TIF Fund as specified in this Amended Plan; (b) extend the term of the Zone from December 31, 2018, to December 31, 2028 for the Victory Sub-district (original TIF boundaries) and provides a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (c) decrease the percentage of tax increment contributed by the City of Dallas during the extended term and establish tax increment percentages for the participating taxing jurisdictions for the West Dallas Sub-district and Riverfront Gateway Sub-district; (d) increase the boundaries of the Zone to include property in the West Dallas and Riverfront Gateway Sub-districts and set the base value for property for each Sub-district; (e) update and modify development and revenue forecasts for the Zone; (f) contemplate changes in the County's participation of its tax increment with respect to the Victory, Riverfront Gateway and West Dallas Sub-districts of the Sports Arena TIF District; and (g) create a grant program for the Sports Arena TIF District, as set forth in **Appendix G.** The City will not issue TIF bonds to reimburse or otherwise fund project costs under this Amended Plan.

Term of Zone

Although the ordinance creating the Sports Arena TIF District provided for a December 31, 2018, termination date, pursuant to state law the term of the Zone expires on June 30, 2012, at the time all project costs and interest thereon are paid in full. On May 9, 2012, the City Council conducted a public hearing regarding the extension of the term of the Zone. The term of the Amended Plan will expire on December 31, 2028 for the Victory Sub-district, and December 31, 2042 for the West Dallas and Riverfront Gateway Sub-districts, unless any Sub-district is terminated prior to such date. The term of the Zone may terminate at an earlier time designated by a subsequent City ordinance or at such time that all

project costs and interest thereon have been paid in full. Tax increments from levies in 2028 (for the Victory Sub-district) and 2042 (for the West Dallas and Riverfront Gateway Sub-districts) will flow to the TIF Fund in 2029 and 2043, respectively, unless the Zone has been terminated before such date.

Zone Tax Increment Base

A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "tax increment base" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with respect the Zone is the appraised value of all real property in the Zone that is taxable by the tax unit for the year in which the Zone was created (i.e., 1998).

The appraised value of all real property in the Zone for the 1998 tax year shall be called the "Original Base." The total amount of the Original Base for each taxing unit contributing to the TIF Fund was identified to be $16,423,773. In 1998, there were no known exemptions or abatements for taxable real property in the Zone, so the tax increment base for each taxing unit is the same.

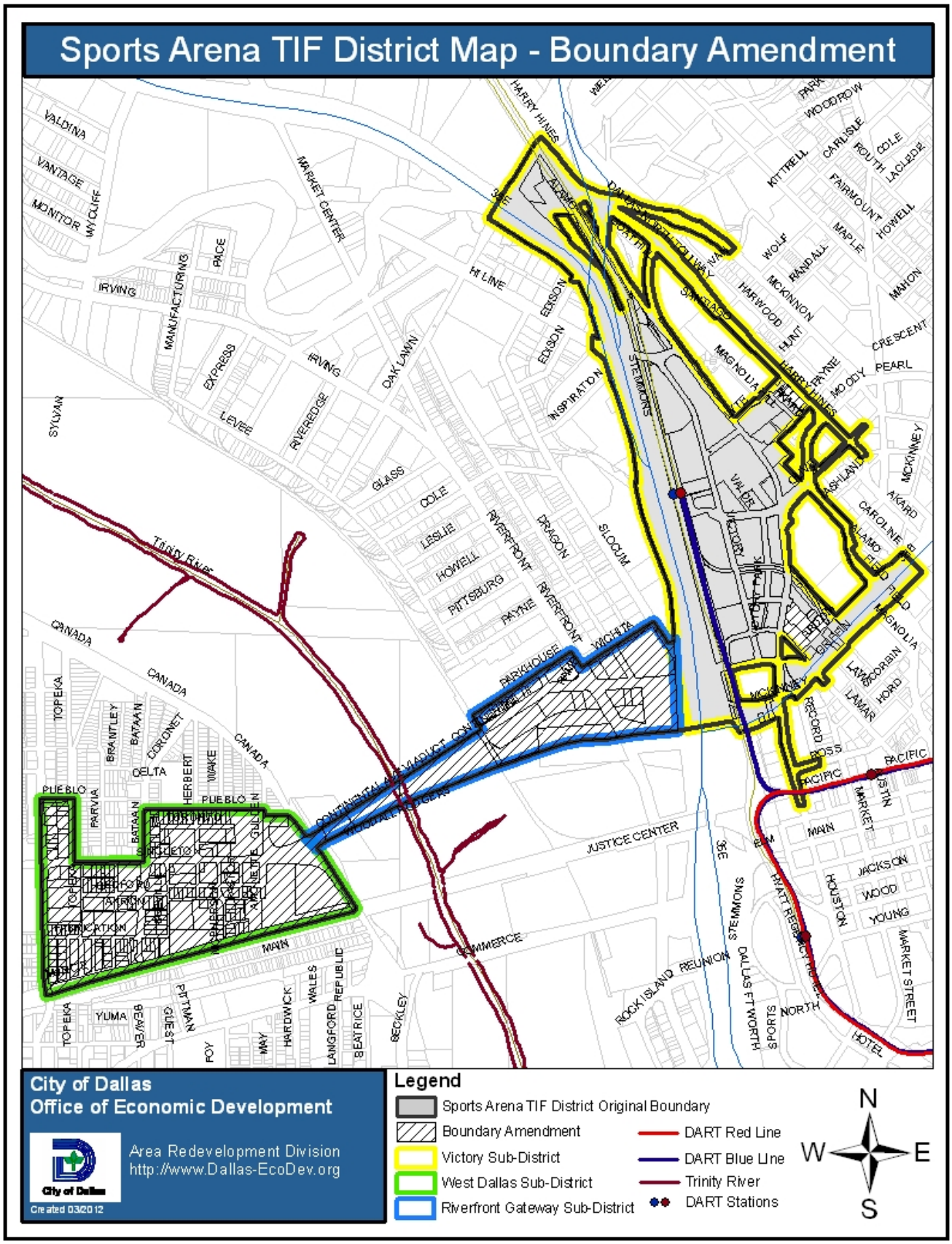
The taxable base for the West Dallas and Riverfront Gateway Sub-districts will be the value of all property in the sub-districts as of January 1, 2012. The value for the West Dallas Sub-district is estimated to be $12,278,597, based on a review of current property values in the sub-district, see **Appendix I**. The value for the Riverfront Gateway Sub-district is estimated to be $18,944,160, based on a review of current property values in the sub-district, see **Appendix I**.

Zone and Sub-district Boundaries

Exhibit A is a map of the amended Zone boundaries, the Victory, Riverfront Gateway and West Dallas Sub-districts' boundaries.

Unless defined otherwise by a relevant City Ordinance, Zone boundaries include all rights-of-way immediately adjacent to real property within the Zone, extending to the far sides of the rights-of-way, and are not limited by the centerline.

Exhibit A


Sports Arena TIF District Map - Boundary Amendment
City of Dallas
Office of Economic Development
Area Redevelopment Division
http://www.Dallas-EcoDev.org
Created 03/2012
Legend
Sports Arena TIF District Original Boundary
Boundary Amendment
Victory Sub-District
West Dallas Sub-District
Riverfront Gateway Sub-District
DART Red Line
DART Blue Line
Trinity River
DART Stations
N
W
E
S

Development Goals and Objectives

The following development goals will meet the specific needs of the Sports Arena TIF District:

- Goal 1 – Create additional taxable value attributable to new private investment in projects in the Sports Arena TIF District totaling approximately $963,000,000 over the term of the Zone.

- Goal 2 – Attract new, higher density, private development in the Sports Arena TIF District totaling approximately 250,000 square feet of additional retail space and 3,000 additional residential units including town home, multi-family and condominium projects.

- Goal 3 – Improve access and connections to the DART light rail facilities within the Sports Arena TIF District.

- Goal 4 – Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the Sports Arena TIF District, especially the Trinity River, Trinity Strand Trail, Katy Trail and proposed Continental Pedestrian Bridge.

- Goal 5 – Generate approximately $94.4 million (NPV; 1999 dollars for the Victory Sub-district and 2012 dollars for the West Dallas and Riverfront Gateway Sub-districts) or approximately $273.6 million in total collections.

- Goal 6 – Diversify retail and commercial uses in the Sports Arena TIF District.

- Goal 7 – Maintain a high level of service for the American Airlines Center event patrons related to parking.

- Goal 8 – Develop procedures/modified operational rules to increase the utilization of public parking (including event specific parking) in the Victory Sub-district.

- Goal 9 – Improve access and connectivity between the Victory Sub-district, the Riverfront Gateway Sub-district and the West Dallas Sub-district across the Trinity River in order to extend the success of the Victory Sub-district, provide an improved western gateway for the Victory Sub-district and improved connections to the Trinity River corridor.

- Goal 10 – Encourage the development of housing in the Sports Arena TIF District that is available to households with diverse income levels.

- Goal 11 – Promote the elimination of unemployment and underemployment in the Sports Arena TIF District.

Section 2:
Tax Increment Financing Explained

Tax increment financing ("TIF") is a tool Texas local governments use to encourage redevelopment within a defined area. TIF funds can be used to fund a variety of improvements that benefit the public. These TIF financial contributions are intended to attract new investment to the defined area in an effort to increase property value. The primary statute governing tax increment financing is codified in Chapter 311 of the Texas Tax Code, as amended.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone (e.g., the Zone). Costs of specified improvements/grants within a reinvestment zone may be paid or reimbursed by property tax revenues generated from appreciated real property in the reinvestment zone. The additional tax dollars generated by growth of real property values in a reinvestment zone are called the "tax increment." The tax increment flows to a tax increment fund (e.g., the TIF Fund) for a specified term of years. For the Zone, tax increments on real property levied through December 31, 2028 will flow to the TIF Fund. Money flowing to the TIF Fund each year will be disbursed according to this Amended Plan and agreements approved by the Board of Directors of the Zone (the "TIF Board") and adopted by the City.

Exhibit B generally shows how tax revenues from real properties in a reinvestment zone flow to taxing units and the tax increment fund. **Exhibit B** assumes real property values in the reinvestment zone rise after the reinvestment zone's designation.

Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a "pay-as-you-go" basis. More commonly, as with the Zone, a private developer or a public agency will provide cash to construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs plus reasonable interest.

Exhibit B: TIF Financial Impact

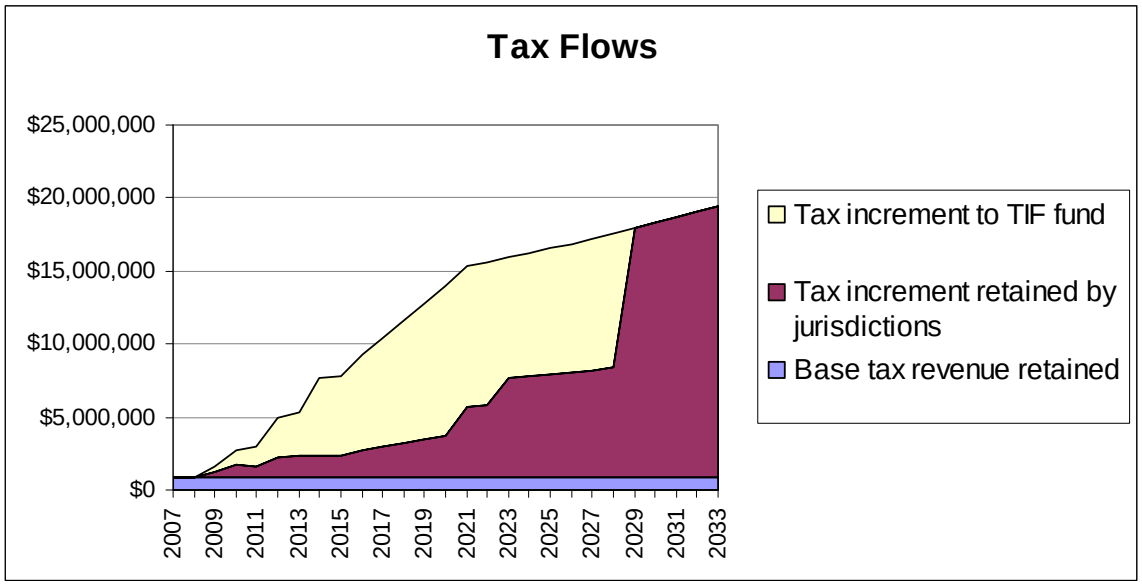


***Chart for illustrative purposes – does not match specific TIF projections**

Municipalities may create reinvestment zones for tax increment financing. Once created, school districts, counties, hospital districts and college districts may participate in TIF programs. Each taxing unit may choose to dedicate to the tax increment fund all, a portion or none of the additional tax revenue attributable to increased real property value in the reinvestment zone.

Inclusion of a property in a reinvestment zone does not change the property tax rate for such property. Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, within the same set of taxing jurisdictions.

Section 3:
Project Plan Improvements

Original Plan Improvements

Adequate public access to the arena required an extension of Houston Street from Pacific Avenue in the West End, to a western extension of Wichita Street. Related intersection improvements at Continental Avenue and Lamar Street were also necessary. Houston Street and Victory Avenue was developed as a one-way couplet to provide adequate vehicular access for arena operations.

The Arena Group advanced funds for these public improvements in excess of the City's initial funding commitment of $12,498,200. The City has reimbursed from the Sports Arena TIF fund most, but not all, of this initial private investment as of January 1, 2012.

The Original Public Improvements are substantially complete, and the costs (plus interest at the rate specified in the COC Development Agreements) remain "project costs" under this Amended Plan. **Appendix B**, Revised Schedule 1, sets forth the estimated project costs (with interest) for the Original Public Improvements; this Revised Schedule 1 is identical to Schedule 1 of the Original Plan, except that estimated interest and administrative expenses have been updated (the "Original Project Costs"). COC shall be reimbursed for Original Project Costs (plus interest as referenced above) for the Original Public Improvements, up to the aggregate budgeted amount set forth on the Revised Schedule 1. Any unencumbered funds slated for Public Improvements under the Original Plan will be allocated for Public Improvements under this Amended Plan.

Appendix C, Exhibit C of the Original Plan, sets forth a map of the public improvements contemplated by the Original Plan (which public improvements are substantially complete).

In addition to the Original Project Costs, COC and other private entities that own land in the Zone surrounding the American Airlines Center built (or expect to build) additional roads and other public improvements. **Appendix D**, Schedule 3 of the Original Plan is a list of these estimated "non-project" costs that relate to the project contemplated under the Original Plan. There is no plan to reimburse the developer for these non-project costs. The blue and green roadways on Exhibit C of the Original Plan are non-project costs.

Amended and Restated Improvements

In the thirteen years since the adoption of the Original Plan, significant private investment has occurred in the Victory Sub-district of the Zone. Property values have grown by over 2,000 percent. Due to parking restrictions, approximately one third of the original land area within the Zone is used as surface parking lots to serve arena events. At non-event times, these areas are largely vacant. The large proportion of underutilized land within the Zone has negatively affected the full build out of the Victory Sub-district.

For a variety of reasons, property values have declined by $168 million from 2008 to 2012 and further declines in property value seem likely without an alternative solution to current parking constraints.

The additional public improvement budget includes the following categories:

- **TIF Grants** consistent with **Appendix G**, Sports Arena TIF District Grant Program;

- **Tier 1 Improvements** – Victory Sub-district Parking (North and South);

- **Tier Two Improvements** – Victory Sub-district Parking (North and South); Retail Incentives; American Airlines Center Improvements, Open Space Improvements, and Technical Studies; and

- **West Dallas Improvements** – Environmental Remediation, Demolition, Infrastructure, Open Space, Retail Incentives, Technical Studies and Improvements related to encouraging the redevelopment of property in the West Dallas Sub-district.

- **Riverfront Gateway Improvements** – Environmental Remediation, Demolition, Infrastructure, Open Space, Retail Incentives, Technical Studies and Improvements related to encouraging the redevelopment of property in the Riverfront Gateway Sub-district.

The following specific goals are intended to set the framework for the planned amended and restated improvements within the Sports Arena TIF District:

- Provide grant funding for professional services related to identifying and resolving parking constraints.

- Provide funding for technical studies, land acquisition, design, construction, and leasing of new parking facilities that serve the Victory Sub-district and/or the American Airlines Center parking needs.

- Upgrade basic infrastructure including streetscape improvements, utilities, storm drainage, and water/wastewater lines to support new development in the Sports Arena TIF District. This includes improvements to facilities such as the Continental Pedestrian Bridge that improve the pedestrian and bicycle connection between the Victory, Riverfront Gateway and West Dallas Sub-districts.

- Provide grant funding for adaptive reuse of existing buildings in the Riverfront Gateway and West Dallas Sub-districts, retail incentives and other redevelopment activities.

- Improve the pedestrian environment through plaza and sidewalk improvements, landscaping, lighting, design standards, and burial of overhead utilities, including improved pedestrian connections throughout the Sports Arena TIF District and between the Victory, Riverfront Gateway and West Dallas Sub-districts.

- Encourage development of property in the Riverfront Gateway and West Dallas Sub-districts through the provision of TIF financial incentives in the form of reimbursements for infrastructure, environmental remediation, demolition, and in the form of TIF grants consistent with **Appendix G** to provide an improved western gateway to the Victory Sub-district and improved access across the Trinity River Corridor.

- Provide funding to allow the American Airlines Center to modify its facility to open ground floor restaurants and shops during non-event times.

- Provide funding to allow American Airlines Center to make plaza improvements to allow greater use of the plaza for events and facilitate access between the American Airlines Center and commercial area to the south. Such improvements are likely to include a large canopy or covering for the plaza, subject to the design review process and input from adjacent property owners.

- Encourage creation of new residential, retail, office, and mixed-use developments to complement the Sports Arena TIF District, with the provision that a mixed income requirement must be satisfied within the boundary of each sub-district or outside the zone.

- Encourage the development of mixed income housing within the Sports Arena TIF District.

- Provide funding to pay administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist

with implementation within the Sports Arena TIF District, will be eligible for reimbursement as project costs, upon approval by the TIF Board and in connection with the implementation of the Amended Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures, and equipment are included in this category.

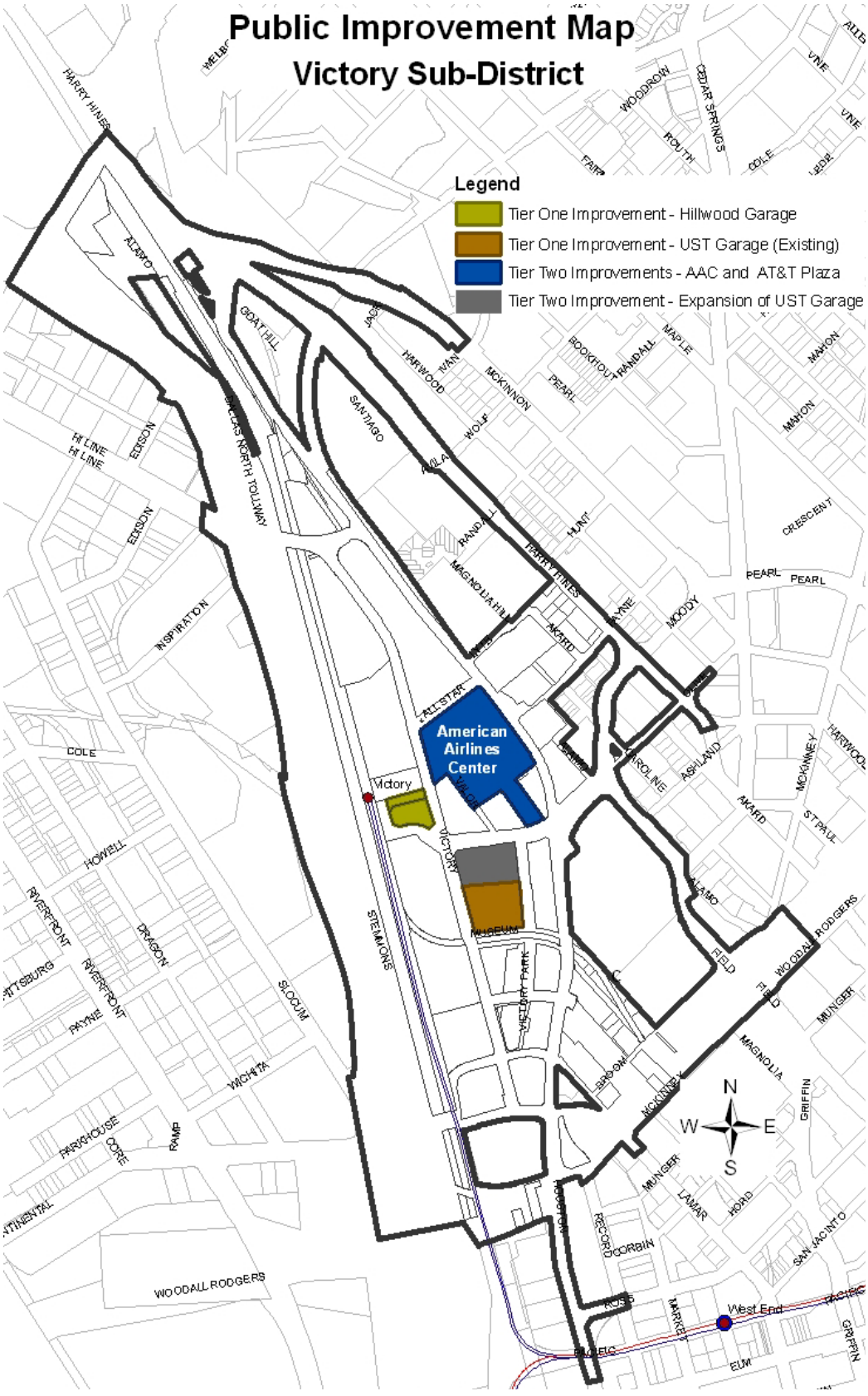
- Use Economic Development Grants to achieve the goals of the Amended Plan. Legislation allows the City to make economic development loans or grants for the public purposes of developing and diversifying the economy of the Sports Arena TIF District. Projects receiving such loans or grants must (1) comply with the grant program on **Appendix G**; (2) be consistent with the goals and objectives of this Amended Plan; and (3) be subject to specific project agreements requiring City Council approval.

  Grant projects must be one of the following types of development:

  - Parking development and consulting services;
  - Parking Management;
  - New residential development;
  - Mixed-income and workforce housing development;
  - Retail or office development (as defined by Chapter 51A of the City of Dallas Code);
  - Mixed-use, transit-oriented development, including development that provides additional linkages to existing transit services;
  - High density development, especially that which requires a parking garage
  - Improvements that enhance the physical connection between the Victory, Riverfront Gateway and West Dallas Sub-districts
  - New entertainment development
  - Performing arts facility or museum
  - Adaptive reuse of existing buildings, including studies and plans
  - Workforce training programs benefiting residents of the West Dallas Sub-district and the greater West Dallas area

A development project requesting Economic Development Grant funds will be required to comply with the adopted grant program on **Appendix G**.

Exhibit C


Public Improvement Map
Victory Sub-District
Legend
Tier One Improvement - Hillwood Garage
Tier One Improvement - UST Garage (Existing)
Tier Two Improvements - AAC and AT&T Plaza
Tier Two Improvement - Expansion of UST Garage
American Airlines Center
Victory
West End
N
W
E
S

Taxable Private Improvements

It is anticipated that the private development in the Sports Arena TIF District will occur in phases. In total over the next fifteen years, it is estimated that an additional $963,000,000 in new private development will occur within the Sports Arena TIF District boundaries. Most of this development will occur on land currently utilized for arena event related surface parking or on underdeveloped land in the Riverfront Gateway and West Dallas Sub-districts. The projected development is expected to include 3,000 housing new units (rental and for sale); an addition of approximately 250,000 square feet of retail space, in addition to leasing of existing vacant retail space; and construction of approximately 1,000,000 square feet of new office space. See **Exhibit D** for a list of anticipated development in the Sports Arena TIF District and **Exhibits E and F** for the location of projects within the district.

This new development is expected to reverse the depreciation of property values in the Zone. TIF revenue projections anticipate an overall five percent appreciation rate for property in the Victory Sub-district over the extended term of the Sports Arena TIF District. This is a higher appreciation rate than the Riverfront Gateway and West Dallas sub-districts and other tax increment reinvestment zones. It is anticipated that if the improvements and private investment described in this Amended Plan occur in a timely basis, much of the decline in property value that occurred in the Victory Sub-district between 2008 and 2012 will return to the tax rolls in the form of appreciation of property value.

TIF revenue projections for the Riverfront Gateway and West Dallas Sub-districts anticipated an overall one and a half appreciation rate over the term the sub-districts.

Exhibit D

Victory Park UST Projects		
Mill Creek	$32,960,000	2013
Retail - Block D (18000 sf)	$2,387,025	2014
Retail - Block G - (20,000 sf)	$5,304,499	2014
New Block D Retail (40,000 sf)	$5,970,261	2018
Grocery - Block M (30,000 sf)	$3,687,954	2015
Block M Residential	$20,488,631	2015
Block K Residential	$15,000,000	2017
Block G Office (400,000 sf)	$68,958,500	2014
Block D Office (750,000 sf)	$114,629,020	2018
Hillwood Projects		
Hillwood 1 - Block F1	$41,375,100	2014
Hillwood - Block F2	$39,392,808	2016
Hillwood - Block E1	$35,821,569	2018
Hillwood - Block E2	$38,003,102	2020
Hillwood - Block H	$40,317,491	2022
West Dallas Projects		
1. Trinity Groves	$16,500,000	2015
2. Adaptive Reuse	$5,000,000	2015
3. Entertainment-Mixed Use	$25,350,000	2017
4. Mixed Use	$36,000,000	2019
5. Mixed Use	$42,250,000	2019
6. Museum	$0	2020
7. Mixed Use	$80,600,000	2020
8. Commercial/Retail	$500,000	2022
9. Mixed use/Residential	$35,575,000	2024
10. Mixed use/Hospitality	$56,195,000	2026
11. Mixed Use	$63,100,000	2028

Exhibit E

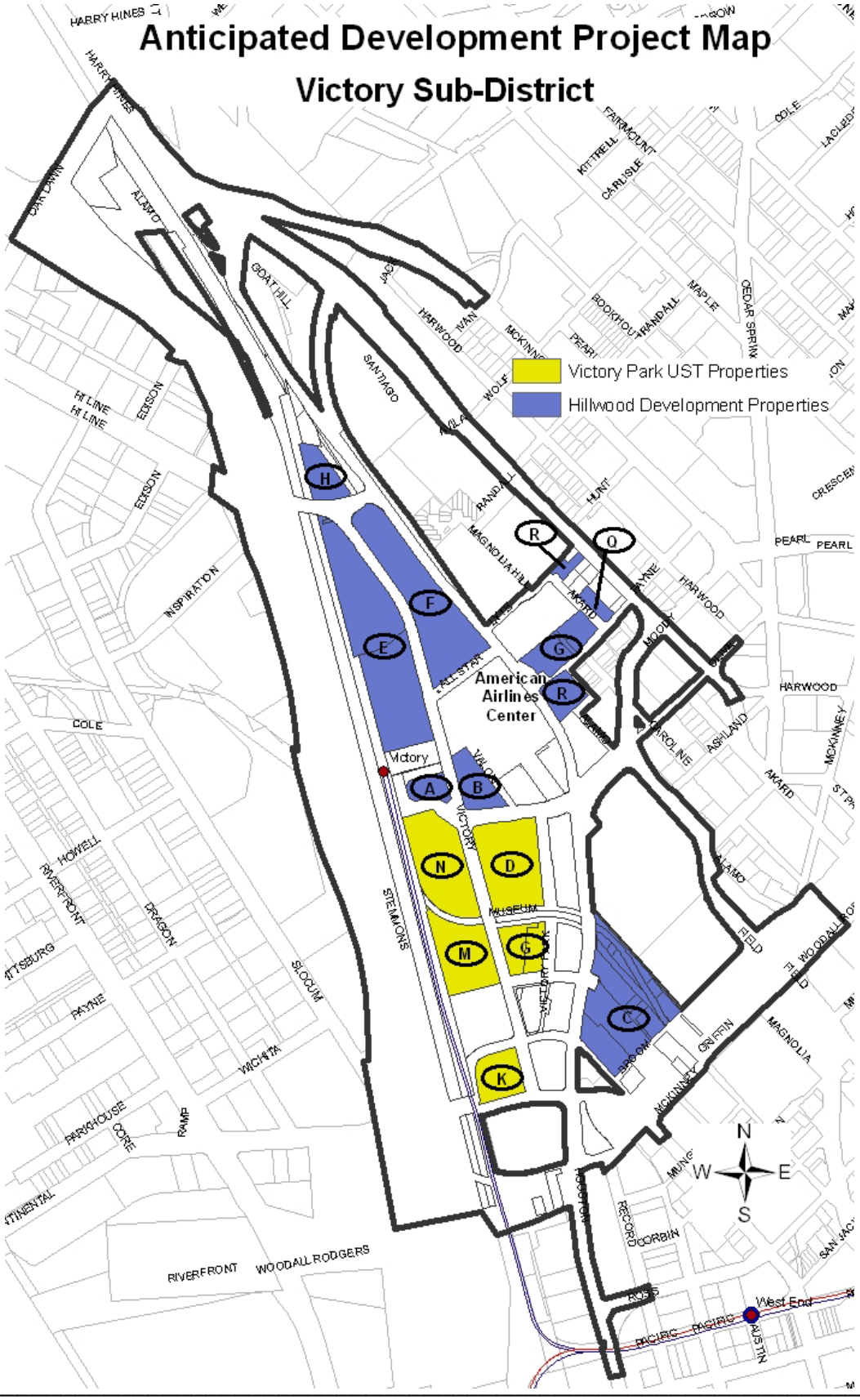
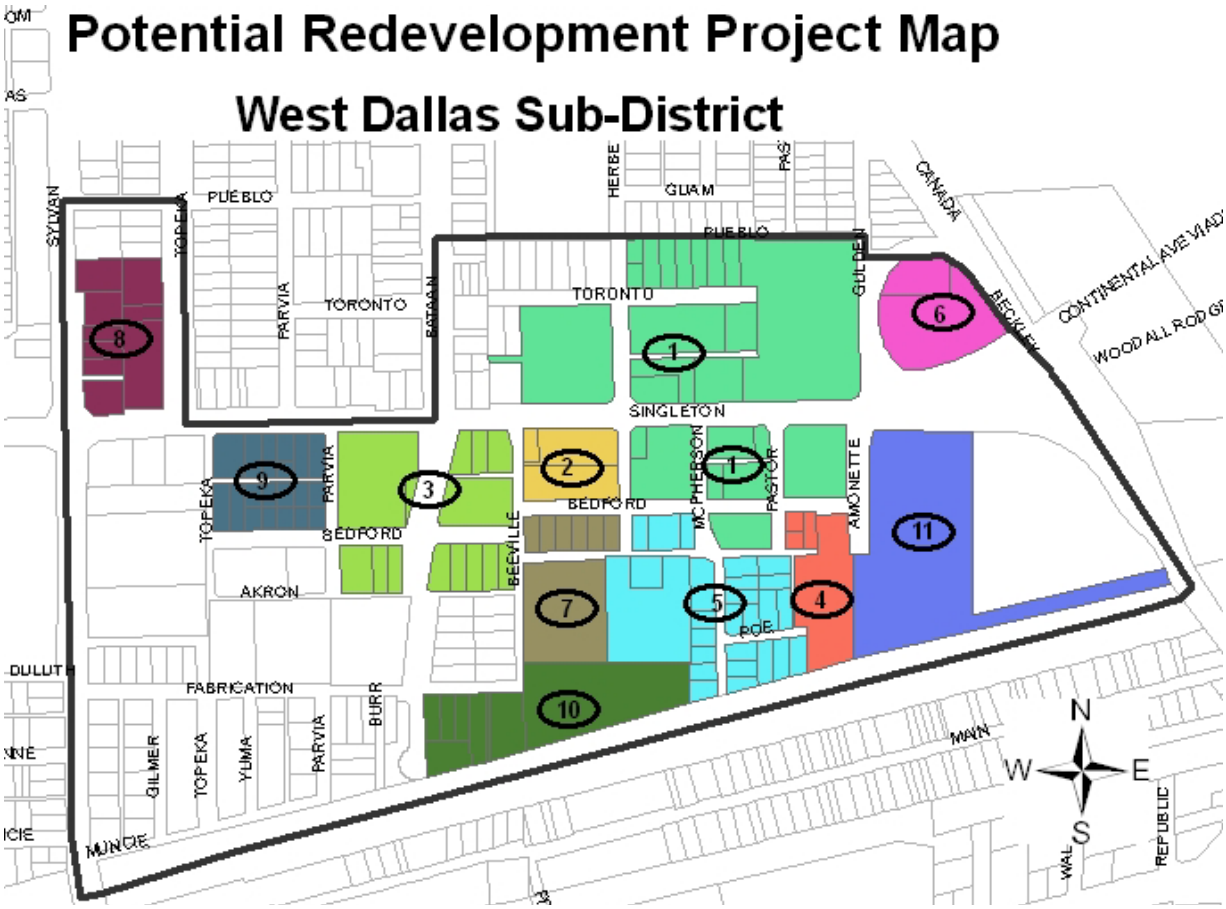

Anticipated Development Project Map
Victory Sub-District
Victory Park UST Properties
Hillwood Development Properties
American Airlines Center
Victory
West End
N
W
E
S

Exhibit F


Potential Redevelopment Project Map
West Dallas Sub-District
PUEBLO
TORONTO
PARVIA
SYLVAN
HERBE
GUAM
PUEBLO
TORONTO
SINGLETON
CANADA
CONTINENTAL AVE VIAD
WOODALL RODGI
BECKLEY
8
6
1
9
3
2
1
11
BEDFORD
BEDFORD
MCPHERSON
PASTOR
AMONETTE
BEEVILLE
AKRON
7
5
4
POE
DULUTH
FABRICATION
10
GILMER
TOPEKA
YUMA
PARVIA
BURR
MAYN
MUNCIE
REPUBLIC
N
W
E
S

Section 4:
Amended and Restated Financing Plan

Financing Plan

The following is the budget of the Amended Plan:

Exhibit G: Sports Arena TIF District Improvements Budget

Project costs are public improvements and grants paid or reimbursed by TIF. Project costs may be changed in subsequent project and financing plans.

Catetory	Estimated TIF Expenditure (NPV)*	Estimated TIF Expenditure (Actual)
Original Improvements	$23,498,088	$38,588,359
'Orange Roadways', Woodall Rodgers Plaza		
Victory Sub-district		
Tier 1 Improvements	$13,547,539	$50,294,300
North Parking		
South Parking		
Economic Development Grants		
Tier Two Improvements	$22,301,524	$82,792,864
Additional North Parking		
Additional South Parking		
Open Space/Connectivity		
Sports Arena Improvements**		
Retail Incentives**		
Retail/Design/Parking Studies**		
West Dallas Sub-district	$31,120,420	$91,599,839
Economic Development Grants		
Retail Incentives		
Infrastructure Improvements		
Environmental/ Demolition		
Technical Studies		
Riverfront Gateway Sub-district	$3,595,888	$9,558,813
Economic Development Grants		
Infrastructure Improvements		
Environmental/Demolition		
Administration and implementation	$345,546	$765,000
Total Project Costs	**$94,409,005**	**$273,599,175**

** All values were discounted at 5.75% annually to 1999 dollars for the Victory Sub-district and 2012 dollars for the Riverfront Gateway and West Dallas Sub-districts. Actual expenditures will depend on project costs.*

*** Sports Arena Improvements are capped at an estimated TIF expenditure (actual) of $4,000,000; Retail Incentives are capped at an estimated TIF expenditure (actual) of $10,000,000; and Retail/Design/Parking Studies are capped at an estimated TIF expenditure (actual) of $750,000 in the aggregate.*

Project Costs

Any TIF funded improvements in the Zone will require the applicant follow the TIF design review process. Additionally, TIF improvements and projects funded with TIF Grants will also follow the Zone's design review process. The process will recognize input from adjacent property owners, as well as the Victory property owners association.

More specifically, any TIF funded parking improvements in the Victory Sub-district will also require the applicant to follow the TIF design review process, including review and input from the City, the City's third party manager of the American Airlines Center and its related parking and the City Design Studio. Ensuring that parking meets operational and design standards and is a benefit to the public, will be a major component of the review. The operational requirements for parking improvements shall be addressed by the City Design Studio and the City as part of the Design Review Process. In addition, the review will, in part support pedestrian activity and connectivity, furthering the development of the Victory, Riverfront Gateway and West Dallas Sub-districts.

Estimates for garage construction are based on current construction costing. It is possible that actual costs may be different at the time of construction. The approved reimbursement agreement will reflect a maximum reimbursement cost for the design and construction of parking facilities. The projected cost assumes compliance with all City code requirements, as well as the requirements for structured parking set forth in the existing Amended and Restated Parking Rights Agreement, for the benefit of the public and the arena, and the existing Easement and Parking Rights Agreement for the benefit of the American Airlines Center, both of which are dated December 15, 1999 ("Parking Rights Agreements").

The following describes the Sports Arena TIF District's eligible TIF Project Costs, for which the developer and the City will be reimbursed:

> **Original Plan Improvements** – This category includes TIF eligible expenditures for design, engineering and construction of improvements commonly called the 'Orange Roadways' and Woodall Rodgers Plaza. The Original Public Improvements have been substantially completed.
>
> It is estimated that approximately $**38.6** million (NPV value of $23.5 million in 1999 dollars) will be required to fund these improvements. The final reimbursement payment is expected to be made in June 2012.

Victory Sub-district Improvements

Grants – The City intends to use grant funding, not to exceed $3 million, to fund professional services related to planning and developing Tier One public parking facilities that benefit the Zone as described below.

Tier One - Improvements – The City intends to use funding from this budget line item to reimburse the cost of two initial parking facilities.

One proposed parking facility is expected to be located south of the sports arena at the northwest corner of Victory Park Lane and Museum Way. TIF funds will be used to lease or purchase all or part of an existing garage located at this site. The developer of this parking facility shall provide up to 600 parking spaces.

Another proposed parking facility is expected to be located at the northwest corner of Victory Avenue and Olive Street. This facility is will contain 1,200 to 1,300 parking spaces dedicated to patron parking for the sports arena. This parking facility will be (a) new construction, (b) limited to six levels above Victory Avenue street level plus no more than one subsurface level, (c) include escalators and elevators, (d) completed in a manner consistent with the Parking Rights Agreements; and (e) required to follow the TIF design review process, including review and input from the City, the City's third party manager of the American Airlines Center and its related parking and the City Design Studio. TIF funds will be used to reimburse the developer of the garage for the cost of land acquisition, design and construction of the garage.

Parking facilities will be owned or leased by the City. The management and operation of the parking facilities will be performed in such a way as to ensure that the arena will have the necessary number of code compliant parking spaces available during arena events. Parking maintenance agreements will include general maintenance, utilities and attendants.

Developers advancing funds for Tier One project costs related to public parking will receive a priority payment from the TIF Fund, i.e. before any funds will go to other projects. Once the annual increment has reached a level necessary to provide a straight amortization of the outstanding balance over the remaining term, the payments will be fixed. Once such priority payments are satisfied, amounts on deposit in the TIF Fund (those in excess each year of the priority payments) will be made available to reimburse Tier Two project costs and any additional project costs of the Sports Arena TIF District. If no Tier Two projects have been approved, such excess funds may be applied to the repayment of Tier One project costs. If the amounts in the TIF Fund are insufficient to satisfy all Tier One priority payments, available amounts will be allocated according to a

fraction, the denominator of which is the total amount of the outstanding balance of the Tier One priority payments and the numerator of which is the outstanding balance of the specific Tier One priority payments.
Since both parking facilities require significant up-front expenditures by a developer, the intent of this funding category is to include grants in lieu of interest to offset financing costs incurred by the development groups initially funding the improvements.

In addition, State law has been amended to permit the City and Sports Arena TIF Board to consider making economic development grants that benefit the Zone. The TIF Board may provide for a program to make economic development loans or grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the Sports Arena TIF District. Projects receiving such loans or grants must be consistent with the goals and objectives of this Amended Plan and would be subject to specific project agreements that require City Council approval. The City will implement sufficient controls to ensure that any grant funding provided will be used to satisfy at least one of the following objectives that benefit the Sports Arena TIF District:

1. Offset costs related to the planning, development and management of parking systems within the Sports Arena TIF District;

2. Offset financial costs of financing large scale public improvements (by a private entity);

3. Offset the cost of the provision of affordable housing within the Sports Arena TIF District;

4. Encourage increased retail occupancy in the Victory Sub-district and a more diverse mix of retailers.

It is estimated that approximately **$50.3** million (NPV of $13.5 million in 1999 dollars) will be needed to facilitate these Tier One - Improvement projects and certain grants (not to exceed $3 million) in the Sports Arena TIF District.

Tier Two - Improvements – The City intends to use funding from this budget line item to reimburse the costs of a variety of public improvements in the Victory Sub-district. These improvements include the following: 1) additional public parking needed to replace surface parking with structured parking for events held at the American Airlines Center; 2) additional public parking facilities needed to support non-event parking needs in the Victory Sub-district; 3) retail recruitment incentives; 4) technical studies

related to retail, design, circulation and parking, including operational studies for Tier One and Two parking facilities for the Victory Sub-district; 5) capital improvements for the American Airlines Center and AT&T Plaza; 6) open space, trail connections and other connectivity/'quality of life' related improvements; and 7) funding to offset the costs of providing affordable housing as a component of a mixed income housing development. The technical studies will require an independent, third party analysis of parking, vehicular and pedestrian circulation and retail issues related to the Victory Sub-district, by a vendor acceptable to the City and the Victory property owners association.

One proposed Tier Two parking facility is expected to be an expansion of the garage located at the northwest corner of Victory Park Lane and Museum Way. TIF District funds will be used to lease or purchase all or part of an existing garage located at this site. The expansion is expected to add no more than 1,200 additional parking spaces that will be available primarily for non-event parking.

Another proposed Tier Two parking facility is expected to be located at either Lot H or at the north or south end of Lot E within the Victory Sub-district or Lot A. This parking facility will (a) be new construction; (b) be limited to six levels above street level, plus one sub-surface level; (c) include escalators and elevators; (d) be completed in a manner consistent with the Parking Rights Agreements; (e) be no more than 1200 spaces; and (f) be required to follow the TIF design review process, including review and input from the City, the City's third party manager of the American Airlines Center and its related parking and the City Design Studio . TIF funds will be used to reimburse the developer of the garage for the cost of land acquisition, design and construction of the garage. The exact location of the facility has not been decided as of May 2012.

Additional public parking may also be needed in the northern portion of the Victory Sub-district, depending on final private development plans. This proposed parking facility would primarily serve non-event parking needs.

Since all the proposed parking facilities require significant up-front expenditures by a developer, the intent of this funding category is to include grants to offset financing costs incurred by the development groups initially funding the improvements.

Retail occupancy in the Victory Sub-district is very low as of 2012. In order to facilitate higher levels of occupancy and the development of a more sustainable tenant mix for the area, financial incentives for retail recruitment are necessary. In addition, Tier Two project funding is available to offset the cost of a variety of technical studies that are likely to be needed including the following elements (undertaken as separate

studies or an overall study with several components): (a) retailing – market analysis, tenanting, branding; (b) circulation – vehicular, pedestrian, bicycle/trail and transit; (c) parking – event, non-event and shared-use parking facilities including operational/design studies; and (d) open space/trails.

The American Airlines Center was initially designed to be internally focused. Modifications to the ground level of the building can help it better address and be an active component of the Victory neighborhood. Funding is available for this type of improvement and for modifications of AT&T Plaza (located immediately south of the sports arena) to improve functionality of the space and provide improved connections to the retailing district situated along Victory Park Lane.

Tier Two project costs will be considered and approved by the TIF Board in the order in which each TIF Project Funding Application is received by the City from developers of such Tier Two projects. Such TIF Project Funding Applications must include documentation evidencing that the developer has secured private funding for the identified Tier Two projects before the TIF Board will take action on such application (e.g., evidence that project costs are escrowed or other security approved by the TIF Board). Once a Tier Two project is approved by the TIF Board and has satisfied the terms approved in the reimbursement agreement, including construction commencement and completion deadlines, such project will receive a priority payment before any funds will go to other Tier Two projects. Such priority payment will be calculated based on a straight amortization (i.e., equal payments including principal and interest) of the project costs over the remaining term of the Sports Arena TIF District and will be paid from the TIF Fund in annual installments starting in the year such project is completed consistent with the terms approved in any reimbursement agreement.

Other potential uses for Tier Two funds include: purchase of property for public open spaces, open space improvements and/or reconfiguration of existing public open space throughout the Victory Sub-district, and the potential extension of Victory Park Lane to Lamar Street.

It is estimated that approximately **$82.8** million (NPV of $22.3 million in 1999 dollars) will be needed to facilitate these Tier Two - Improvement projects in the Sports Arena TIF District.

West Dallas Sub-district Improvements

West Dallas Improvements – Funding related to this line item in the TIF Budget is intended to provide financial incentives necessary to encourage new commercial and residential development in the West Dallas Sub-

district. The highest priority use of these funds is to support a catalyst project. It is anticipated that the catalyst project for the West Dallas Sub-district will be a restaurant incubator development located on Singleton Boulevard, just west of the Margaret Hunt Hill Bridge, called Trinity Groves. This proposed development will be unique in the Dallas marketplace, create a 'destination' and provide a needed western gateway for the Victory Sub-district (Shown as Project 1 in **Exhibit F**). TIF funding will be available under this budget line item to fund infrastructure improvements, environmental remediation, demolition, utility burial, open space improvements and trail connections and grants for retail incentives, to offset the cost of structured parking (to increase development density) to offset lost revenues due to the creation of a mixed income housing development and/or to provide a grant, in cases where the developer provides significant up-front expenditures for TIF-eligible items, as outlined above.

As outlined in this plan, the Victory Sub-district will be benefited by planned improvements related to the West Dallas Sub-district. Therefore, a portion of the West Dallas incentives are intended to be supplied from the cash flow stream from the Victory Sub-district due to problematic real estate market conditions in the West Dallas Sub-district, including a lack of recent new market development, a lack of projects leasing at levels close to market rates in other Dallas sub-markets and poor public perception of the area.

In addition to providing TIF funding for those projects that will change commercial and residential market conditions in the West Dallas Sub-district, investment in human capital within in the West Dallas area will also have positive impacts on the Sub-district. Thus, West Dallas Sub-district increment may be provided to support workforce training programs within and adjacent to the Sub-district in partnership with the Dallas Independent School District and/or Dallas County Community College District. Both districts have locations in the greater West Dallas area providing educational opportunities vital to creating a thriving and sustainable neighborhood with skilled human capital.

Grants – The City intends to use grant funding to provide incentives to:

1. Encourage increased retail occupancy and a more diverse mix of retailers; and

2. Offset the cost of other redevelopment activities in the West Dallas Sub-district.

3. Partner with DISD or DCCCD for workforce training programs benefiting residents of the West Dallas Sub-district and the greater West Dallas area.

State law permits the City and Sports Arena TIF Board to consider making direct grants as necessary or convenient to implement this Amended Plan. The TIF Board may provide for a program to make economic development loans or grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the Sports Arena TIF District. Projects receiving such loans or grants must be consistent with the goals and objectives of this Amended Plan and would be subject to specific project agreements that require City Council approval. The City will implement sufficient controls to ensure that any grant funding provided will be used to satisfy at least one of the development goals and objectives of the Sports Arena TIF District.

It is estimated that approximately **$91.6** million (NPV of $31.1 million in 2012 dollars) will be needed for the West Dallas Improvements described in the TIF Plan.

TIF revenue generated from the West Dallas Sub-district will be deposited into the West Dallas sub-account of the TIF Fund.

Riverfront Gateway Improvements – Funding related to this line item in the TIF Budget is intended to provide financial incentives necessary to encourage new commercial and residential development in the Riverfront Gateway Sub-district. The highest priority use of these funds is to support a catalyst project. TIF funding will be available under this budget line item to fund infrastructure improvements, environmental remediation, demolition, utility burial, open space improvements and trail connections and grants for retail incentives, to offset the cost of structured parking (to increase development density) to offset lost revenues due to the creation of a mixed income housing development and/or to provide a grant, in cases where the developer provides significant up-front expenditures for TIF-eligible items, as outlined above.

As outlined in this plan, the Victory Sub-district will be benefited by planned improvements related to the Riverfront Gateway Sub-district.

Grants – The City intends to use grant funding to provide incentives to:

1. Encourage increased retail occupancy and a more diverse mix of retailers; and

2. Offset the cost of other redevelopment activities in the Riverfront Gateway Sub-district.

State law permits the City and Sports Arena TIF Board to consider making direct grants as necessary or convenient to implement this Amended Plan. The TIF Board may provide for a program to make economic development loans or grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the Sports Arena TIF District. Projects receiving such loans or grants must be consistent with the goals and objectives of this Amended Plan and would be subject to specific project agreements that require City Council approval. The City will implement sufficient controls to ensure that any grant funding provided will be used to satisfy at least one of the development goals and objectives of the Sports Arena TIF District:

It is estimated that approximately **$9.6** million (NPV of $3.6 million in 2012 dollars) will be needed for the Riverfront Gateway Improvements described in the TIF Plan.

TIF revenue generated from the Riverfront Gateway Sub-district will be deposited into the Riverfront Gateway sub-account of the TIF Fund.

Administration and Implementation – Administration costs, including reasonable charges for time spent by the municipality's employees, will be eligible for reimbursement as project costs, in connection with the implementation of the Amended Plan. Other TIF-related administrative expenses are included in this category.

It is estimated that approximately **$765,000** (NPV of $345,546 in 1999 dollars) will be needed for the administration and implementation of the TIF Plan.

Cash available in the TIF Fund for reimbursement will be paid promptly upon receipt of proper documentation of expenses, as set forth in the applicable reimbursement agreement between the developer and the City, subject to the priority described below.

Affordable Housing - Tier One or Tier Two projects will not trigger affordable housing obligations on land not owned by the developer of those projects. Those housing projects within the Zone that submit to the TIF Board a TIF Project Funding Application will be subject to the City of Dallas Tax Increment Finance Districts Mixed Income Housing Guidelines approved by the TIF Board on February 3, 2012.

Interest Rate - The interest rate on project costs funded by the developer will be a fixed rate established when the reimbursement agreement is approved by the Council, and shall equal the lesser of five percent or the annual percentage rate for Baa-rated TIF bonds in comparable U.S. markets at the time the reimbursement agreement is approved.

TIF Funding Priority

Priority of Payments

Payments shall be made in the following order of priority:

Existing Obligations/Grants

1. **Zone administration expenses** shall be first in priority.

2. **Existing Zone obligations** shall be second in priority (after funding of Administration expenses) to be reimbursed for all obligations identified in the Original Plan, originally approved on August 25, 1999. This includes the 'Orange Roadways' (Phases I and II) and the Woodall Rodgers Plaza. These reimbursements will be made out of planned collections within the existing budget for the Sports Arena TIF District.

3. **TIF grants consisting of the following:**

   A grant to COC in the amount of $1,334,248, to begin accruing interest after June 30, 2012, in consideration for COC performing parking consulting work related to the construction of the Tier One and Tier Two improvements described herein shall be third in priority. This reimbursement will be made out of planned collections within the existing Sports Arena TIF District budget.

   A grant to Hillwood 1642, Ltd. in the amount of $1,341,393, to begin accruing interest after June 30, 2012, in consideration for performing parking consultant work within the Sports Arena TIF District, including services related to the Tier One and Tier Two improvements described herein shall be third in priority. This reimbursement will be made out of planned collections within the existing Sports Arena TIF District budget.

West Dallas Sub-district set-aside from Victory Sub-district

4. **West Dallas Grants and Incentives** funded through the creation of a TIF sub-account shall be fourth in priority. Such West Dallas Sub-district grants and incentives shall be paid only from TIF revenue collected for each year of the Zone's term, starting in 2014 until the Victory Sub-district terminates and be fixed at ten percent of the City and County tax increment collected from the Victory Sub-district. All of the increment collected from the West Dallas Sub-district for each year of the Zone's term, starting in 2012 will be allocated to the West Dallas Sub-district sub-account.

Victory Sub-district Projects

5. **Tier One improvements** shall be fifth in funding priority, as included in a line item in the Sports Arena TIF District budget **(Exhibit G)**, which reflects the maximum estimated cost associated with the design and construction of the north parking facility and the conversion of the south parking facility for public usage. Each of the developers of the Tier One parking facilities are responsible for the cost of developing their respective projects in their entirety, including the purchase or lease of land, the purchase and installation of vertical transportation elements (escalator and elevator), all design and construction elements and related operational and design review process. If total costs exceed the allocated portion of the total Tier One budget, the developer must absorb additional costs, unless the TIF Board and Council authorize an amendment to the budget.

   It is anticipated that Tier One improvements will be reimbursed on a constant payment basis over the term of Sports Arena TIF District, much like a mortgage payment. The TIF Board will have the ability to allocate additional one time payments for the Tier One projects if there are surplus TIF funds after annual payments are made for all outstanding Sports Arena TIF District obligations.

6. **Tier Two improvements** shall be sixth in funding priority. It is anticipated that once sufficient funding capacity exists above annual TIF funding commitments for Tier One projects, Tier Two project costs will be reimbursed on a constant payment basis over the remaining term of the Zone, much like a mortgage payment. If surplus funds are available, projects under $750,000 may be funded directly, subject to TIF Board and Council approval. The TIF Board will have the ability to allocate additional one time payments for Tier Two projects if there are surplus TIF funds after annual payments are made for all outstanding Sports Arena TIF District obligations. **Funding a technical study** shall be a top funding priority among all the Tier Two expenditures. The City will require completion of an independent, third party analysis of parking including operational studies for Tier One and Two parking facilities, vehicular and pedestrian circulation and retail issues related to the Victory Sub-district, by a vendor acceptable to the City. Completion of this study by May 31, 2013, is required prior to TIF authorization of other expenditures related to circulation, parking, retail and design. If the study is not completed by such date, the TIF board and City Council may authorize expenditures on other Tier Two projects

7. **Funding a Reserve Account** shall be seventh in funding priority. The reserve account will guard against declines in overall TIF District property value. A reserve fund will be established in an amount not to exceed $1 million to be used, subject to TIF Board approval, to pay any shortfalls

owed for outstanding Sports Arena TIF District obligations allocated on a set payment each year using a straight line amortization, including Tier One and Tier Two improvements.

West Dallas Sub-district Projects

8. **Additional West Dallas Incentives** shall be funded out of increment generated in the West Dallas Sub-district.

Riverfront Gateway Sub-district Projects

9. **Riverfront Gateway Incentives** shall be funded out of increment generated in the Riverfront Gateway Sub-district.

TIF District Policy Considerations

Mixed Income Housing Policy. Twenty percent of all housing units provided by projects using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80 percent or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, and subject to the Sports Arena TIF District Mixed Income Housing Policy, propose an alternative means of fulfilling the City's and County's affordable housing requirement. If the Policy allows affordable housing outside the Sports Arena TIF District, and those units are placed within the boundaries of another TIF district, the developer must also secure approval for the affordable housing units within the respective district's boundaries from the respective TIF district's board of directors unless that board formally declines to review the project.

Business Inclusion and Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25 percent for construction of public improvements. The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Creating Permanent Jobs for Area Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

Design Review/Peer Review Process. All new projects developed in the district (whether receiving TIF financial incentives or not) shall be required to follow this review process. Conformance to design standards for non-TIF funded projects is voluntary but strongly encouraged to maintain the design focus of the implementation of the Sports Arena TIF Plan. TIF District Design Guidelines for new development and redevelopment in the Sports Arena TIF District will be modified to address design goals of the Riverfront Gateway and West Dallas Sub-districts and subsequently adopted by the Sports Arena TIF District board.

Existing Resident Displacement. The Act requires that existing resident displacement be minimized.

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is 5 percent per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5.75 percent per annum the Zone. The NPV for the Victory Sub-district is in 1999 dollars. The NPV for the Riverfront Gateway and West Dallas Sub-districts are in 2012 dollars

Appreciation. Property appreciation is assumed to be 5 percent per annum on average after 2014 for the Victory Sub-district and 1.5 percent for the Riverfront Gateway and West Dallas Sub-districts.

Tax Rate Changes. Although tax rates will likely increase during the development period, the financial plan conservatively assumes that the 2012 tax rate will remain constant for the life of the Sports Arena TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The Victory Sub-district within Sports Arena TIF District is expected to terminate December 31, 2028. TIF collections will terminate once the TIF budget has been collected or December 31, 2028, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2028. Annual percentages of collected annual tax increments invested in the TIF fund by the City of Dallas will be 90 percent of total collected incremental revenue. Provided Dallas County agrees to participate during the extended term of the Zone, one-third (33.3%) of the total collected County incremental revenue for the Victory Sub-district shall be allocated to that sub-district. Dallas County will be asked to participate at a 55% level in the Riverfront Gateway and West Dallas Sub-districts. Ten percent (10%) of the total collected City and County increment revenue for the Victory Sub-district shall be allocated to the West Dallas Sub-district sub-account.

Exhibit H includes County tax increments. It assumes that 33.3% of County tax increment from the Victory Sub-district will be invested in the TIF fund for a ten year period beginning in FY 2013 and that 55% of County tax increment from the Riverfront Gateway and West Dallas Sub-districts will be invested in the TIF fund for a fifteen year period beginning in FY 2014. County participation will be pursuant to a participation agreement by the Dallas County Commissioners Court.

The Riverfront Gateway and West Dallas Sub-districts within Sports Arena TIF District is expected to terminate December 31, 2042. TIF collections will terminate once the TIF budget has been collected or December 31, 2042,

whichever occurs first. Based on current development projections, the TIF budget is expected to be reached for the Riverfront Gateway and West Dallas Sub-districts in 2042.

Early termination. The Council may terminate the Victory Sub-district of the Sports Arena TIF District earlier than 2028 and the Riverfront Gateway and West Dallas Sub-districts in 2042, if all obligations of the TIF have been satisfied. The Council may also terminate the Sports Arena TIF District within three years after adoption of this Amended if there are no financial obligations, or within five years after adoption of this Amended if an investment of at least $100,000,000 does not occur.

Exhibit H
Increment Projections

Increment Projections – Victory Sub-district

Tax Year	Property Value Estimate	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue City	Tax Increment Revenue DISD	Tax Increment Revenue Dallas County	Tax Increment Revenue DCHD
1998*	$16,423,773							
1999*	$25,566,272	$9,142,499	$75,366	$71,268	$32,914	$36,009	$3,222	$3,222
2000*	$36,873,150	$20,449,377	$257,166	$301,228	$108,387	$125,642	$9,388	$13,748
2001	$44,284,630	$27,860,857	$529,258	$748,763	$242,195	$278,922	$5,195	$2,946
2002	$43,401,360	$26,977,587	$430,927	$1,093,336	$188,789	$214,139	$5,158	$22,841
2003	$37,994,580	$21,570,807	$333,550	$1,345,545	$139,232	$163,097	$14,376	$16,845
2004	$37,786,240	$21,362,467	$361,712	$1,604,176	$153,746	$178,313	$11,565	$18,088
2005	$53,718,780	$37,295,007	$633,937	$2,032,807	$271,068	$309,283	$22,565	$31,021
2006	$180,274,950	$163,851,177	$2,676,397	$3,744,033	$1,196,171	$1,226,739	$115,245	$138,242
2007	$377,444,236	$361,020,463	$5,457,036	$7,043,422	$2,700,072			
2008	$574,257,867	$557,834,094	$8,369,190	$11,828,397	$4,172,041	$3,300,710	$424,140	$472,300
2009	$502,380,963	$485,957,190	$6,814,630	$15,512,724	$3,678,247	$3,136,384	$0	$0
2010	$452,059,635	$435,635,862	$6,168,192	$18,666,228	$3,472,018	$2,696,174	$0	$0
2011	$405,477,911	$389,054,138	$5,508,639	$21,329,401	$3,100,761	$2,407,877	$0	$0
2012	$405,477,911	$389,054,138	$5,198,563	$23,706,012	$2,790,685	$2,407,877	$0	$0
2013	$454,657,027	$421,141,704	$5,968,584	$26,286,285	$3,020,849	$2,606,469	$341,265	$0
2014	$595,415,003	$561,899,680	$4,545,470	$28,144,486	$4,030,506	$59,638	$455,326	$0
2015	$679,133,088	$645,617,765	$5,154,182	$30,136,963	$4,631,016	$0	$523,166	$0
2016	$786,439,206	$752,923,883	$6,010,842	$32,334,259	$5,400,723	$0	$610,119	$0
2017	$882,472,237	$848,956,914	$6,777,506	$34,677,100	$6,089,568	$0	$687,938	$0
2018	$1,109,490,867	$1,075,975,544	$8,589,871	$37,484,984	$7,717,973	$0	$871,899	$0
2019	$1,198,250,137	$1,164,734,814	$8,370,173	$40,072,282	$7,426,349	$0	$943,823	$0
2020	$1,332,113,250	$1,298,597,927	$9,332,158	$42,800,090	$8,279,860	$0	$1,052,297	$0
2021	$1,412,040,045	$1,378,524,722	$9,906,538	$45,538,341	$8,789,474	$0	$1,117,065	$0
2022	$1,522,959,539	$1,489,444,216	$10,703,643	$48,336,050	$9,496,696	$0	$1,206,946	$0
2023	$1,599,107,515	$1,565,592,192	$9,982,216	$50,803,325	$9,982,216	$0	$0	$0
2024	$1,679,062,891	$1,645,547,568	$10,492,011	$53,255,599	$10,492,011	$0	$0	$0
2025	$1,763,016,036	$1,729,500,713	$11,027,297	$55,692,843	$11,027,297	$0	$0	$0
2026	$1,811,513,310	$1,777,997,987	$11,336,515	$58,062,192	$11,336,515	$0	$0	$0
2027	$1,864,952,953	$1,831,437,630	$6,501,599	$59,347,151	$6,501,599	$0	$0	$0
2028	$1,915,306,683	$1,881,791,360	$0	$59,347,151	$0	$0	$0	$0
Totals			**$167,513,168**	**$59,347,151**	**$136,468,979**	**$19,147,273**	**$8,695,191**	**$719,253**

Increment Projections – West Dallas Sub-district

Tax Year	Property Value Estimate	Added Value Estimated	Property Value Growth	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue City	Tax Increment Revenue Dallas County
2012	$12,278,597							
2013	$12,463,924	$185,327	1.51%	$185,327	$1,577	$1,502	$1,329	$248
2014	$12,650,883	$186,959	1.50%	$372,286	$3,168	$4,376	$2,670	$498
2015	$36,334,277	$23,683,394	187.21%	$24,055,680	$204,715	$181,216	$172,551	$32,164
2016	$36,879,291	$545,014	1.50%	$24,600,694	$209,353	$344,830	$176,461	$32,892
2017	$66,820,078	$29,940,787	81.19%	$54,541,481	$464,151	$717,126	$391,226	$72,925
2018	$67,822,379	$1,002,301	1.50%	$55,543,782	$472,680	$1,045,620	$398,416	$74,265
2019	$113,115,174	$45,292,795	66.78%	$100,836,577	$858,124	$1,679,700	$723,301	$134,824
2020	$168,332,937	$55,217,764	48.82%	$156,054,340	$1,328,030	$2,578,563	$1,119,378	$208,652
2021	$170,857,931	$2,524,994	1.50%	$158,579,334	$1,349,518	$3,448,475	$1,137,490	$212,028
2022	$282,412,419	$111,554,487	65.29%	$270,133,822	$2,298,852	$4,859,771	$1,937,670	$361,182
2023	$286,648,605	$4,236,186	1.50%	$274,370,008	$2,334,902	$6,224,940	$1,968,056	$366,846
2026	$359,388,531	$55,283,026	18.18%	$347,109,934	$2,953,923	$10,374,816	$2,489,820	$464,103
2027	$364,779,359	$5,390,828	1.50%	$352,500,762	$2,999,799	$11,817,770	$2,528,488	$471,311
2028	$455,251,029	$90,471,670	24.80%	$442,972,432	$3,769,718	$13,544,721	$3,177,441	$592,276
2029	$462,079,795	$6,828,765	1.50%	$449,801,198	$3,827,831	$15,214,791	$3,226,424	$601,407
2030	$570,267,968	$108,188,173	23.41%	$557,989,371	$4,002,458	$16,877,895	$4,002,458	$0
2031	$578,821,987	$8,554,020	1.50%	$566,543,390	$4,063,816	$18,486,085	$4,063,816	$0
2032	$587,504,317	$8,682,330	1.50%	$575,225,720	$4,126,094	$20,041,166	$4,126,094	$0
2033	$596,316,882	$8,812,565	1.50%	$584,038,285	$4,189,307	$21,544,886	$4,189,307	$0
2034	$605,261,635	$8,944,753	1.50%	$592,983,038	$4,253,467	$22,998,933	$4,253,467	$0
2035	$611,314,252	$6,052,616	1.00%	$599,035,655	$4,296,883	$24,397,875	$4,296,883	$0
2036	$617,427,394	$6,113,143	1.00%	$605,148,797	$4,340,732	$25,743,797	$4,340,732	$0
2037	$623,601,668	$6,174,274	1.00%	$611,323,071	$4,385,020	$27,038,705	$4,385,020	$0
2038	$629,837,685	$6,236,017	1.00%	$617,559,088	$4,429,751	$28,284,532	$4,429,751	$0
2039	$636,136,062	$6,298,377	1.00%	$623,857,465	$4,474,930	$29,483,134	$4,474,930	$0
2040	$642,497,422	$6,361,361	1.00%	$630,218,825	$4,520,560	$30,636,300	$4,520,560	$0
2041	$648,922,396	$6,424,974	1.00%	$636,643,799	$1,992,702	$31,120,420	$1,992,702	$0
2042	$655,411,620	$6,489,224	1.00%	$643,133,023	$0	$31,120,420	$0	$0
Totals		**$557,989,371**			**$77,043,607**	**$31,120,420**	**$72,649,454**	**$4,394,153**

Increment Projections – Riverfront Gateway Sub-district

Tax Year	Property Value Estimate	Added Value Estimated	Property Value Growth	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue City	Tax Increment Revenue Dallas County
2012	$18,944,160							
2013	$19,228,322	$284,162	1.50%	$284,162	$2,418	$2,287	$2,038	$380
2014	$19,516,747	$288,425	1.50%	$572,587	$4,873	$6,644	$4,107	$766
2015	$29,516,747	$10,000,000	51.24%	$10,572,587	$89,973	$82,724	$75,837	$14,136
2016	$29,959,498	$442,751	1.50%	$11,015,338	$93,741	$157,681	$79,013	$14,728
2017	$30,408,891	$449,392	1.50%	$11,464,731	$97,565	$231,453	$82,237	$15,329
2018	$41,408,891	$11,000,000	36.17%	$22,464,731	$191,176	$368,148	$161,140	$30,036
2019	$42,030,024	$621,133	1.50%	$23,085,864	$196,462	$500,984	$165,595	$30,867
2020	$42,660,475	$630,450	1.50%	$23,716,315	$201,827	$630,027	$170,117	$31,710
2021	$53,660,475	$11,000,000	25.78%	$34,716,315	$295,438	$808,652	$249,020	$46,417
2022	$54,465,382	$804,907	1.50%	$35,521,222	$302,287	$981,481	$254,794	$47,494
2023	$55,282,362	$816,981	1.50%	$36,338,202	$309,240	$1,148,671	$260,654	$48,586
2024	$56,782,362	$1,500,000	2.71%	$37,838,202	$322,005	$1,313,297	$271,413	$50,592
2025	$57,634,098	$851,735	1.50%	$38,689,938	$329,253	$1,472,476	$277,523	$51,730
2026	$58,498,609	$864,511	1.50%	$39,554,449	$336,610	$1,626,363	$283,724	$52,886
2027	$68,094,053	$9,595,444	16.40%	$49,149,893	$418,268	$1,807,184	$352,552	$65,716
2028	$69,115,464	$1,021,411	1.50%	$50,171,304	$426,960	$1,981,727	$359,879	$67,082
2029	$70,152,196	$1,036,732	1.50%	$51,208,036	$435,783	$2,150,190	$367,315	$68,468
2030	$71,204,479	$1,052,283	1.50%	$52,260,319	$374,863	$2,287,223	$374,863	$0
2031	$72,272,546	$1,068,067	1.50%	$53,328,386	$382,525	$2,419,454	$382,525	$0
2032	$73,356,634	$1,084,088	1.50%	$54,412,474	$390,301	$2,547,036	$390,301	$0
2033	$74,456,984	$1,100,350	1.50%	$55,512,824	$398,193	$2,670,122	$398,193	$0
2034	$75,573,839	$1,116,855	1.50%	$56,629,679	$406,205	$2,788,856	$406,205	$0
2035	$76,707,446	$1,133,608	1.50%	$57,763,286	$414,336	$2,903,382	$414,336	$0
2036	$77,858,058	$1,150,612	1.50%	$58,913,898	$422,589	$3,013,838	$422,589	$0
2037	$79,025,929	$1,167,871	1.50%	$60,081,769	$430,967	$3,120,359	$430,967	$0
2038	$80,211,318	$1,185,389	1.50%	$61,267,158	$439,469	$3,223,075	$439,469	$0
2039	$81,414,488	$1,203,170	1.50%	$62,470,328	$448,100	$3,322,114	$448,100	$0
2040	$82,635,705	$1,221,217	1.50%	$63,691,545	$456,859	$3,417,598	$456,859	$0
2041	$83,875,241	$1,239,536	1.50%	$64,931,081	$465,751	$3,509,648	$465,751	$0
2042	$85,133,369	$1,258,129	1.50%	$66,189,209	$474,775	$3,595,888	$474,775	$0
Totals		**$66,189,209**			**$9,558,813**	**$3,595,888**	**$8,921,891**	**$636,922**

Financial Feasibility

The private development plans, public improvement program, general financing strategy, and financial assumptions were all included in a preliminary assessment prepared by the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Cumulative private development is expected to increase property value to approximately $2,434,000,000 during the term of the Sports Arena TIF District.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed during the TIF term.

On a strict “pay-as-you-go” basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City’s contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the recommendation of the TIF Board and approval of Council.

Based upon a set of TIF district assumptions and analysis, this Amended Plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program, as amended. This program provides a framework for development incentives in a variety of areas. Within this framework, the TIF Board has adopted specific policies for the Sports Arena TIF District:

Public improvements will be phased at a pace that coincides with private development.

Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must obtain TIF Board recommendation and Council approval for and sign a Development Agreement with the City.

Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.

Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District

becomes more developed.

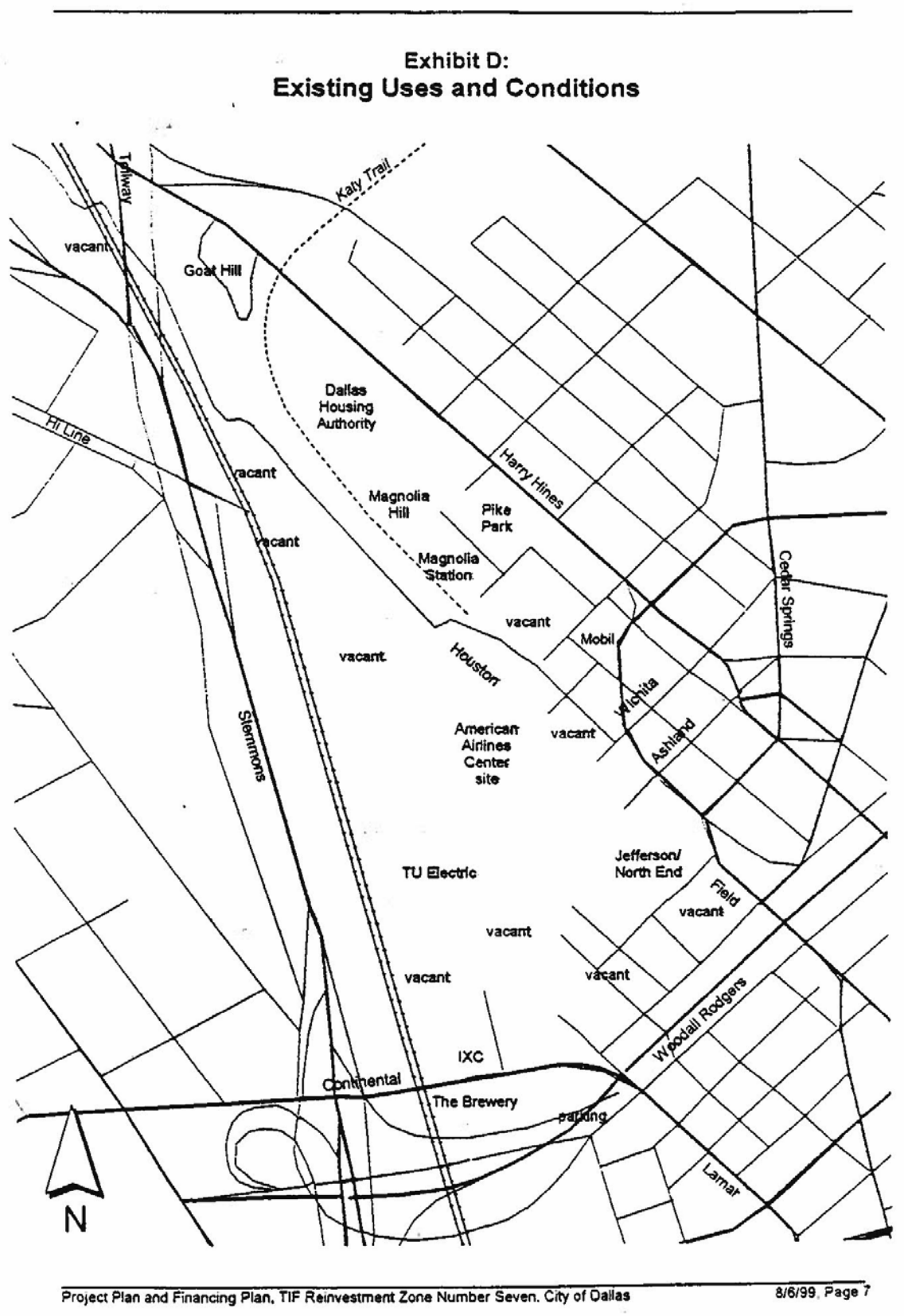
If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:

- deferred until funds are available
- constructed at the sole expense of the developer
- constructed at developer expense, with the City reimbursing the developer as funds become available

Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311 of the Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Sports Arena TIF District, eliminating unemployment or underemployment in the Sports Arena TIF District, and developing or expanding transportation, business, and commercial activity in the Sports Arena TIF District.

The TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the Sports Arena TIF District.

Appendix A: Sports Arena TIF District Original Land Uses



Appendix B: Revised Schedule 1

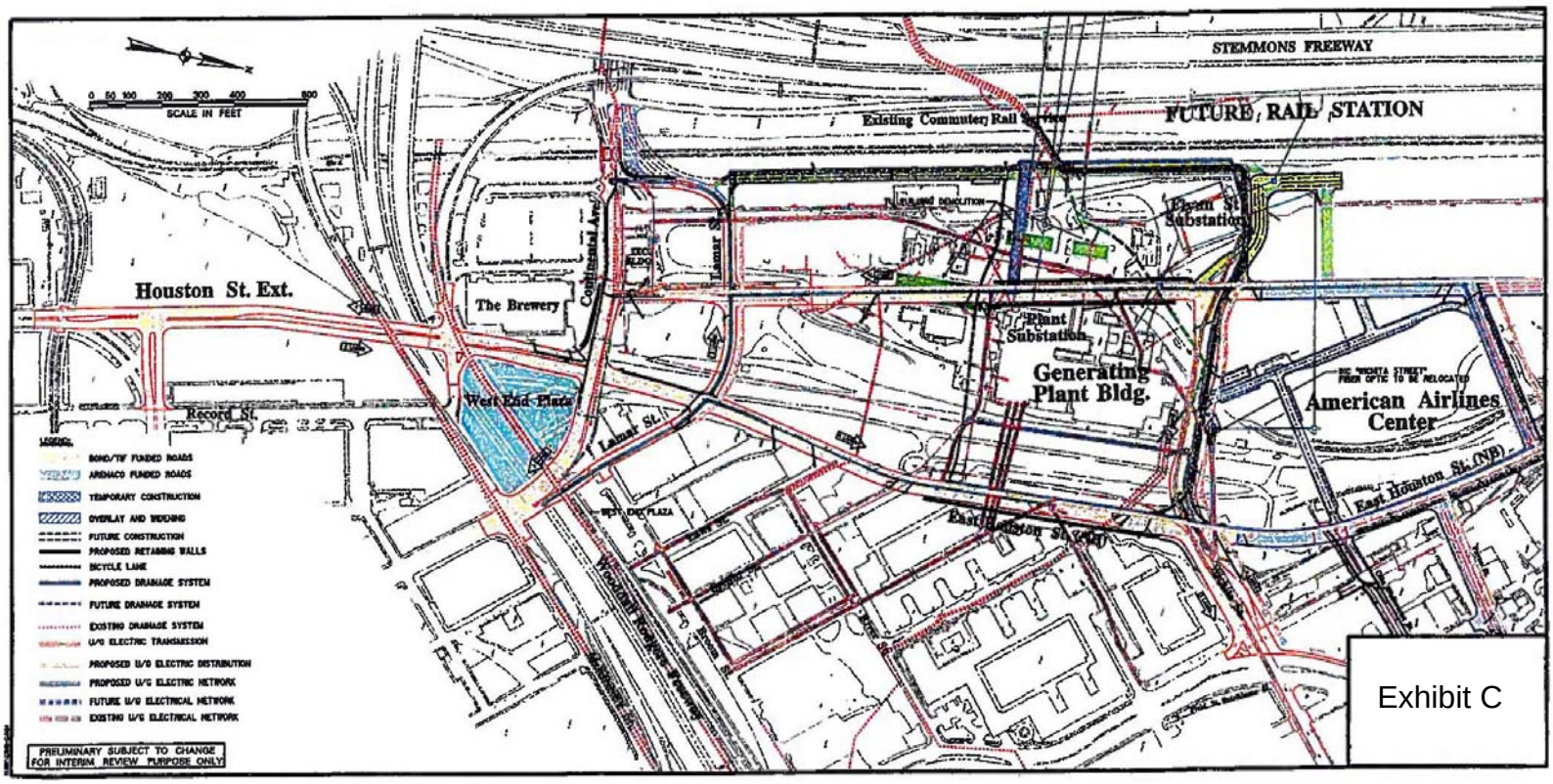
Estimated Project Costs and Interest

Item	Cost
Summary of Project Costs:	
Houston Street Extension from Pacific to McKinney and Ross from Record to Houston	$6,681,638
Houston Street Extension from Mckinney to Wichita	$16,556,413
Continental Avenue	$4,068,398
Lamar Street	$1,745,577
Wichita Street	$3,886,568
Roads Subtotal	**$32,938,592**
Storm Drainage detention structure	$1,834,950
West End Plaza	$2,000,000
TU plant safety screening	$569,400
Engineering costs for TIF water/Sewer	$143,347
Total Estimated Principal Cost for Construction	**$37,486,288**
Less funds from City Bond Program prior to 1998	$750,000
Less funds from Dallas Water Utilites	$538,200
Less funds from May 1999 City Bond Program	$11,210,000
Net Principal Cost paid by Developer, Reimbursed by Fund**	**$24,988,088**
Administrative Fees to City	**$510,000**
Estimated Interest Expense (as of 09/30/2011)	**$14,927,193**

Source of Cost Estimates: Halff Associates, Inc., August 16, 1999
Estimated Costs are in dollars when paid, i.e., not discounted.
****Reimbursable Project Costs of Dallas City Ordinance No. 23688**

Appendix C: Revised Exhibit C

Original Public Improvements Map



Appendix D: Schedule 3

Original "Non-project" Costs

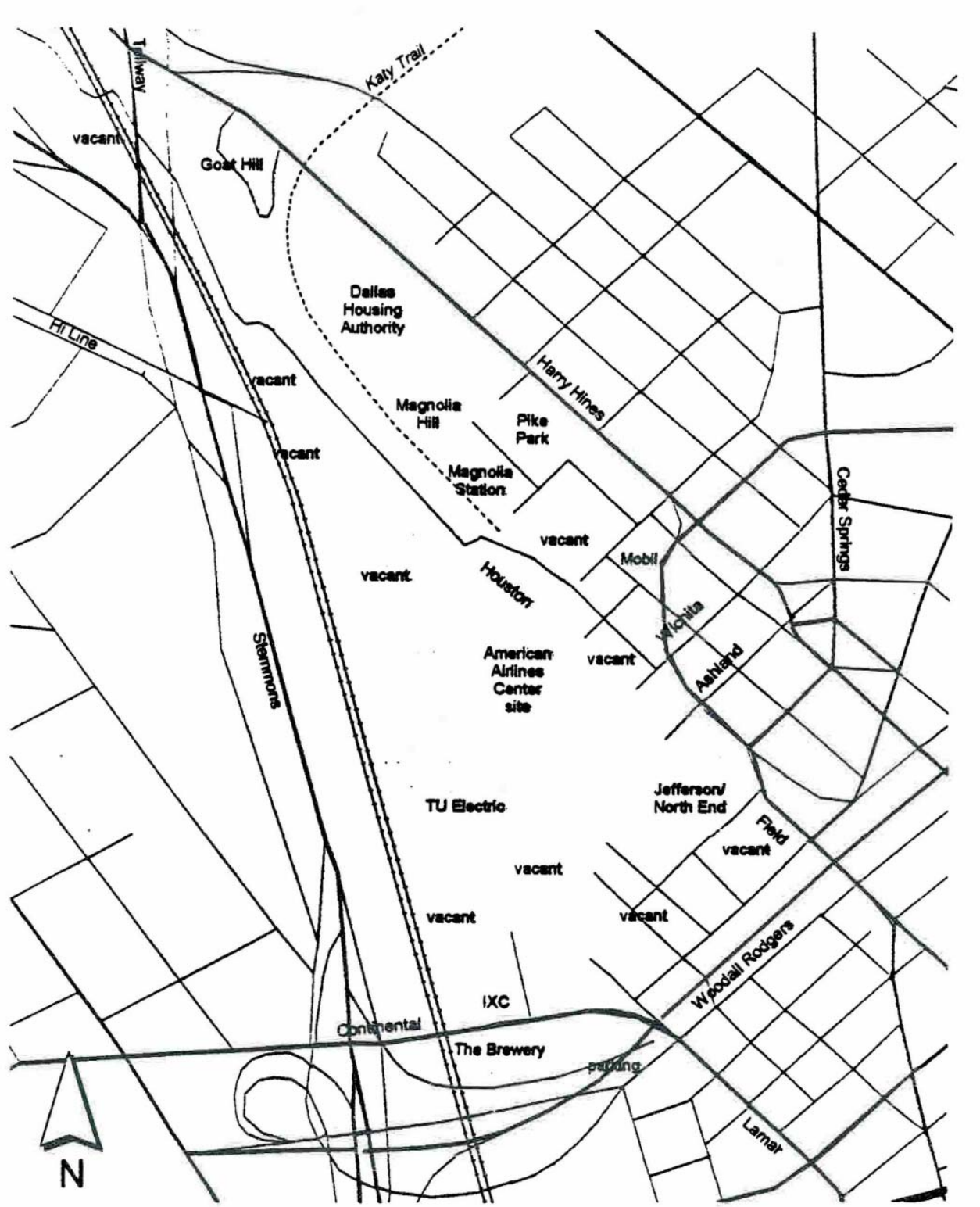
Schedule 3:

Estimated Victory Nonproject Costs (Not Reimbursed)

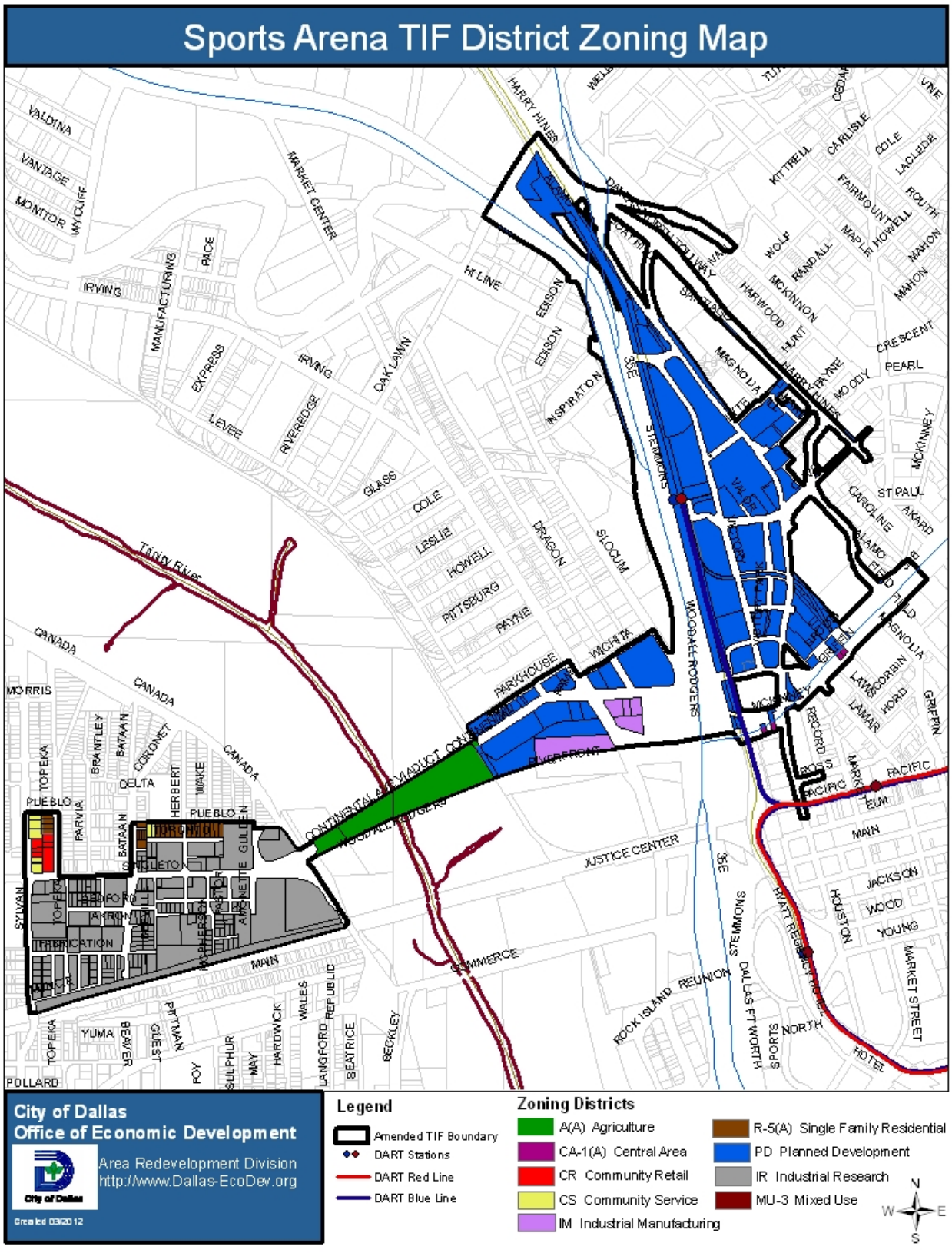
Item		Cost
Civil - On/Off Site		
Rough grade site		$1,367,750
Utilities		$1,634,000
Internal Road South		$300,000
TU Plant work		$1,948,000
Plaza		$2,600,000
Utility relocations		$334,859
Demolition		$1,481,000
Engineering		$847,700
Contingencies		$1,227,800
	Subtotal for civil/off-site	$11,741,109
Houston Street from Wichita to HiLine		$9,773,130
Payne Street from Houston to Harry Hines		$497,580
Road north side of the arena		$1,244,970
Alamo connection to Harry Hines		$794,616
Stemmons frontage road extension		$522,026
Alamo tunnel demolition and fill		$303,600
West arena service road		$550,000
	Subtotal for roads	$13,685,922
	Total	$25,427,031

This list is partial and subject to revision. It does not include taxable improvements, American Airlines Center and supporting parking, DART improvements or all public improvements in Victory.

Appendix E: Sports Arena TIF District Original Existing Conditions



Appendix F: Sports Arena TIF District Zoning Map



Appendix G:

City of Dallas
Sports Arena Tax Increment Financing District
Grant Program

The City of Dallas wishes to establish the Sports Arena TIF District Grant Program pursuant to Chapter 311 of the Texas Tax Code, to implement the Amended and Restated Project Plan and Reinvestment Zone Financing Plan for the Sports Arena Tax Increment Financing District ("District").

Program Purpose

The purpose of the Sports Arena TIF District Grant Program is to promote within the Zone: (1) development and diversification of the economy; (2) elimination of unemployment and underemployment; and (3) development and expansion of commerce. The City will achieve these objectives by providing economic incentives to select developers and tenants, as described herein. Specific actions allowed under this program include providing grants to:

1. Offset costs related to the planning, development and management of parking systems within the Sports Arena TIF District;
2. Offset financial costs of financing large scale public improvements (by a private entity) in the form of a grant in lieu of interest;
3. Offset the cost of the provision of affordable housing within the Sports Arena TIF District;
4. Encourage increased retail occupancy in the Victory Sub-district and a more diverse mix of retailers;
5. Encourage high density, mixed use redevelopment and retail activity in the Riverfront Gateway and West Dallas Sub-districts; and
6. Adaptive reuse of existing buildings.

Use of Funds

The Council makes the final determination of all grant award amounts and awardees. Nothing contained herein shall obligate the City or the Council to provide grant awards as this Grant Program does not constitute an entitlement.

Payment of Funds

No grant funds will be distributed until all conditions of the grant agreement have been fulfilled. Should funds not be used for approved expenses, the City shall be reimbursed the grant funds not properly allocated. Default on grant agreements will be subject to recapture of City funds.

Eligible Types of Businesses

- Developers within the Sports Arena TIF District.
- Retail or service businesses. There must be a public benefit to the neighborhood such as the provision of goods and services not currently available, new jobs, or blight elimination.
- For profit, sales tax paying businesses.
- The applicant may own the real estate in which a business is located. Alternatively, an applicant must have a fully executed lease for a term of at least five years.
- Performing arts venue or museum

Eligible Types of Development Projects

- Dense, mixed use development/redevelopment projects.
- Mixed Income Housing projects.
- Other public improvements that do not fall into the line item of the Sports Arena TIF District budget.
- Performing arts venue or museum

Eligible Types of Program Grants

- Workforce Training Programs in partnership with the Dallas Independent School District and/or Dallas County Community College District
- Local match funds for projects applying for North Central Texas Council of Government's funding programs (i.e. Transportation Alternative Set-Aside Program, Sustainable Development Funding Program, etc.)

Ineligible Types of Businesses

- Non-profit agencies and entities, except for those listed above
- Day care centers
- Currency exchanges including check cashing agencies
- Some non-bank financial retail outlets
- Liquor stores
- Convenience stores
- Gun shops
- Pawn shops

The City may decide on a case-by-case basis to exclude other business activities that do not benefit the health, safety, and welfare of the community or that do not meet the objectives of this Grant Program.

Eligibility Criteria

The applicant's eligibility for grant funding will be determined based on factors that may include, but are not limited to, the financial viability of the applicant's business; the track record of the applicant's business at other locations; the ability of the applicant's business to benefit from national or regional marketing resources; the applicant's existing or proposed investment; the lease term applicable to the applicant's leased space, which shall be a minimum period of five years; the square footage of a retail space; and the number and type of jobs created.

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary

Original Sports Arena TIF District

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
000397000A0010000	1 VICTORY AVE	DALLAS AREA RAPID TRANSIT	$202,643	$202,643	
00039100000000400	400 N RECORD ST	DALLAS CITY OF	$335,458	$0	X
00DALAREARAPTT970	555 2ND AVE	DART	$1,214,265	$0	X
00000108367000000	1003 MCKINNEY AVE	DALLAS CITY OF	$26,324	$0	X
00000108370500000	1007 MCKINNEY AVE	DALLAS CITY OF	$102,762	$0	X
000386000D0010100	1100 BROOM ST	ANLAND SOUTH LP	$156,654	$156,654	
000386000D0010200	1110 BROOM ST	DALLAS AREA RAPID TRANSIT	$335,702	$335,702	
000386000D0010300	1110 BROOM ST	ANLAND SOUTH LP	$881	$881	
000386000D0010400	1110 BROOM ST	ANLAND SOUTH LP	$233,305	$233,305	
00000108708000400	1112 BROOM ST	DALLAS AREA RAPID TRANSIT	$0	$0	X
00100100010060000	1200 OAK LAWN AVE	DALLAS CITY OF	$268,540	$0	X
000397000A0020000	1200 N STEMMONS FWY	ANLAND NORTH COMM LP	$166,516	$166,516	
000397000A0020100	1200 N STEMMONS FWY	DALLAS CITY OF	$67,958	$67,958	
000397000A0020200	1200 N STEMMONS FWY	ANLAND NORTH COMM LP	$4,882	$4,882	
00100100010000100	1300 N STEMMONS FWY	DALLAS AREA RAPID TRANSIT	$134,033	$134,033	
00000108229500000	1301 BROOM ST	DALLAS CITY OF	$11,218	$0	X
001003000201A0000	1400 ALAMO ST	ANLAND NORTH LP	$284,062	$284,062	
001003000201A0100	1400 ALAMO ST	ANLAND 2A LP	$37,964	$37,964	
001003000201A0200	1400 ALAMO ST	ANLAND NORTH LP	$92,103	$92,103	
001003000201A0300	1400 ALAMO ST	ANLAND NORTH COMM LP	$89,070	$89,070	
001003000201A0400	1400 ALAMO ST	ANLAND NORTH LP	$18,420	$18,420	
001003000201A0500	1400 ALAMO ST	ANLAND NORTH LP	$60,204	$60,204	
00000134161000000	1611 PAYNE ST	DALLAS CITY OF	$237,630	$237,630	
000927000B0010000	1620 LYTE ST	DALLAS CITY OF	$1,375,439	$830,175	
00000134041000000	1621 PAYNE ST	DALLAS CITY OF	$28,309	$28,309	
000927000A01A0100	1633 LYTE ST	DALLAS CITY OF	$11,507	$11,507	
00000137758000000	1700 N STEMMONS FWY	DALLAS CITY OF	$576,556	$0	X
00000134086000000	1701 PAYNE ST	DALLAS CITY OF	$187,840	$187,840	
00000134089000000	1803 PAYNE ST	ANLAND 14 LP	$95,241	$95,241	
00000100029000000	1900 N HOUSTON ST	DALLAS CITY OF	$67,123	$0	X
00ROCKISLANDRT970	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH	$147,540	$0	X
00000100023000000	1917 N HOUSTON ST	DALLAS CITY OF	$27,109	$0	X
00000108436000000	2100 N LAMAR ST	DALLAS CITY OF	$54,349	$0	X
000392000A0010000	2100 VICTORY AVE	BLOCKS GKM LP	$362,255	$362,255	
000392000A0010100	2100 VICTORY AVE	BLOCKS GKM LP	$284,205	$284,205	
000403000301A0000	2100 VICTORY AVE	ANLAND SOUTH LP	$270,141	$270,141	
000403000301A0200	2100 VICTORY AVE	ANLAND 2A LP	$14,696	$14,696	
00039200000000300	2110 HOUSTON ST	DALLAS AREA RAPID TRANSIT	$0	$0	X
000389000F0020100	2200 LAWS ST	BROOMFIELD JV	$2,605	$2,605	
00C05500000000200	2200 VICTORY AVE	BLOCK J LP	$140,554	$140,554	
00C05500000000501	2200 VICTORY AVE	BLOCK J LP	$1,162	$1,162	
00C05500000000502	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000503	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000507	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000601	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000602	2200 VICTORY AVE	CROSBY TERENCE E & NORA	$1,056	$1,056	
00C05500000000603	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000604	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000605	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000606	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000607	2200 VICTORY AVE	BROWN RICHARD R &	$1,056	$1,056	
00C05500000000701	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000702	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000703	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000704	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000705	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000706	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000707	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000801	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000802	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000803	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000804	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000805	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000806	2200 VICTORY AVE	SHEFFIELD KIT C &	$1,056	$1,056	
00C05500000000807	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000901	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000902	2200 VICTORY AVE	LEON RICHARD & SANDRA F LEON	$1,056	$1,056	
00C05500000000903	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary (Continued)

Original Sports Arena TIF District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00C05500000000904	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000905	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000906	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000000907	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001001	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001002	2200 VICTORY AVE	PELOSI STEVEN &	$1,056	$1,056	
00C05500000001003	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001004	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001005	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001006	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001007	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001101	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001102	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001103	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001104	2200 VICTORY AVE	LUJAN GIOVANNI M	$1,056	$1,056	
00C05500000001105	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001106	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001107	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001201	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001202	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001203	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001204	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001205	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001206	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001207	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001301	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001302	2200 VICTORY AVE	MORGAN PAUL J & TIFFANY E	$1,056	$1,056	
00C05500000001304	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001305	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001306	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001307	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001401	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001402	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001404	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001405	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001406	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001407	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001501	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001502	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001504	2200 VICTORY AVE	BREHM DAVID & MARIE KELLY	$1,056	$1,056	
00C05500000001505	2200 VICTORY AVE	WILLIAMS MICHAEL W	$1,056	$1,056	
00C05500000001507	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001601	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001602	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001603	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001604	2200 VICTORY AVE	MILLER STEPHEN W & MARGARET E	$1,056	$1,056	
00C05500000001605	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001607	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001701	2200 VICTORY AVE	GIRALDO HERNAN F	$1,056	$1,056	
00C05500000001702	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001703	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001704	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001705	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001707	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001801	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001802	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001804	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001805	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001807	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001901	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001902	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001903	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001904	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001905	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000001907	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002001	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002002	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002003	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary (Continued)

Original Sports Arena TIF District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00C05500000002004	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002005	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002007	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002101	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002102	2200 VICTORY AVE	FANG XIAO EN	$1,056	$1,056	
00C05500000002103	2200 VICTORY AVE	WAN YUNGLIANG	$1,056	$1,056	
00C05500000002104	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002105	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002107	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002201	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002202	2200 VICTORY AVE	DRUM FERRELL D	$1,056	$1,056	
00C05500000002204	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002205	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002206	2200 VICTORY AVE	ANDRADA MARISSA J	$1,056	$1,056	
00C05500000002207	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002301	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002302	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002303	2200 VICTORY AVE	MAITINO PAUL &	$1,056	$1,056	
00C05500000002304	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002305	2200 VICTORY AVE	SANDERS E GLEN & KAREN K	$1,056	$1,056	
00C05500000002306	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002307	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002401	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002402	2200 VICTORY AVE	CROSBY DOUG & JULIE B	$1,056	$1,056	
00C05500000002404	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002405	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002407	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002501	2200 VICTORY AVE	SEPULVEDA RICARDO	$1,056	$1,056	
00C05500000002502	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002503	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002504	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002601	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002602	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002603	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002604	2200 VICTORY AVE	BLOCK J LP	$1,056	$1,056	
00C05500000002701	2200 VICTORY AVE	MATEJEK ROBERT R	$1,056	$1,056	
00C05500000002702	2200 VICTORY AVE	CHALMERS JAMES C	$1,056	$1,056	
000386000D0100100	2216 N GRIFFIN ST	ANLAND SOUTH LP	$1,262	$1,262	
000386000D0010000	2219 SUMMER ST	ANLAND SOUTH LP	$219,253	$219,253	
000386000D0010500	2219 SUMMER ST	ANLAND SOUTH LP	$61,013	$61,013	
000386000D0010600	2219 SUMMER ST	ANLAND SOUTH LP	$103,115	$103,115	
000409000401B0000	2223 VICTORY AVE	BLOCKS GKM LP	$349,699	$349,699	
000388000C0060000	2225 SUMMER ST	ANLAND SOUTH LP	$613,744	$613,744	
00C71590000H00201	2323 N HOUSTON ST	FLETCHER JOSEPH D &	$2,202	$2,202	
00C71590000H00202	2323 N HOUSTON ST	BRADLEY ANTHONY	$2,202	$2,202	
00C71590000H00203	2323 N HOUSTON ST	CORTEZ JORGE M	$2,202	$2,202	
00C71590000H00204	2323 N HOUSTON ST	HANEY HANK	$2,202	$2,202	
00C71590000H00205	2323 N HOUSTON ST	YEAP MAY FONG &	$2,202	$2,202	
00C71590000H00206	2323 N HOUSTON ST	TINSLEY GARY A	$2,202	$2,202	
00C71590000H00207	2323 N HOUSTON ST	FEDERAL NATIONAL MORTGAGE ASSOCIATION	$2,202	$2,202	
00C71590000H00208	2323 N HOUSTON ST	SMITH CHARLES B	$2,202	$2,202	
00C71590000H00209	2323 N HOUSTON ST	SOLOMON GERALD &	$2,202	$2,202	
00C71590000H00211	2323 N HOUSTON ST	BANK OF AMERICA	$2,202	$2,202	
00C71590000H00212	2323 N HOUSTON ST	PARIKH NEAL B	$2,202	$2,202	
00C71590000H00213	2323 N HOUSTON ST	WARD LANNY	$2,202	$2,202	
00C71590000H00214	2323 N HOUSTON ST	JAH VENTURES LTD	$2,202	$2,202	
00C71590000H00215	2323 N HOUSTON ST	EWERT CARL F & TRISHA R	$2,202	$2,202	
00C71590000H00216	2323 N HOUSTON ST	NEALY KATHY	$2,202	$2,202	
00C71590000H00301	2323 N HOUSTON ST	MEIN MICHEL	$2,202	$2,202	
00C71590000H00302	2323 N HOUSTON ST	GUMBINER CELINE MARIE &	$2,202	$2,202	
00C71590000H00303	2323 N HOUSTON ST	BISSET DAVID A	$2,202	$2,202	
00C71590000H00304	2323 N HOUSTON ST	TERRACE RESIDENTIAL CONDOMINIUM ASSOCIATION INC	$2,202	$2,202	
00C71590000H00305	2323 N HOUSTON ST	MEDIWAKE R G	$2,202	$2,202	
00C71590000H00306	2323 N HOUSTON ST	RYAN EDWARD J III	$2,202	$2,202	
00C71590000H00307	2323 N HOUSTON ST	FEDERAL NATIONAL MORTGAGE ASSN	$2,202	$2,202	
00C71590000H00308	2323 N HOUSTON ST	FEDERAL NATIONAL MORTGAGE ASSOCIATION	$2,202	$2,202	
00C71590000H00309	2323 N HOUSTON ST	AHMED RIZWAN &	$2,202	$2,202	
00C71590000H00310	2323 N HOUSTON ST	BALAR NEAL R & RAMJI V	$2,202	$2,202	

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary (Continued)

Original Sports Arena TIF District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00C71590000H00311	2323 N HOUSTON ST	HERNANDEZ JUAN &	$2,202	$2,202	
00C71590000H00312	2323 N HOUSTON ST	WILSON CHRISTOPHER J &	$2,202	$2,202	
00C71590000H00313	2323 N HOUSTON ST	AL CHALABI MUSTAFA	$2,202	$2,202	
00C71590000H00314	2323 N HOUSTON ST	BARRON MICHAEL C	$2,202	$2,202	
00C71590000H00315	2323 N HOUSTON ST	EKSTAM CHRISTOPHER L	$2,202	$2,202	
00C71590000H00316	2323 N HOUSTON ST	MONTESI MARK	$2,202	$2,202	
00C71590000H00401	2323 N HOUSTON ST	ALLOJU MURALI M	$2,202	$2,202	
00C71590000H00402	2323 N HOUSTON ST	YOUNG ERIN L	$2,202	$2,202	
00C71590000H00403	2323 N HOUSTON ST	CHAO SHELEH G	$2,202	$2,202	
00C71590000H00404	2323 N HOUSTON ST	BURRELL MARTIN W	$2,202	$2,202	
00C71590000H00405	2323 N HOUSTON ST	PATEL SHALIN &	$2,202	$2,202	
00C71590000H00406	2323 N HOUSTON ST	TINSLEY JOHN D &	$2,202	$2,202	
00C71590000H00407	2323 N HOUSTON ST	ALLOJU SHASHI M	$2,202	$2,202	
00C71590000H00408	2323 N HOUSTON ST	WITTE JENNIFER	$2,202	$2,202	
00C71590000H00409	2323 N HOUSTON ST	HAFNER FRANCIS M	$2,202	$2,202	
00C71590000H00410	2323 N HOUSTON ST	DENTON ADDIE BETH	$2,202	$2,202	
00C71590000H00411	2323 N HOUSTON ST	SCHWARTZ HAL E	$2,202	$2,202	
00C71590000H00412	2323 N HOUSTON ST	MOLAVILLE MGMT LTD	$2,202	$2,202	
00C71590000H00413	2323 N HOUSTON ST	JAGANNATHAN SURAJ & PRACHI Y SHAH	$2,202	$2,202	
00C71590000H00414	2323 N HOUSTON ST	LEIBOVITZ DENNIS I	$2,202	$2,202	
00C71590000H00415	2323 N HOUSTON ST	MAITI AKASH	$2,202	$2,202	
00C71590000H00416	2323 N HOUSTON ST	ALLEN MARK D	$2,202	$2,202	
00C71590000H00501	2323 N HOUSTON ST	WILLIAMS DAVID A	$2,202	$2,202	
00C71590000H00502	2323 N HOUSTON ST	STANFORD LAWRENCE S &	$2,202	$2,202	
00C71590000H00503	2323 N HOUSTON ST	RUSSO WYATT G	$2,202	$2,202	
00C71590000H00504	2323 N HOUSTON ST	NICHOLS JOHN M III& KELLY	$2,202	$2,202	
00C71590000H00505	2323 N HOUSTON ST	AKIN STEPHAN J &	$2,202	$2,202	
00C71590000H00506	2323 N HOUSTON ST	FEDERAL NATIONAL MORTGAGE	$2,202	$2,202	
00C71590000H00507	2323 N HOUSTON ST	JENKINS KATHLEEN V	$2,202	$2,202	
00C71590000H00508	2323 N HOUSTON ST	MATA FELIX O JR	$2,202	$2,202	
00C71590000H00509	2323 N HOUSTON ST	PATEL DARSHANA A & MADHU	$2,202	$2,202	
00C71590000H00510	2323 N HOUSTON ST	HANOVER ASSER MANAGEMENT	$2,202	$2,202	
00C71590000H00511	2323 N HOUSTON ST	DMAT INVESTMENTS LTD	$2,202	$2,202	
00C71590000H00512	2323 N HOUSTON ST	JOHNSON EDDIE B	$2,202	$2,202	
00C71590000H00513	2323 N HOUSTON ST	JOHNSON WILLIS ERVIN	$2,202	$2,202	
00C71590000H00514	2323 N HOUSTON ST	LAMOTHE BEAU WEBSTER	$2,202	$2,202	
00C71590000H00515	2323 N HOUSTON ST	ANDERSON BOBBY G & GERALDINE	$2,202	$2,202	
00C71590000H00516	2323 N HOUSTON ST	MEJIA ALEJANDRO &	$2,202	$2,202	
00C71590000H00601	2323 N HOUSTON ST	NOELL JEFF & PAULA J	$2,202	$2,202	
00C71590000H00602	2323 N HOUSTON ST	LINK JEFFREY J	$2,202	$2,202	
00C71590000H00603	2323 N HOUSTON ST	IPPOLITO DANIEL G & KORTNEY D	$2,202	$2,202	
00C71590000H00604	2323 N HOUSTON ST	WASHER RUSSELL	$2,202	$2,202	
00C71590000H00605	2323 N HOUSTON ST	LUTHRA SANJEEV K	$2,202	$2,202	
00C71590000H00606	2323 N HOUSTON ST	PATTON BENJAMIN L	$2,202	$2,202	
00C71590000H00607	2323 N HOUSTON ST	HWANG LESLEY	$2,202	$2,202	
00C71590000H00608	2323 N HOUSTON ST	JOESOEF MELISSA L	$2,202	$2,202	
00C71590000H00609	2323 N HOUSTON ST	YARBROUGH DOUGLAS E &	$2,202	$2,202	
00C71590000H00610	2323 N HOUSTON ST	TOMLINSON EDWARD B II	$2,202	$2,202	
00C71590000H00611	2323 N HOUSTON ST	DOWSE DAVID M &	$2,202	$2,202	
00C71590000H00612	2323 N HOUSTON ST	FERREIRA G GLENN	$2,202	$2,202	
00C71590000H00613	2323 N HOUSTON ST	WALKER JAMES E & ROBIN J	$2,202	$2,202	
00C71590000H00614	2323 N HOUSTON ST	ANKENBRAND ERIC K	$2,202	$2,202	
00C71590000H00615	2323 N HOUSTON ST	TOLEDO VICTOR E	$2,202	$2,202	
00C71590000H00616	2323 N HOUSTON ST	SMITH MARKE & CAROL	$2,202	$2,202	
00C71590000H00701	2323 N HOUSTON ST	TIMPSON LYNDSAY &	$2,202	$2,202	
00C71590000H00702	2323 N HOUSTON ST	SHREVE CRAIG D &	$2,202	$2,202	
00C71590000H00703	2323 N HOUSTON ST	HENDERSON RHEA	$2,202	$2,202	
00C71590000H00704	2323 N HOUSTON ST	HICKS DAVID K &	$2,202	$2,202	
00C71590000H00705	2323 N HOUSTON ST	MANZORI ARASH	$2,202	$2,202	
00C71590000H00706	2323 N HOUSTON ST	BOTTS JASON C	$2,202	$2,202	
00C71590000H00707	2323 N HOUSTON ST	ZISK GROUP INC THE	$2,202	$2,202	
00C71590000H00708	2323 N HOUSTON ST	CHANG ROGER	$2,202	$2,202	
00C71590000H00709	2323 N HOUSTON ST	PHIFER JOSEPH L	$2,202	$2,202	
00C71590000H00710	2323 N HOUSTON ST	FIDEL STEPHEN L & FRANCES	$2,202	$2,202	
00C71590000H00711	2323 N HOUSTON ST	COLLINS JOHN	$2,202	$2,202	
00C71590000H00712	2323 N HOUSTON ST	CMR PARTNERS LTD	$2,202	$2,202	
00C71590000H00713	2323 N HOUSTON ST	NIX LAYNCE M JR	$2,202	$2,202	
00C71590000H00714	2323 N HOUSTON ST	THIEM CLAUDIA	$2,202	$2,202	

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary (Continued)

Original Sports Arena TIF District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00C71590000H00715	2323 N HOUSTON ST	SCHNEIDER THOMAS A &	$2,202	$2,202	
00C71590000H00716	2323 N HOUSTON ST	MAITINO PAUL D & JANICE	$2,202	$2,202	
00C055200000OFC00	2323 VICTORY AVE	HH VICTORY HOLDINGS LP	$530,410	$530,410	
00C055200000RET00	2323 VICTORY AVE	BLOCK L RETAIL LP	$6,856	$6,856	
00C0552000MEDIA00	2323 VICTORY AVE	BLOCK L LAND LP	$6,856	$6,856	
00C05490000000300	2345 N HOUSTON ST	BLOCKS F & H RETAIL LP	$64,899	$64,899	
00C05490000F00001	2345 N HOUSTON ST	BLOCKS F& H LP	$194,695	$194,695	
000409000701B0000	2371 VICTORY AVE	BLOCKS GKM LP	$691,120	$691,120	
000397000A0030000	2400 HOUSTON ST	BLOCKS GKM LP	$957,352	$957,352	
000393000A0010000	2401 VICTORY PARK LN	ANLAND BLOCK D LP	$930,158	$930,158	
00C05450000000731	2408 VICTORY PARK LN	BLOCK C SOUTH TOWER RESIDENCES CONDOMINIUM	$3,774	$3,774	
00C05450000000732	2408 VICTORY PARK LN	TEXAS TRUST CREDIT UNION	$3,774	$3,774	
00C05450000000733	2408 VICTORY PARK LN	HANEY HANK	$3,774	$3,774	
00C05450000000734	2408 VICTORY PARK LN	BHAGAT HOLDINGS LTD	$3,774	$3,774	
00C05450000000735	2408 VICTORY PARK LN	DAVIS JEFF G	$3,774	$3,774	
00C05450000000736	2408 VICTORY PARK LN	WASHER RUSSELL & JEANIE S	$3,774	$3,774	
00C05450000000737	2408 VICTORY PARK LN	JLJC REV TRUST THE	$3,774	$3,774	
00C05450000000738	2408 VICTORY PARK LN	VITORINO JASON S	$3,774	$3,774	
00C05450000000739	2408 VICTORY PARK LN	RUSHE JOSHUA	$3,774	$3,774	
00C05450000000741	2408 VICTORY PARK LN	TEXAS TRUST CREDIT UNION	$3,774	$3,774	
00C05450000000742	2408 VICTORY PARK LN	ZIDELL MICHAEL B	$3,774	$3,774	
00C05450000000831	2408 VICTORY PARK LN	ZAHNISER TRUST	$3,774	$3,774	
00C05450000000832	2408 VICTORY PARK LN	DIMANT RON A	$3,774	$3,774	
00C05450000000833	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000000834	2408 VICTORY PARK LN	ANDERSEN KAREN JEANETTE TR	$3,774	$3,774	
00C05450000000835	2408 VICTORY PARK LN	LIBKE TODD E &	$3,774	$3,774	
00C05450000000836	2408 VICTORY PARK LN	KRUG ADAM A & HOLLY H	$3,774	$3,774	
00C05450000000837	2408 VICTORY PARK LN	BENNETT MONTGOMERY J	$3,774	$3,774	
00C05450000000838	2408 VICTORY PARK LN	CHANDRA BALU &	$3,774	$3,774	
00C05450000000839	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000000840	2408 VICTORY PARK LN	MILLER WILLIAM D	$3,774	$3,774	
00C05450000000841	2408 VICTORY PARK LN	PIEDRA JORGE &	$3,774	$3,774	
00C05450000000842	2408 VICTORY PARK LN	NAVAKOV DANIEL JR	$3,774	$3,774	
00C05450000000931	2408 VICTORY PARK LN	ARIYO ADENIRAN A	$3,774	$3,774	
00C05450000000932	2408 VICTORY PARK LN	KING DANIEL J	$3,774	$3,774	
00C05450000000933	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000000934	2408 VICTORY PARK LN	NOORY GEORGE R	$3,774	$3,774	
00C05450000000935	2408 VICTORY PARK LN	BARRON JEFFERY ADAM	$3,774	$3,774	
00C05450000000936	2408 VICTORY PARK LN	VARELA FERNANDO H	$3,774	$3,774	
00C05450000000937	2408 VICTORY PARK LN	KICE TIFFANY & WARREN B	$3,774	$3,774	
00C05450000000938	2408 VICTORY PARK LN	JONES MELINDA L	$3,774	$3,774	
00C05450000000939	2408 VICTORY PARK LN	MORRIS STANLEY & TARYN	$3,774	$3,774	
00C05450000000940	2408 VICTORY PARK LN	ABEYTA EDWARD IV	$3,774	$3,774	
00C05450000000941	2408 VICTORY PARK LN	LAM RAYMOND R &	$3,774	$3,774	
00C05450000000942	2408 VICTORY PARK LN	SPIES BEN P	$3,774	$3,774	
00C05450000001031	2408 VICTORY PARK LN	KNELL ANTONINA M	$3,774	$3,774	
00C05450000001032	2408 VICTORY PARK LN	AHMED SULMAN	$3,774	$3,774	
00C05450000001033	2408 VICTORY PARK LN	LIANG LAWRENCE WEISUI	$3,774	$3,774	
00C05450000001034	2408 VICTORY PARK LN	HSBC BANK	$3,774	$3,774	
00C05450000001035	2408 VICTORY PARK LN	MUKHERLI BAPPA A	$3,774	$3,774	
00C05450000001036	2408 VICTORY PARK LN	MOPARTY BHAVANI	$3,774	$3,774	
00C05450000001037	2408 VICTORY PARK LN	FELDMAN MICHAEL L	$3,774	$3,774	
00C05450000001038	2408 VICTORY PARK LN	LAWSON BRETT R	$3,774	$3,774	
00C05450000001039	2408 VICTORY PARK LN	TIMPSON PETER MICHAEL	$3,774	$3,774	
00C05450000001040	2408 VICTORY PARK LN	DRABLOS SCOTT & KELLY P B	$3,774	$3,774	
00C05450000001041	2408 VICTORY PARK LN	WAGNER RANDY S	$3,774	$3,774	
00C05450000001042	2408 VICTORY PARK LN	HYDER LILI	$3,774	$3,774	
00C05450000001131	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001132	2408 VICTORY PARK LN	JACOBS RAYMOND E	$3,774	$3,774	
00C05450000001133	2408 VICTORY PARK LN	MCMURPHY CHERYL S	$3,774	$3,774	
00C05450000001134	2408 VICTORY PARK LN	JAYAPRABHU SUDHEER	$3,774	$3,774	
00C05450000001135	2408 VICTORY PARK LN	STONEWALL PROPERTIES LP	$3,774	$3,774	
00C05450000001136	2408 VICTORY PARK LN	PACE PATTI & DAVE	$3,774	$3,774	
00C05450000001137	2408 VICTORY PARK LN	BLACKBURN DANIEL CLARK REVOCABLE	$3,774	$3,774	
00C05450000001138	2408 VICTORY PARK LN	MYERSCOUGH DAVID R TR &	$3,774	$3,774	
00C05450000001139	2408 VICTORY PARK LN	BALDWIN JACK BROWNING	$3,774	$3,774	
00C05450000001140	2408 VICTORY PARK LN	BLCK S SOUTH TOWER RESIDENCE	$3,774	$3,774	
00C05450000001141	2408 VICTORY PARK LN	SHEASBY MATTHEW J & REBEKAH B	$3,774	$3,774	

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary (Continued)

Original Sports Arena TIF District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00C05450000001142	2408 VICTORY PARK LN	WEAVER SCOTT D	$3,774	$3,774	
00C05450000001231	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001232	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001234	2408 VICTORY PARK LN	WATSON JEFFREY B & CONNIE	$11,322	$11,322	
00C05450000001236	2408 VICTORY PARK LN	GOLDFARB BEN A	$3,774	$3,774	
00C05450000001237	2408 VICTORY PARK LN	IZZEDIN LEILA	$3,774	$3,774	
00C05450000001238	2408 VICTORY PARK LN	WHITE JIM	$3,774	$3,774	
00C05450000001239	2408 VICTORY PARK LN	ESLER KEVIN R & LINDA C	$3,774	$3,774	
00C05450000001240	2408 VICTORY PARK LN	HALL STEPHEN ANTHONY	$7,548	$7,548	
00C05450000001242	2408 VICTORY PARK LN	SMITH NANCY ANN	$3,774	$3,774	
00C05450000001431	2408 VICTORY PARK LN	HALL ROAD LP	$3,774	$3,774	
00C05450000001432	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000001433	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000001434	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000001435	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000001436	2408 VICTORY PARK LN	DIMANT RON	$3,774	$3,774	
00C05450000001437	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001438	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001439	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001440	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001441	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000001442	2408 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000000B00	2425 N HOUSTON ST	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000000C00	2425 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
000394000A0019900	2427 HOUSTON ST	CENTER OPERATING COMPANY	$0	$0	
00C05450000001801	2430 VICTORY PARK LN	AUSTIN ELWOOD LP	$3,774	$3,774	
00C05450000001802	2430 VICTORY PARK LN	WOOD DOUGLAS M	$3,774	$3,774	
00C05450000001803	2430 VICTORY PARK LN	KNOX WILLIAM T	$3,774	$3,774	
00C05450000001805	2430 VICTORY PARK LN	HOLLAND GARY N	$3,774	$3,774	
00C05450000001806	2430 VICTORY PARK LN	HAYNES JAYMESON J	$3,774	$3,774	
00C05450000001808	2430 VICTORY PARK LN	CDDR PPTIES LLC	$3,774	$3,774	
00C05450000001809	2430 VICTORY PARK LN	LEIS FAMILY LTD PTNSHIP	$3,774	$3,774	
00C05450000001901	2430 VICTORY PARK LN	AZARM MARIAM	$3,774	$3,774	
00C05450000001902	2430 VICTORY PARK LN	HILL Z HUNTER	$3,774	$3,774	
00C05450000001903	2430 VICTORY PARK LN	PASTORE WILLIAM J &	$3,774	$3,774	
00C05450000001905	2430 VICTORY PARK LN	JAMAL KARIM	$3,774	$3,774	
00C05450000001906	2430 VICTORY PARK LN	DESANTIS NUNZIO M &	$3,774	$3,774	
00C05450000001908	2430 VICTORY PARK LN	NELSON DON A TR	$3,774	$3,774	
00C05450000001909	2430 VICTORY PARK LN	TOLEDO VICTOR	$3,774	$3,774	
00C05450000002001	2430 VICTORY PARK LN	BYRD MARKUS G &	$3,774	$3,774	
00C05450000002002	2430 VICTORY PARK LN	EUCLID INTERESTS LLC	$3,774	$3,774	
00C05450000002003	2430 VICTORY PARK LN	BUXKEMPER BRUCE	$3,774	$3,774	
00C05450000002005	2430 VICTORY PARK LN	KNOX WILLIAM T	$3,774	$3,774	
00C05450000002006	2430 VICTORY PARK LN	MIZRACH JORDAN A	$3,774	$3,774	
00C05450000002008	2430 VICTORY PARK LN	EDWARDS WILLIAM D II &	$3,774	$3,774	
00C05450000002009	2430 VICTORY PARK LN	SMITH JIMMY & SANDRA	$3,774	$3,774	
00C05450000002101	2430 VICTORY PARK LN	MENGE DEMETRIUS	$3,774	$3,774	
00C05450000002104	2430 VICTORY PARK LN	GEBHART DAVID S &	$3,774	$3,774	
00C05450000002105	2430 VICTORY PARK LN	COLLINS MAURICE P JR &	$3,774	$3,774	
00C05450000002106	2430 VICTORY PARK LN	SIDDIQUI MOMIN T	$3,774	$3,774	
00C05450000002108	2430 VICTORY PARK LN	HAYNES JAMES JR & MARTHA	$3,774	$3,774	
00C05450000002109	2430 VICTORY PARK LN	CHANDRA NANDINI	$3,774	$3,774	
00C05450000002201	2430 VICTORY PARK LN	SCHRYER DANIEL A	$3,774	$3,774	
00C05450000002204	2430 VICTORY PARK LN	DAVISON STEVEN K	$3,774	$3,774	
00C05450000002205	2430 VICTORY PARK LN	MCALLISTER STEVEN K	$3,774	$3,774	
00C05450000002206	2430 VICTORY PARK LN	SANDLIN MICHAEL J &	$3,774	$3,774	
00C05450000002208	2430 VICTORY PARK LN	KELLY KEVIN & DESERI	$3,774	$3,774	
00C05450000002209	2430 VICTORY PARK LN	CARTER DONALD J	$3,774	$3,774	
00C05450000002301	2430 VICTORY PARK LN	HIRSCH STEFANIE	$3,774	$3,774	
00C05450000002304	2430 VICTORY PARK LN	EDWARDS CAROL	$3,774	$3,774	
00C05450000002307	2430 VICTORY PARK LN	TAMALE PARTNERS LTD	$3,774	$3,774	
00C05450000002308	2430 VICTORY PARK LN	FAWCETT WALTER R III &	$3,774	$3,774	
00C05450000002309	2430 VICTORY PARK LN	HAMLIN KENNETH	$3,774	$3,774	
00C05450000002401	2430 VICTORY PARK LN	WON DOUGLAS S	$3,774	$3,774	
00C05450000002404	2430 VICTORY PARK LN	PIERRE JEAN	$3,774	$3,774	
00C05450000002407	2430 VICTORY PARK LN	BANK OF AMERICA N A	$3,774	$3,774	
00C05450000002408	2430 VICTORY PARK LN	NAFAL KHALED A	$3,774	$3,774	
00C05450000002501	2430 VICTORY PARK LN	AZARM MARIAM	$3,774	$3,774	

Appendix H: DCAD Real Property Account in the Sport Arena TIF District – Original Boundary (Continued)

Original Sports Arena TIF District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00C05450000002504	2430 VICTORY PARK LN	CIRRUS SOURYAL 2005	$3,774	$3,774	
00C05450000002507	2430 VICTORY PARK LN	ZENT CHARLES	$3,774	$3,774	
00C05450000002508	2430 VICTORY PARK LN	RAD ALLEN A	$3,774	$3,774	
00C05450000002509	2430 VICTORY PARK LN	BARRON JEFFERY ADAM	$3,774	$3,774	
00C05450000002601	2430 VICTORY PARK LN	SIEVERT MICHAEL W	$3,774	$3,774	
00C05450000002604	2430 VICTORY PARK LN	MHH VENTURES LTD	$3,774	$3,774	
00C05450000002607	2430 VICTORY PARK LN	ENGIBOUS THOMAS J	$3,774	$3,774	
00C05450000002608	2430 VICTORY PARK LN	IZZEDIN SALAH & DIANE	$3,774	$3,774	
00C05450000002701	2430 VICTORY PARK LN	HAWAII PREMIER FAMILY LTD	$3,774	$3,774	
00C05450000002704	2430 VICTORY PARK LN	HAWAII PREMIER FAMILY LTD	$3,774	$3,774	
00C05450000002707	2430 VICTORY PARK LN	HAWAII PREMIER FAM LP	$3,774	$3,774	
00C05450000002708	2430 VICTORY PARK LN	BOOTH GREGORY & CAROL J	$3,774	$3,774	
00C05450000002709	2430 VICTORY PARK LN	CARTER DONALD J	$3,774	$3,774	
00C05450000002801	2430 VICTORY PARK LN	ENCORE CONDO HOLDINGS LLC	$3,774	$3,774	
00C05450000002900	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &	$3,774	$3,774	
00C05450000002901	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &	$3,774	$3,774	
00C05450000002902	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &	$3,774	$3,774	
00C05450000002903	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &	$3,774	$3,774	
00C05450000002904	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &	$3,774	$3,774	
00C05450000003001	2430 VICTORY PARK LN	RSVP RESIDENCE	$3,774	$3,774	
00C05450000003101	2430 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000003102	2430 VICTORY PARK LN	HARTLANDMACKIE THOMAS A	$7,548	$7,548	
00C05450000003104	2430 VICTORY PARK LN	ELECTRO ENTERPRISES INC	$3,774	$3,774	
00C05450000003201	2430 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000003202	2430 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000003203	2430 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000003204	2430 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000003205	2430 VICTORY PARK LN	ANLAND BLOCK C LP	$3,820	$3,820	
00C05450000000A00	2440 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
00C05450000000D00	2440 VICTORY PARK LN	ANLAND BLOCK C LP	$3,774	$3,774	
000369000C01B0000	2500 ALAMO ST	ANLAND NORTH LP PS	$236,860	$236,860	
00C05510000000A00	2500 N HOUSTON ST	ICON TOWER LP	$232,058	$232,058	
000394000A0010000	2500 VICTORY AVE	DALLAS CITY OF	$1,640,686	$1,640,686	
000394000A0010300	2601 ALAMO ST	VICTORY PLAZA BLDGS LP	$1,235	$1,235	
000394000A0010500	2601 ALAMO ST	VICTORY PLAZA BLDGS LP	$6,321	$6,321	
00100400000000000	2700 FLYNN ST	DALLAS CITY OF	$255,986	$255,986	
000927000C0010000	2728 N AKARD ST	ANLAND 14 LP	$80,485	$80,485	
00000134095000000	2735 HARRY HINES BLVD	DALLAS CITY OF	$21,000	$0	X
001277000A01A0000	2825 ALAMO ST	ANLAND NORTH II LP	$4,584	$4,584	
001277000A01B0000	2825 ALAMO ST	ANLAND NORTH II LP	$965,309	$965,309	
001277000A01B0100	2825 ALAMO ST	ANLAND NORTH COMM LP	$958,453	$958,453	
001277000A01C0000	2825 ALAMO ST	ANLAND NORTH LP	$1,339,813	$1,339,813	
00C0551000000000B	2990 N HOUSTON ST	VICTORY RETAIL I L P	$24,661	$24,661	
00C05430000000002	3030 OLIVE ST	VICTORY PLAZA BLDGS LP	$112,715	$112,715	
00C05430000000003	3030 OLIVE ST	VICTORY PLAZA BLDGS LP	$112,715	$112,715	
000394000A0010100	3090 OLIVE ST	ANLAND NORTH COMM LP	$309,334	$309,334	
00C05430000000001	3090 OLIVE ST	VMN LP	$112,715	$112,715	
Totals			**$19,821,281**	**$16,423,773**	

Appendix I: DCAD Real Property Accounts in the Sports Arena TIF District – 2012 Boundary Amendment Accounts

Victory Sub-District

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000134098000000	2722 AKARD ST	FELIX LIMITED	$258,300	$258,300	
00000134101000000	2726 AKARD ST	FELIX LIMITED	$179,380	$179,380	
000388000C0050000	2201 GRIFFIN ST	ANLAND SOUTH L P	$179,720	$179,720	
000388000C0010000	2207 GRIFFIN ST	ANLAND SOUTH LP	$524,850	$524,850	
000386000D0100000	2216 GRIFFIN ST	ANLAND SOUTH LP	$197,000	$197,000	
000385000G0140000	2310 GRIFFIN ST	ANLAND SOUTH LP	$86,740	$86,740	
00000134092000000	2701 HARRY HINES BLVD	FELIX LTD	$147,000	$147,000	
00000134083000000	2711 HARRY HINES BLVD	OSCAR ASSOC PS	$687,580	$687,580	
00000134104000000	2721 HARRY HINES BLVD	FELIX LIMITED	$221,970	$221,970	
00000134107000000	2727 HARRY HINES BLVD	FELIX LIMITED	$154,880	$154,880	
000390000A0010000	2401 HOUSTON ST	LAWS STREET DEVELOPMENT	$12,000,000	$12,000,000	
000390000A0010100	2200 LAMAR ST	LAWS STREET LAND LP	$2,454,130	$2,454,130	
Totals			**$17,091,550**	**$17,091,550**	

Riverfront Gateway Sub-District

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000633573000000	110 CONTINENTAL AVE	RIVERFRONT CONTINENTAL LLC	$1,300,000	$1,300,000	
00000633572000000	160 CONTINENTAL AVE	PRESCOTT INTERESTS LTD	$1,900,200	$1,900,200	
00000633572500000	190 CONTINENTAL AVE	TRIBOX REAL ESTATE LLC	$536,530	$536,530	
00000108796000000	201 CONTINENTAL AVE	PNYX LTD	$621,000	$621,000	
000409000A02A0000	212 CONTINENTAL AVE	PNYX LTD	$374,850	$374,850	
000409000A0020000	222 CONTINENTAL AVE	PNYX LTD	$485,180	$485,180	
00000108799000000	233 CONTINENTAL AVE	GREYHOUND LINES INC	$583,880	$583,880	
00000108802000000	315 CONTINENTAL AVE	GLI ACQUISITION CO	$3,838,000	$3,838,000	
00000818137000000	1001 CONTINENTAL ST VIADUCT	DALLAS CITY OF	$83,610	$0	X
00000818125000000	1001 CONTINENTAL ST VIADUCT	DALLAS CITY OF	$72,630	$0	X
00000818140000000	1001 CONTINENTAL ST VIADUCT	DALLAS CITY & COUNTY	$6,200	$0	X
00000633607000000	801 CORE ST	801 CORE ST PTNRS LLC	$600,000	$600,000	
00000633637000100	100 PARKHOUSE ST	ROBBIE DRIVE LTD	$913,410	$913,410	
00000633634000000	114 PARKHOUSE ST	HALEBIAN INVESTMENTS LLC	$126,190	$126,190	
00000633631000000	118 PARKHOUSE ST	APPLETON JAMES K & MARY W	$113,420	$113,420	
00000633628000000	122 PARKHOUSE ST	APPLETON JAMES K & MARY W	$113,420	$113,420	
00000633625000000	126 PARKHOUSE ST	APPLETON JAMES K & MARY W	$153,300	$153,300	
00000633622000000	130 PARKHOUSE ST	APPLETON MARY W	$144,850	$144,850	
00000633616000000	140 PARKHOUSE ST	APPLETON MARY W	$447,490	$447,490	
00000633613000000	146 PARKHOUSE ST	SPRINT COMMUNICATIONS CO	$121,000	$121,000	
00000633610000000	148 PARKHOUSE ST	US SPRINT COMMUNICATIONS	$284,660	$284,660	
00000633637000000	200 PARKHOUSE ST	DALLAS CITY OF	$36,120	$0	X
00000633557000100	505 N RIVERFRONT BLVD	500 NORTH INDUSTRIAL LP	$1,091,350	$1,091,350	
00682800000000300	505 N RIVERFRONT BLVD	WATERFRONT TOWERS LP	$644,060	$644,060	
00682800000000400	505 N RIVERFRONT BLVD	WATERFRONT TOWERS LP	$94,030	$94,030	
000409000A0030000	650 N RIVERFRONT BLVD	PRESCOTT INTERESTS	$1,133,890	$1,133,890	
00000633571500000	707 N RIVERFRONT BLVD	PRESCOTT INTERESTS LTD	$595,550	$595,550	
0004090A000010000	750 N RIVERFRONT BLVD	PNYX LTD	$1,431,880	$1,431,880	
00000633574000000	801 N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC	$546,020	$546,020	
00000633574000100	801 N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC	$750,000	$750,000	
00865400000000100	1000 TRINITY TOLLWAY	DALLAS CITY OF	$25,040	$0	X
00000633562000000			$0	$0	
Totals			**$19,167,760**	**$18,944,160**	

West Dallas Sub-District

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000671806000000	500 AKRON ST	WEST DALLAS INV LP	$164,080	$164,080	
00000703950000000	280 BATAAN ST	GIBSON LARRY	$16,710	$16,710	
00000703942000000	2606 BATAAN ST	GIBSON LARRY	$127,430	$127,430	
00000703921000000	2702 BATAAN ST	MEDINA PRIMITIVO	$36,200	$36,200	
00000703906000000	2706 BATAAN ST	CERVANTES LUPE L &	$23,660	$23,660	
00000703915000000	2710 BATAAN ST	GARCIA ALBERT &	$45,090	$36,072	
00000703903000000	2714 BATAAN ST	CHOVANEC ROBERT H ETAL	$25,800	$0	X
00000703897000000	2715 BATAAN ST	WEST DALLAS INVESTMENTS	$142,290	$142,290	
00000703912000000	2720 BATAAN ST	WEST DALLAS INVESTMENTS	$62,220	$62,220	
00000703855000000	2811 BATAAN ST	WEST DALLAS INVESTMENTS LP	$14,180	$14,180	
00000703780000000	2900 BATAAN ST	WEST DALLAS INV LP	$202,790	$202,790	
00000703789000100	2901 BATAAN ST	TEXAS TRUCK TERMINALS	$3,960	$3,960	

Appendix I: DCAD Real Property Accounts in the Sports Arena TIF District – 2012 Boundary Amendment Accounts (Continued)

West Dallas Sub-District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000672535000200	3012 BATAAN ST	CASTILLO NATIVIDAD M &	$24,140	$7,915	
00000672535000100	3014 BATAAN ST	WEST DALLAS INVESTMENTS LP	$15,900	$15,900	
00000672535000000	3014 BATAAN ST	WEST DALLAS INVESTMENTS	$6,630	$6,630	
00000672538000000	3106 BATAAN ST	IGLESIA DE DIOS MANATIALE	$59,200	$59,200	
00000672565000000	3202 BATAAN ST	MENDEZ JOE N	$35,220	$35,220	
00708400000020000	2829 BECKLEY AVE	TEXAS UTILITIES ELEC CO	$321,740	$321,740	
00000671810000000	302 BEDFORD ST	CORNERSTONE C & M INC	$179,200	$179,200	
00000671815000000	308 BEDFORD ST	GARCIA JUAN ALMARAZ	$24,980	$0	X
00000671818000000	312 BEDFORD ST	RIOS GUADALUPE TR	$16,850	$16,850	
00000671824000000	330 BEDFORD ST	WEST DALLAS INVESTMENT LP	$103,090	$103,090	
00000671872000000	335 BEDFORD ST	WEST DALLAS INV LP	$14,380	$14,380	
00000671875000000	339 BEDFORD ST	WEST DALLAS INV LP	$43,130	$43,130	
00000671827000000	342 BEDFORD ST	WEST DALLAS INV L P	$14,380	$14,380	
00000671833000000	346 BEDFORD ST	WEST DALLAS INV L P	$14,380	$14,380	
00000671830000000	350 BEDFORD ST	WEST DALLAS INV L P	$105,380	$105,380	
00000671836000000	402 BEDFORD ST	JENSEN DAVID	$92,040	$73,632	
00000671839000000	406 BEDFORD ST	WEST DALLAS INV L P	$14,380	$14,380	
00000671842000000	410 BEDFORD ST	WEST DALLAS INV L P	$14,380	$14,380	
00000671845000000	414 BEDFORD ST	WILONSKY ROBERT	$20,060	$20,060	
00000671848000000	418 BEDFORD ST	FULLER BESSIE EST	$14,380	$14,380	
00000671857000000	421 BEDFORD ST	WEST DALLAS INV LP	$104,500	$104,500	
00000671851000000	422 BEDFORD ST	WEST DALLAS INVESTMENTS L	$14,380	$14,380	
00000703864000000	430 BEDFORD ST	WEST DALLAS INV L P	$18,750	$18,750	
00000703867000000	434 BEDFORD ST	WEST DALLAS INV L P	$18,750	$18,750	
00000703870000000	438 BEDFORD ST	WEST DALLAS INV L P	$18,750	$18,750	
00000703873000000	442 BEDFORD ST	WEST DALLAS INV LP	$18,750	$18,750	
00000703876000000	446 BEDFORD ST	WEST DALLAS INV L P	$22,200	$22,200	
00000703858000000	508 BEDFORD ST	WEST DALLAS INVESTMENTS LP	$11,250	$11,250	
00000703861000000	516 BEDFORD ST	KELLY ROBERT L &	$74,080	$74,080	
00000703828000100	607 BEDFORD ST	WEST DALLAS INVESTMENTS LP	$6,000	$6,000	
00000703828000000	607 BEDFORD ST	CARRANZA BENIGNO &	$17,040	$9,822	
00000703825000100	611 BEDFORD ST	WEST DALLAS INVESTMENTS LP	$6,000	$6,000	
00000703825000000	611 BEDFORD ST	CARRANZA BENIGNO &	$38,100	$38,100	
00000703822000100	615 BEDFORD ST	WEST DALLAS INVESTMENTS LP	$6,000	$6,000	
00000703822000000	615 BEDFORD ST	CARRANZA BENIGNO &	$22,050	$22,050	
00000703819000000	619 BEDFORD ST	CARRANZA BENIGNO &	$31,000	$31,000	
007268000402A0000	620 BEDFORD ST	HUERTA PLACIDO ET AL	$276,720	$276,720	
00000703816000000	623 BEDFORD ST	DELGADO TRINIDAD TR	$11,250	$11,250	
00000703813000000	627 BEDFORD ST	DELGADO TRINIDAD TR	$11,250	$11,250	
00000703900000000	2703 BEEVILLE ST	CERVANTEZ LUPE	$20,930	$0	X
00000671800000000	2704 BEEVILLE ST	EZS TRUCKING INC	$211,460	$211,460	
00000703909000000	2705 BEEVILLE ST	CERVANTES LUPE L &	$13,780	$13,780	
00000703927000000	2711 BEEVILLE ST	COMMERCE PPTIES WEST LC	$13,780	$13,780	
00000671803000000	2712 BEEVILLE ST	WEST DALLAS INV LP	$174,250	$174,250	
00000703924000000	2715 BEEVILLE ST	PEREZ MELESIO	$21,690	$21,690	
00000703918000000	2719 BEEVILLE ST	BINGHAM WILEY ANN B	$35,550	$0	X
00000703930000000	402 FABRICATION ST	EZS TRUCKING INC	$43,460	$43,460	
00000703933000000	406 FABRICATION ST	UNKNOWN	$6,180	$6,180	
00000703936000000	410 FABRICATION ST	WEST DALLAS INV	$51,410	$51,410	
00000703939000000	414 FABRICATION ST	MCCLANAHAN WADE	$72,960	$72,960	
00000703945000000	418 FABRICATION ST	MCCLANAHAN WADE	$8,890	$8,890	
00000703948000000	422 FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C	$49,550	$0	X
00000703951000000	502 FABRICATION ST	GIBSON LARRY	$31,660	$31,660	
00000703954000000	508 FABRICATION ST	CALVIN DARRELL W	$29,470	$29,470	
00000703957000000	512 FABRICATION ST	SPICER DONALD R	$11,250	$11,250	
00000703960000000	516 FABRICATION ST	SPICER DONALD R	$137,290	$137,290	
00000703885000000	611 FABRICATION ST	SQUIRIE BROTHERS PPTY LLC	$553,770	$553,770	
00000703723000000	620 FABRICATION ST	RALDAV ENTERPRISES	$349,830	$349,830	

Appendix I: DCAD Real Property Accounts in the Sports Arena TIF District – 2012 Boundary Amendment Accounts (Continued)

West Dallas Sub-District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000703882000000	621 FABRICATION ST	WEST DALLAS INVESTS LP	$96,000	$96,000	
00000703720000000	700 FABRICATION ST	DAVIS RALEIGH F JR &	$275,780	$275,780	
00000703681000000	703 FABRICATION ST	SHERARD M F	$45,870	$45,870	
00000703678000000	707 FABRICATION ST	SHERARD M F	$44,800	$44,800	
00000703675000000	711 FABRICATION ST	CARDENAS ROSALIO & MARIA	$43,200	$43,200	
00000703717000000	714 FABRICATION ST	COPELAND MARY ANN G ET AL	$64,500	$64,500	
00000703672000000	717 FABRICATION ST	ORTIZ ANTONIO M	$25,440	$25,440	
00000703669000000	719 FABRICATION ST	SHERARD SCOTT T	$26,800	$26,800	
00000703666000000	727 FABRICATION ST	BONNILLA JOSE S &	$54,000	$54,000	
00000703702000000	2501 GILMER ST	PURDY BOB D	$30,970	$30,970	
00000703705000000	2509 GILMER ST	PURDY BOB D	$10,580	$10,580	
00000703708000000	2515 GILMER ST	KASHTKARAN MOHAMMED M	$20,920	$20,920	
00000703711000000	2521 GILMER ST	MOHAMMADIAN MOHAMMAD R	$55,190	$55,190	
00000703714000000	2605 GILMER ST	TAHERKHARSANDI ALI	$10,580	$10,580	
00000672085000000	3011 GULDEN LN	WEST DALLAS INVMTS LP	$454,100	$454,100	
00000671914000000	3016 GULDEN LN	HARGETT ELECTRIC CO	$275,000	$275,000	
00000672067000000	3030 GULDEN LN	FLORES EDWARD	$72,290	$39,480	
00000671797000000	2800 HERBERT ST	COMMERCE PROPERTIES WEST LC	$20,000	$20,000	
00000672190000000	3106 HERBERT ST	WEST DALLAS INVESTMENTS	$4,500	$4,500	
00000671758000000	2702 MCPHERSON ST	DELEON JOE D	$7,420	$7,420	
00000671755000000	2706 MCPHERSON ST	ROGERS MARGARET	$20,130	$15,130	
00000671752000000	2710 MCPHERSON ST	WEST DALLAS INVESTMENTS	$10,000	$10,000	
00000671725000000	2720 MCPHERSON ST	ALONZO ERNESTO	$9,900	$9,900	
00000671722000000	2724 MCPHERSON ST	ESTRADA ANDRES JR	$23,270	$23,270	
00000671716000000	2728 MCPHERSON ST	MORALES ALVINO	$21,290	$21,290	
00000671779000000	2731 MCPHERSON ST	2731 MCPROPERTIES CORP	$152,150	$152,150	
00000671710000000	2732 MCPHERSON ST	WEST DALLAS INVESTMENTS L	$13,200	$13,200	
00000671782000000	2733 MCPHERSON ST	2731 MCPROPERTIES CORP	$8,800	$8,800	
00000671785000000	2735 MCPHERSON ST	2731 MCPROPERTIES CORP	$8,800	$8,800	
00000671788000000	2737 MCPHERSON ST	WEST DALLAS INVESTMENTS	$8,800	$8,800	
00000671791000000	2739 MCPHERSON ST	WEST DALLAS INV LP	$8,800	$8,800	
00000671794000000	2741 MCPHERSON ST	WEST DALLAS INV	$9,120	$9,120	
00000671719000000	2900 MCPHERSON ST	WEST DALLAS INV LP	$9,400	$9,400	
00000672559000000	7093 NO NAME ST	ZUNIGA GILBERT	$7,650	$7,650	
00000672556000000	7093 NO NAME ST	ZUNIGA GILBERT	$7,650	$7,650	
00000672553000000	7093 NO NAME ST	ZUNIGA GILBERT	$7,650	$7,650	
00000672550000000	7093 NO NAME ST	ZUNIGA GILBERT	$7,650	$7,650	
00UNPACIFICRRDA00	9999 NO NAME ST	UNION PACIFIC RR CO	$640,721	$640,721	
00000703747000000	2603 PARVIA AVE	BOND BRENDA &SCOTT PARKER	$22,950	$22,950	
00000703969000000	2604 PARVIA AVE	EZ TRUCKING LP	$12,710	$12,710	
00000703966000000	2608 PARVIA AVE	WEST DALLAS INVESTMENTS L	$28,010	$28,010	
00000703750000000	2609 PARVIA AVE	WEST DALLAS INVESTMENTS	$29,820	$29,820	
00000703963000000	2610 PARVIA AVE	SPICER DONALD R	$10,500	$10,500	
00000703753000000	2613 PARVIA AVE	WEST DALLAS INVESTMENTS	$26,870	$26,870	
00000703756000000	2623 PARVIA AVE	PLEXSTAR INC	$56,790	$56,790	
007268000401A0000	2805 PARVIA AVE	SALAZAR PLACIDO HUERTA &	$26,390	$26,390	
00000703831000000	2903 PARVIA AVE	WEST DALLAS INV LP	$5,760	$5,760	
00000703831000100	2903 PARVIA AVE	RICO ANGEL	$14,360	$11,010	
00000671821000000	2802 PASTOR ST	WEST DALLAS INVESTMENTS	$12,480	$12,480	
00000671713000000	2900 PASTOR ST	WEST DALLAS INVESTMENTS LP	$12,000	$12,000	
00000671767000000	316 POE ST	CASTRO ANDRES	$24,610	$0	X
00000671737000000	319 POE ST	MARTINEZ JUANITA	$31,340	$31,340	
00000671764000000	320 POE ST	VALDEZ DORA CABRAL	$20,530	$20,530	
00000671731000000	323 POE ST	MARTINEZ JUANITA	$27,260	$27,260	
00000671761000000	324 POE ST	ROGERS PETE& MARIA	$31,100	$0	X
00000671728000000	327 POE ST	CAVAZOS GUADALUPE B &	$20,980	$13,846	
00000703792000000	602 SINGLETON AVE	VARA JUAN & TERESA M	$26,900	$26,900	
00000671699000000	240 SINGLETON BLVD	CORNERSTONE C & M INC	$484,920	$484,920	

Appendix I: DCAD Real Property Accounts in the Sports Arena TIF District – 2012 Boundary Amendment Accounts (Continued)

West Dallas Sub-District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000671878000000	306 SINGLETON BLVD	WEST DALLAS INV LP	$117,110	$117,110	
00000671881000000	322 SINGLETON BLVD	WEST DALLAS INVESTMENTS	$12,730	$12,730	
00000671884000000	324 SINGLETON BLVD	WEST DALLAS INV LP	$39,380	$39,380	
00000672091000000	331 SINGLETON BLVD	WEST DALLAS INVMTS LP	$94,010	$94,010	
00000671893000000	340 SINGLETON BLVD	WEST DALLAS INVESTMENTS	$103,020	$103,020	
00000672103000000	353 SINGLETON BLVD	HMR INVESTMENT INC	$187,420	$187,420	
00000671902000000	354 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP	$15,900	$15,900	
00000671905000000	408 SINGLETON BLVD	BLUE RIBBON INDUSTRIES	$166,720	$166,720	
00000671911000000	422 SINGLETON BLVD	WEST DALLAS INV L P	$29,690	$29,690	
00000672121000000	423 SINGLETON BLVD	WEST DALLAS INVESTMENTS L	$209,520	$209,520	
00000672133000000	425 SINGLETON BLVD	WEST DALLAS INVESTMENTS	$36,750	$36,750	
00000672517000000	429 SINGLETON BLVD	WEST DALLAS INVESTMENTS	$16,000	$16,000	
00000703762000000	430 SINGLETON BLVD	WEST DALLAS INVESTMENTS L	$24,290	$24,290	
00000703765000000	434 SINGLETON BLVD	FLOYD WILLIAM R	$20,310	$20,310	
00000672520000000	437 SINGLETON BLVD	VALDEZ REBECCA	$93,230	$93,230	
00000703768000000	438 SINGLETON BLVD	FLOYD WILLIAM R	$32,790	$32,790	
00000703789000000	500 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP	$297,810	$297,810	
00000703795000000	604 SINGLETON BLVD	WEST DALLAS INV LP	$86,880	$86,880	
00000703798000100	608 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP	$11,210	$11,210	
00000703798000000	608 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP	$21,210	$21,210	
00000703801000000	614 SINGLETON BLVD	WEST DALLAS INV LP	$26,870	$26,870	
00000703804000000	618 SINGLETON BLVD	SAN MIGUEL GLORIA E	$26,080	$24,359	
00000703807000000	626 SINGLETON BLVD	DELGADO TRINIDAD TR	$127,700	$127,700	
00000672655000000	707 SINGLETON BLVD	NATIONAL STONE INC	$265,000	$265,000	
00000673615000000	717 SINGLETON BLVD	WEST DALLAS INVESTS LP	$61,020	$61,020	
00000703645000000	720 SINGLETON BLVD	DURBIN PAMELA LYNN	$56,720	$56,720	
00000703642000000	730 SINGLETON BLVD	DURBIN PAMELA LYNN TR OF	$223,090	$223,090	
00000703648000000	740 SINGLETON BLVD	DURBIN PAMELA LYNN TR OF	$59,910	$59,910	
00000672100000000	3555 SINGLETON BLVD	WEST DALLAS INVMTS LP	$47,050	$47,050	
00000703699000000	2500 SYLVAN AVE	PURDY BOB D	$34,000	$34,000	
00000703696000000	2506 SYLVAN AVE	SHERARD SCOTT THOMAS	$47,860	$47,860	
00000703693000000	2512 SYLVAN AVE	SHERARD SCOTT THOMAS	$47,130	$47,130	
00000703690000000	2514 SYLVAN AVE	SHERARD SCOTT THOMAS	$53,340	$53,340	
00000703687000000	2600 SYLVAN AVE	TAHERKHARSANDI ALI	$60,330	$60,330	
00000703684000000	2600 SYLVAN AVE	TAHERKHARSANDI ALI	$97,110	$97,110	
00000703663000000	2700 SYLVAN AVE	BONNILLA JOSE S &	$17,610	$17,610	
00000703639000000	2720 SYLVAN AVE	WEST DALLAS INVESTS LP	$85,940	$85,940	
00000703651000000	2816 SYLVAN AVE	BIG D TRUCK & TRAILER	$264,430	$264,430	
00000703654000000	2920 SYLVAN AVE	SALIBA SHUBERT & MCCLURE	$189,370	$189,370	
00000673618000000	3012 SYLVAN AVE	YAWEZ LLC	$20,060	$20,060	
00000673621000000	3016 SYLVAN AVE	YAWEZ LLC	$22,680	$22,680	
00000673624000000	3022 SYLVAN AVE	NATIONAL STONE INC	$19,340	$19,340	
007101000409A0000	3102 SYLVAN AVE	NATIONAL STONE INC	$97,800	$97,800	
00000673633000000	3108 SYLVAN AVE	DURBIN LIVING TRUST	$80,000	$80,000	
00000673636000000	3116 SYLVAN AVE	WEST DALLAS INVESTMENT LP	$95,960	$95,960	
00000673639000000	3122 SYLVAN AVE	WEST DALLAS INVESTMENT LP	$18,360	$18,360	
00000672652000000	3023 TOPEKA AVE	NATIONAL STONE INC	$9,380	$9,380	
00000672649000000	3107 TOPEKA AVE	NATIONAL STONE INC	$237,500	$237,500	
00000672646000000	3115 TOPEKA AVE	NATIONAL STONE INC	$9,380	$9,380	
00000672643000000	3119 TOPEKA AVE	WEST DALLAS INVESTMENT LP	$9,000	$9,000	
00000672640000000	3123 TOPEKA AVE	WEST DALLAS INVESTMENT LP	$9,000	$9,000	
00000672118000000	330 TORONTO ST	WEST DALLAS INVMTS LP	$37,500	$37,500	
00000672169000000	331 TORONTO ST	NUNCIO MARGARET	$39,860	$0	X
00000672172000000	335 TORONTO ST	WEST DALLAS INVESTMENTS	$9,000	$9,000	
00000672175000000	339 TORONTO ST	WEST DALLAS INVESTMENTS	$9,000	$9,000	
00000672178000000	343 TORONTO ST	WEST DALLAS INVESTMENTS	$9,000	$9,000	
00000672181000000	347 TORONTO ST	WEST DALLAS INVESTMENTS	$9,000	$9,000	
00000672184000000	351 TORONTO ST	NUNCIO EDWARD	$50,750	$0	X

Appendix I: DCAD Real Property Accounts in the Sports Arena TIF District – 2012 Boundary Amendment Accounts (Continued)

West Dallas Sub-District (Continued)

Account Number	Property Address	Property Owner	Base Market Value	Base Taxable Value	Exempt
00000672106000000	354 TORONTO ST	WEST DALLAS INVMTS LP	$112,510	$112,510	
00000672187000000	355 TORONTO ST	WEST DALLAS INVESTMENTS	$4,500	$4,500	
00000672145000000	401 TORONTO ST	WEST DALLAS INVESTMENTS L	$18,740	$18,740	
00000672148000000	407 TORONTO ST	RAMIREZ JUSTO EST OF	$32,500	$32,500	
00000672151000000	413 TORONTO ST	WEST DALLAS INV LP	$9,000	$9,000	
00000672154000000	417 TORONTO ST	ZUNIGA GILBERT	$9,000	$9,000	
00000672157000000	421 TORONTO ST	GUZMAN CELESTINO	$21,590	$21,590	
00000672139000000	424 TORONTO ST	ZUNIGA GILBERT	$14,020	$14,020	
00000672160000000	425 TORONTO ST	ZUNIGA GILBERT	$9,000	$9,000	
00000672163000000	429 TORONTO ST	ZUNIGA GILBERT	$9,000	$9,000	
00000672136000000	453 TORONTO ST	WALKER MARY	$11,250	$11,250	
00000703744000000	2612 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B	$120,000	$120,000	
00000703741000000	2622 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B	$5,480	$5,480	
00000703738000000	2626 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B	$5,480	$5,480	
Totals			**$12,682,611**	**$12,278,597**	

Total Boundary Amendment	**$47,292,811**	**$46,665,197**	

AGENDA ITEM # 45

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Raquel Favela, 670-3309

MAPSCO: 43 M

SUBJECT

Authorize a TIF Grant to Dallas Independent School District in an amount not to exceed $50,000 to fund the Workforce Ready Program at L.G. Pinkston High School from increment accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) West Dallas Sub-district – Not to exceed $50,000 – Financing: Sports Arena TIF District Funds (subject to future appropriations from future tax increments)

BACKGROUND

A TIF Grant in an amount not exceed $50,000 is requested to fund the Workforce Ready Program for 100 seniors attending L.G. Pinkston High School who have chosen to enter the workforce upon graduation. The program focuses on four career pathways (25 students in each pathway): (1) architecture; (2) automotive technology; (3) emergency operator; and (4) welding. Students participating in the program will develop technical and soft skills required for their chosen career pathway.

The proposed funding will cover the costs of certification, exams, training software and equipment and conferences associated with each career pathway. The program's goal is to have each student graduate with a career certificate and the skills necessary to gain employment in their chosen pathway. The program will recruit Industry Partners in each career pathway and the students will work with and learn from those partners as part of the program. The program is planned for the 2017-2018 school year.

ESTIMATED SCHEDULE OF PROJECT

Program Begins	August 2017
Program Ends	May 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, City Council conducted a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas ("Sports Arena TIF District") under authority of the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment through the use of tax increment financing by Resolution No. 98-3137 (Ordinance No. 23688); as amended.

On August 25, 1999, City Council authorized (1) an ordinance approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas (Sports Arena TIF District); and (2) the City Manager to enter into participation agreements with Dallas Independent School District (DISD) by Resolution No. 99-2628; Ordinance No. 24002; as amended.

On May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999 by Resolution No. 12-1423 and an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24022, previously approved on August 25, 1999, to reflect these amendments by Resolution No. 12-1424 Ordinance No. 28672.

On June 17, 2015, City Council authorized a resolution amending the City of Dallas Tax Increment Financing (TIF) Policy that established the criteria for evaluating proposed TIF Districts in accordance with the provisions of Chapter 311 of the Texas Tax Code, as amended, adopted by Resolution No. 05-0745 on February 23, 2005; as amended, to add consideration for funding education/training programs to benefit the district and adjacent neighborhoods and make minor updates to program language in the existing criteria for the creation of new TIF Districts by Resolution No. 15-1144.

On April 25, 2017, the Sports Arena TIF District Board of Directors reviewed and recommended approval of an amendment of the Sports Arena TIF District's Project Plan and Grant Program to include workforce training programs as an eligible TIF Grant project.

On April 25, 2017, the Sports Arena TIF District Board of Directors reviewed and recommended approval of a grant agreement with Dallas Independent School District in an amount not to exceed $50,000 to support the L.G. Pinkston High School's workforce preparation program.

On May 15, 2017, the Economic Development Committee will be briefed by memorandum regarding this matter.

FISCAL INFORMATION

Sports Arena TIF District Funds - $50,000 (subject to future appropriations from future tax increments)

PROJECT'S COUNCIL DISTRICT

6

OPERATOR

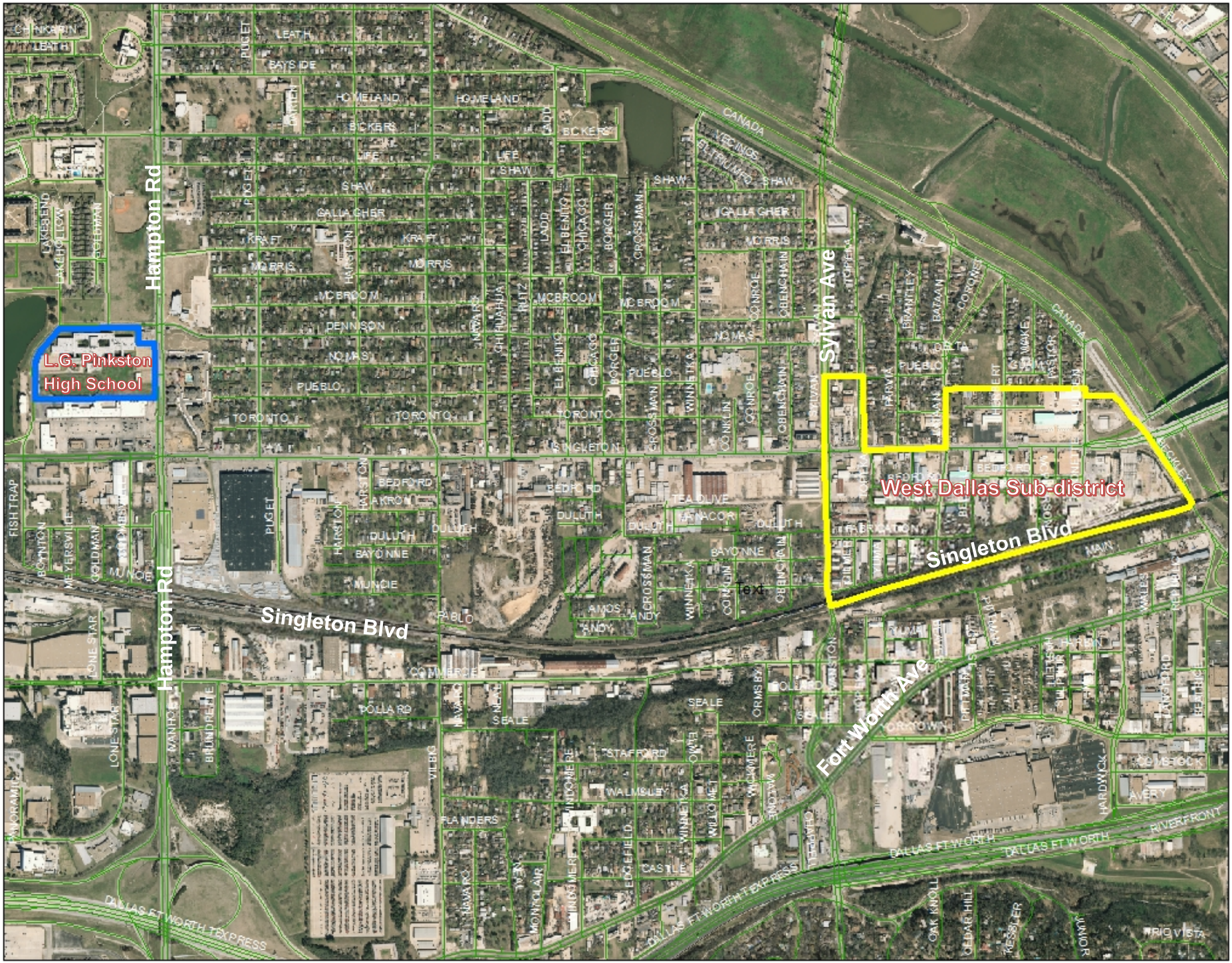
Dallas Independent School District

Michael Hinojosa, Superintendent

MAP

Attached

Location Map



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

WHEREAS, on October 28, 1998, City Council conducted a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas ("Sports Arena TIF District") under the authority of the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment through the use of tax increment financing by Resolution No. 98-3137; Ordinance No. 23688; as amended; and

WHEREAS, on August 25, 1999, City Council (1) an ordinance approving authorized the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas (Sports Arena TIF District); and (2) the City Manager to enter into participation agreements with Dallas Independent School District (DISD) by Resolution No. 99-2628; Ordinance No. 24002; as amended; and

WHEREAS, on May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999 by Resolution No. 12-1423 and an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24022, previously approved on August 25, 1999, to reflect these amendments by Resolution No. 12-1424; Ordinance No. 28672; and

WHEREAS, on June 17, 2015, City Council authorized a resolution amending the City of Dallas Tax Increment Financing (TIF) Policy that established the criteria for evaluating proposed TIF Districts in accordance with the provisions of Chapter 311 of the Texas Tax Code, as amended, adopted by Resolution No. 05-0745 on February 23, 2005; as amended, to add consideration for funding education/training programs to benefit the district and adjacent neighborhoods and make minor updates to program language in the existing criteria for the creation of new TIF Districts by Resolution No. 15-1144; and

WHEREAS, on April 25, 2017, the Sports Arena TIF District Board of Directors reviewed and recommended approval of an amendment of the Sports Arena TIF District's Project Plan and Grant Program to include workforce training programs as an eligible TIF Grant project; and

May 24, 2017

WHEREAS, on April 25, 2017, the Sports Arena TIF District Board of Directors reviewed and recommended approval of a grant agreement with Dallas Independent School District to support the L.G. Pinkston High School's workforce preparation program, in an amount not to exceed $50,000; and

WHEREAS, in furtherance of the Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan, as amended, and to promote within the Sports Arena TIF District: (1) development and diversification of the economy; (2) elimination of unemployment and underemployment; and (3) development and expansion of commerce, the City desires to enter into a grant agreement with the Dallas Independent School District to provide funding for a workforce training program for seniors at L.G. Pinkston High School located in close proximity to the West Dallas Sub-district of the Sports Arena TIF District; and

WHEREAS, the expenditure of TIF funds supporting this grant agreement is consistent with promoting elimination of unemployment or underemployment in the Sports Arena TIF District, specifically, the West Dallas Sub-district in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, as amended, and is for the purpose of providing TIF Grant funding consistent with and described in the Project and Financing Plan, as amended, for the Sports Arena TIF District.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a grant agreement between the City of Dallas and Dallas Independent School District ("DISD"), approved as to form by the City Attorney, for an Economic Development TIF Grant ("TIF Grant"), to fund a Workforce Ready Program at L.G. Pinkston High School, in an amount not to exceed $50,000. The Program's description is attached as **Exhibit A**.

SECTION 2. That the Sports Arena TIF District Board of Directors is hereby authorized to dedicate current Sports Arena TIF District revenues set-aside for General District Wide Improvement Projects in the West Dallas Sub-district, in an amount not to exceed $50,000 in the form of a TIF Grant to DISD for program costs associated with the Pinkston High School Workforce Ready Program, as shown in **Exhibit B**.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $50,000 to DISD, in accordance with an executed grant agreement, from current revenues in the West Dallas Sub-district from Sports Arena TIF District Fund, Fund 0038, Department ECO, Unit W184, Object 3016, Activity SATI, Encumbrance ECOW184H315, Vendor VC0000004937, subject to future appropriations from tax increments.

SECTION 4. That Funds may be shifted among career pathways, and actual program costs may exceed the budget shown in **Exhibit B** (as a result of increased student participation, certificate, exam, conference and software and equipment program costs), as long as the total TIF Grant does not exceed $50,000.

SECTION 5. That nothing in the resolution shall be construed to require the City to approve future dedications of Sports Arena TIF revenues from any source of the City funds other than the Sports Arena TIF District Fund. Any portion of the TIF Subsidy that remains unpaid due to a lack or unavailability of Sports Arena TIF District Funds shall no longer be considered project costs of the Sports Arena TIF District or the City and the obligation of the Sports Arena TIF District to pay DISD shall automatically expire.

SECTION 6. That the TIF Grant to be provided to DISD, will be based on the Sports Arena TIF District's Increment Allocation Policy for the sharing of future revenues in the Tax Increment Fund, adopted by the Sports Arena TIF District Board of Directors on October 2, 2014 (See **Exhibit C**).

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

Exhibit A

L. G. PINKSTON HIGH SCHOOL PROOF CONCEPT PROPOSAL

January 2017

A. Purpose

To connect L. G. Pinkston High School students opting to enter the workforce upon graduation with an Industry Partner in the career field of their high school endorsement or pathway.

B. The Objective

Through strategic partnerships between Pinkston and Industry Partners, participating students will:

- Develop "Soft Skills" required by Industry Partner relevant to career certification
- Obtain career certificates required by Industry Partner upon high school graduation
- Gain a competitive advantage in obtaining employment with the Industry Partner after high school graduation

C. Pathways

- Architecture
- Automotive Technology
- Emergency Operator (911) **Reality BASIC Simulator & Simulation Software*
- Welding

D. Work Scope Overview *"Four Year Model at a Glance"*

Student Classification	Grade Level	Pinkston Role	Industry Partner Role
Freshman	9	• Students select pathway • Students complete prerequisite coursework	• Facilitate campus field trip/site visit to Industry Partner (1)
Sophomore	10	• Students complete 2nd year prerequisite coursework • Industry Partner student project	• Facilitate campus field trip/site visit to Industry Partner (1) • Collaboratively design Industry Partner project
Junior	11	• Industry Partner site visits to campus (2 per semester) • Soft skills mapping taught in Pinkston classes * *Pinkston staff trained by Industry Partner*	• Facilitate campus field site visits to Industry Partner (4) total • Train Pinkston staff on Industry Partner soft skills (Professional Development)
Senior	12	• Industry Partner Internship • Job Shadowing • Teach resume building & interview grooming as designed by Industry Partner • Apply for available job openings	• Facilitate Internship • Facilitate Job Shadowing • Train Pinkston staff on resume building & interview grooming

E. Impact

- Pinkston Senior Class: Approximately 170-200 Students
- Project Target 25 students per pathway
- ***100 students (50-59%) of Graduating Seniors***

F. Pathway Income Projections – Dallas, Texas **Estimates from (Salary.com)*

Pathway	Career In Pathway	Hourly Median Salary	Annual Average Salary	Salary Range
Architecture	Graphic Design Specialist	$27	$55,137.00	$43,760.00 $67,620.00
Automotive Technology	Mechanic Technician	$20	$40,596.00	$30,482.00 $51,522.00
Emergency Operator (911)	Emergency Dispatcher	$18	$37,363.00	$28,343.00 $45,257.00
Welding	Welder	$25	$52,501.00	$38,117.00 $67,232.00

L. G. PINKSTON HIGH SCHOOL PROOF CONCEPT PROPOSAL

January 2017

G. Strategic Personnel

Campus Personnel Pinkston High School	Description
Workplace Coordinator	• Serve as the chief liaison between the Industry Partners and campus for all pathways • Meet with Industry Partners • Collaboratively plan events/ work scope • Monitor impact of program • Coordinate field trip, job shadowing, and enrichment
Pinkston Pathway Instructors	• Facilitate program • Monitor student success • Participate in Professional Development from Industry Partner (soft skills, resume building, interviewing, ect.) • Implement/ teach Industry Partner skills/lesson to students

H. Personnel Stipends

Workplace Coordinator (1)

- $5,000.00 stipend paid in 2 increments end of each semester ($2,500.00)

Pinkston Pathway Instructors (4)

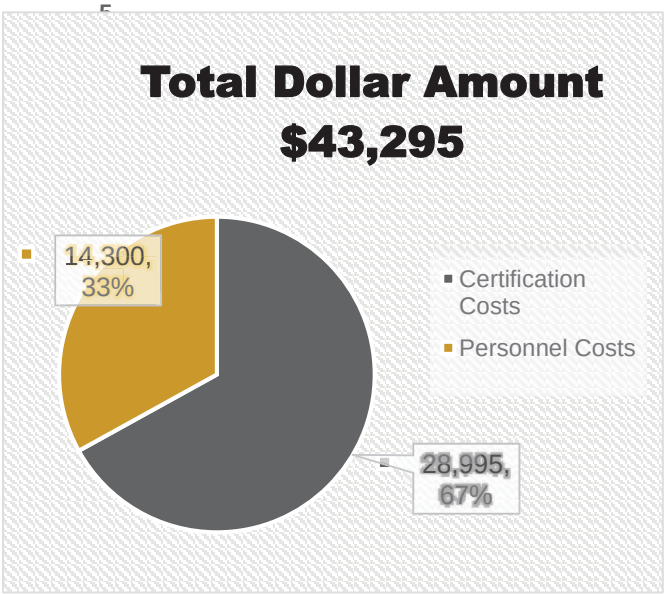
- $2,000.00 stipend paid in 2 increments end of each semester ($1,000.00)

Personnel Stipend Total $14,300 *(*10% included in total personnel stipend for benefits costs)*

I. Career Pathway Expenses

Pathway	Certification	Estimated Total Cost	Expense Type
Architecture	Autodesk Revit Architecture Certified User	$1,850.00	• Certificate • Exam
Automotive Technology	Automotive Service Excellence *ASE Certification* **Regional & State Auto-Tech Conferences Waco, Corpus Christi*	$ 1,125.00 *$ 10,000*	• Certificate Cost • Exam Cost *Registration/Lodge*
Emergency Operator (911) **Additional Unit May Be Purchased*	NECC National Emergency Communications Certification	$14, 895.00	• 911 Reality Simulator • Software • Certifications
Welding	AWS American Welding Society *Certified Welder*	$ 1,125.00	• Certificate Cost • Exam Cost
Total		**$28,995**	

J. Proposal Budget Projections



K. Students in Pathway

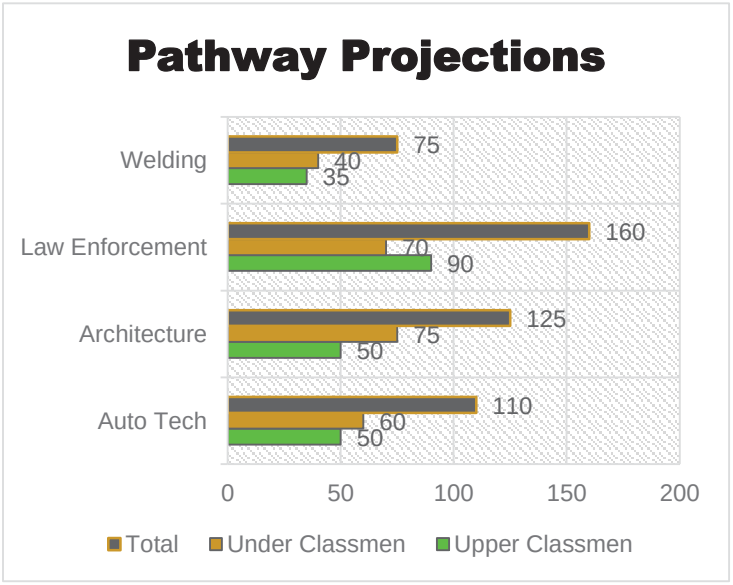


Exhibit B

L. G Pinkston High School - Workforce Ready Program Costs

** Each pathway will target 25 students, classified as Seniors*

Pathway: Architecture
Certification: Autodesk Revit Architecture Certified User

Expense	**Cost Per Student**	**Total Cost**
Certification Costs	$75.00	$1,875.00
Total Architecture Pathway Cost		$1,875.00

Pathway: Automotive Technology
Certification: Automotive Service Excellence (ASE) Certification

Expense	**Cost Per Student**	**Total Cost**
Certificate Costs	$30.00	$750.00
Regional Auto-Tech Conference-Waco, TX Re	$30.00	$750.00
Regional Auto-Tech Conference-Waco, TX Room & Board (# of Students)	$159.50	$3,987.50
State Auto-Tech Conference-Corpus Christi, TX *Registration* (# of Students)	$75.00	$1,875.00
State Auto-Tech Conference-Corpus Christi, TXRoom & Board (# of Students)	$159.50	$3,987.50
Total Automotive Technology Pathway Cost		$11,350.00

Pathway: Emergency Operator
Certification: National Emergency Communications Certification (NECC)

Expense	**Cost Per Student**	**Total Cost**
911 Reality BASIC Simulator (#) *Certification/ software/liscences included*	N/A	14,895.00
Software Licenses (#)	N/A	
Certification Costs (# of Students)		
Total Emergency Operator Pathway Cost		14,895.00

Pathway: Welding
Certification: American Welding Society (AWS) Certified Welder

Expense	**Cost Per Student**	**Total Cost**
Exam Costs (# of Students)		
Certificate Costs (# of Students)	$35.00	$875.00
Total Welding Pathway Cost		$875.00

Program Personnel Stipends (paid at the end of each semester)		
Workplace Coordinator	$50.00	$5,000.00
Architecture Pathway Instructor	$80.00	$2,000.00
Automotive Pathway Instructor	$80.00	$2,000.00
Emergency Operator Pathway Instructor	$80.00	$2,000.00
Welding Pathway Instructor	$80.00	$2,000.00
Benefit Costs for Instructors and Coordinators	$52.00	$1,300.00
Total Welding Pathway Cost		$14,300.00

Estimated Total Workforce Ready Program Cost	$43,295.00

Exhibit C

TIF Increment Allocation Policy
Sports Arena TIF District
Adopted October 2, 2014

It is important for the City of Dallas to encourage as many projects as possible in the Sports Area TIF District (the "District"). In that spirit, Sports Arena TIF funds will be allocated to Developers proportionately, based on the increment created by the Project (defined in a specific TIF agreement) and potentially other related projects by same developer or affiliate (if not seeking separate, additional TIF funds) within the District and in accordance with sub-district increment sharing arrangements as described below and after repayment of any pre-existing agreements with specific priority status.

Definitions:

Project (TIF-eligible) – Development/redevelopment that adds taxable real property value at a particular site or a space or facility of public benefit such as open space, trails or cultural facilities that has been approved for TIF funds by City Council and all requirements for payment set forth in the project's development agreement have been completed.

Developer – A person or entity that has completed all requirements for a TIF-eligible Project, as set out in the fully executed development agreement for the Project.

Related Project/Developer – If a Developer or a Developer's affiliates (as defined in a development agreement) has other development or redevelopment projects in addition to a TIF-eligible Project, increment from those Related Project(s) may be included in Individual Increment for reimbursement of the TIF-eligible Project expenses. A Developer of a TIF-eligible Project or its affiliates must have at least 50% ownership in any Related Project. These requirements will be further specified in a development agreement where applicable.

Total Increment – The annual amount of increment generated by all sub-districts deposited into the TIF fund from the participating jurisdictions.

Sub-district Increment – The annual amount of increment generated within a Sub-district.

Individual Increment – The portion of the increment that a Project or Related Project creates each year.

Administrative Expenses – The City will take a share of TIF revenue from the District's total increment for the amount it bills to the district for costs necessary for administration of the TIF District program, which may include charges from other departments, each year. Administrative Expenses are the first priority for reimbursement out of the total increment for the TIF District.

Sub-District Wide Improvements – District-Wide Improvements are defined as improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting

multiple properties or blocks. Sub-district Wide Improvement Funds will be set up for both the West Dallas and Riverfront Gateway Sub-districts.

Sub-district Shared Increment – The Sub-district increment less: (1) any required set-aside for Sub-district Wide Improvements to be reserved from Sub-district increment; and (2) the sum of the Individual Increments of all eligible Developers.

Available Cash – Funds in the Sports Arena TIF fund that is not already allocated, encumbered, or otherwise set aside for other purposes pursuant to the Project and Financing Plan.

Sub-district Increment Sharing Arrangements:

In accordance with the Sports Arena TIF District Project and Financing Plan, tax increment sharing among certain sub-districts with the Sports Arena TIF has been designated as follows:

Ten percent (10%) of the total collected City and County increment revenue (after administrative expenses) for the Victory Sub-district shall be allocated to the West Dallas Sub-district.

Remaining increment generated from the Victory Sub-district will be retained for projects and other commitments in that area and will not be transferred to other sub-districts. There are not any increment sharing arrangements for the Riverfront Gateway Sub-district.

Sub-district Wide Improvements Set-Asides:

Victory Sub-district Wide Improvements Set-Aside – From 2014 annual sub-district increment, after payment of completed Tier One projects, $500,000, shall be set-aside for eligible sub-district wide improvements. Eligible improvements are limited to future design and construction of public improvements that may be required as a result of the implementation of the following Tier Two infrastructure improvement projects: Olive Street Reconfiguration and Two-Way Conversion of Houston Street and Victory Avenue.

West Dallas Sub-district Wide Improvements Set-Aside – The West Dallas Sub-district Wide Improvements set-aside is comprised of two parts:

1) Zoning Sub-district Wide Improvements Set-Aside – Five percent (5%) of the increment generated from the West Dallas Sub-District, up to $3,000,000, shall be set aside for Planned Development District (PD) 891 zoning required improvements (Zoning Sub-district Wide Improvements).

   Zoning Sub-District Wide Improvements shall specifically include PD 891 Open Space Improvements, whether constructed incrementally in conjunction

with specific private development projects or constructed independent of a specific private development project.
PD 891 improvements specifically include: Muncie Street Linear Park, Herbert Plaza and the Akron Park Greenway.

2) General Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment transferred from the Victory Sub-district shall be set-aside for other West Dallas Sub-district wide improvement projects (General Sub-district Wide Improvements) and to be used as a match for potential grant funding of improvement projects.

General Sub-district Wide Improvement projects are yet to be determined, but potential projects are listed below.

- Enhancement of western gateway to the Continental Pedestrian Bridge that provides the La Bajada neighborhood and community access (Continental Plaza)
- Transformation of existing electric utility infrastructure into public art gateway into the area in cooperation with Oncor and the Office of Cultural Affairs
- Revival of Bataan Center as the social and cultural hub of the neighborhood. The TIF Act allows for increment to fund the costs of providing areas of public assembly in or outside the district.
- Singleton boulevard streetscape improvements
- Canada Drive improvements

Riverfront Gateway Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment generated from the Riverfront Gateway Sub-District, up to $955,000, shall be set aside for eligible improvements. Eligible improvements shall specifically include streetscape, open space and trail improvements that benefit multiple properties within the Riverfront Gateway Sub-district whether constructed as part of a single development project or independent of a development project. These funds may also be used as a match for potential grant funding for eligible improvements.

Increment Allocation Provisions for the Victory Sub-district:

1. Beginning in tax year 2013, ten percent (10%) of the total collected City and County increment revenue (after administrative expenses) for the Victory Sub-district shall be allocated to the West Dallas Sub-district.

2. Existing Zone obligations (as approved in the Original Plan on August 25, 1999) shall have next priority.

3. TIF grants for Center Operating Company and Hillwood 1642, Ltd as outlined in the amended TIF Plan approved May 9, 2012, shall be next in priority, if the grant has been authorized by City Council.

4. Tier One Improvements as described in the TIF Plan shall be next in priority.

    a. Increment payments for Tier One improvements shall be made in fixed payments over the life of the Victory Sub-district.

    b. If the Sub-district Increment plus any remaining Sub-district increment from previous years is insufficient to satisfy all Tier One priority payments, the available increment will be allocated according to a fraction, with the denominator of which is the outstanding balance of total Tier One priority payments and the numerator of which is the outstanding balance of the individual Tier One priority payments.

5. Tier Two Improvements as described in the TIF Plan shall be next in priority.

    a. Once the Sub-district increment generated is in excess of the annual TIF funding commitments for Tier One projects, including funding any shortfalls in amortized annual payments for Tier One projects, Tier Two project costs will be reimbursed on a constant payment basis over the remaining term of the Sub-district.

    b. The TIF Board may allocate additional one time payments for Tier Two projects if there is surplus Sub-district increment after annual payments are made for all outstanding Sub-district obligations.

    c. Subject to TIF Board and City Council approval and surplus increment after annual payments are made for all Sub-district obligations, projects under $750,000 may be funded directly.

6. Funding a Reserve Account as described in the TIF Plan is the remaining priority.

Increment Allocation Provisions for the West Dallas Sub-district:

1. Funds transferred from the Victory Sub-district to the West Dallas Sub-district shall be allocated as follows:

    a. General Sub-district Wide Improvement Set-Aside - Ten percent (10%) of the increment transferred from the Sports Arena portion of

the District up to $1,400,000 shall be set-aside for the General Sub-district Wide Improvements described above.

b. Remaining funds (Net General Sub-district Wide Set-Aside) shall be made available to reimburse eligible development projects pursuant to agreements with private developers with the private developer projects paid in the order that such projects qualify for payment.

2. Zoning Sub-district Wide Improvement Set-Aside - Five percent (5%) of the West Dallas Sub-district Increment up to $3,000,000, shall be set aside for Zoning Sub-district Wide Improvements.

3. After allocation of funding for 1. and 2. above, remaining Sub-district Increment shall be allocated to eligible projects in accordance with the Standard Procedure described below.

Increment Allocation Provisions for the Riverfront Gateway Sub-district:

1. Riverfront Gateway Sub-district Wide Improvements Set-aside - Ten percent (10%) of the increment generated from the Riverfront Gateway Sub-district, up to $955,000, shall be set aside for eligible improvements.

2. Remaining sub-district increment shall be allocated to projects in this sub-district in accordance with the Standard Procedure described above.

Standard Procedure *(West Dallas and Gateway Sub-districts Only, for increment generated within each Sub-district):*

Annually, after the Total Increment has been deposited in the TIF fund, the fund will pay Administrative Expenses from the entire Sports Arena TIF District's Total Increment. After Administrative Expenses, allocation of any funds transferred from the Victory Sub-district and any Sub-district-Wide Improvement allocations (as set forth above), have been paid or set aside, Developers within the Sub-district approved for TIF funding from the Sports Arena TIF will be eligible to receive increment generated within the Sub-district and collected for their Project if the Sub-district increment is greater than the sum of Sub-district Wide Improvement Set-asides to be reserved from increment generated within the Sub-district (for the West Dallas Sub-district, the Zoning Sub-district Wide Improvements Set-aside, but not the General Sub-district Wide Improvements Set-aside) and all individual increment from other projects eligible for payment. In such case, in addition to their individual increment, Developers will be eligible to receive a portion of any Shared Increment, if available. The Shared Increment allotted to an eligible Developer shall be a ratio of an eligible Developer's Individual Increment to the sum of the Individual Increments for all Projects eligible for reimbursement for that year.

If the sum of sub-district set-asides and all individual increment from projects eligible for payment is not greater than the sub-district increment, remaining sub-district increment shall be allocated to eligible projects proportionally based on added value (a ratio of one eligible project's added value to the sum of the added value for all projects eligible for reimbursement in a given year).

Dallas Central Appraisal District (DCAD) certified values for each tax year will be the data source used to determine values for the increment allocation procedure. However, no increment allocation will be made unless a total Project or specific phase as defined in a development agreement is completed by June 1st of a given year, as evidenced by City approval of all supporting documents required in the development agreement. The City's Director of Economic Development will made the final determination in applying future available revenues in the TIF Fund among Projects.

Notes:

In general, increment will be allocated annually, after each participating jurisdiction has deposited its annual increment into the TIF fund. Projects will not eligible for TIF funding in a given year unless all contractual obligations of the development agreement are fulfilled by June 1st of that year. If there are delays with the Project start date, approval of other financing sources or project completion, staff and the TIF board may reconsider the priority status for increment allocation to the Project. If the Project completion is delayed past approved dates and other approved TIF projects are completed any available accumulated increment in the TIF fund can be used to reimburse other completed projects; and when the Project has been completed it may resume its original priority for reimbursement.

If the appraised value of the remaining property in the TIF District decreases in value despite new development and as additional TIF Projects are approved and completed, the TIF subsidy for Projects that year may be reduced or unpaid. If there is no revenue available after administrative expenses, there will be no increment payments that year.

At its discretion, the Sports Arena TIF Board may make modifications or corrections to this Policy to increase its effectiveness.

AGENDA ITEM # 46

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing & Neighborhood Revitalization

CMO: Raquel Favela, 670-3309

MAPSCO: 46Q

SUBJECT

Authorize an amendment to Resolution No. 17-0417, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 3811 Hamilton Avenue from Miko Trucking Inc. to Torres Construction - Not to exceed $103,000 - Financing: 2015-16 Community Development Block Grant Funds

BACKGROUND

The homeowner and property herein described are eligible and qualified for the Reconstruction Program. The homeowner has a household income at 80% or below Area Median Family Income: Gladys Laury, a 82 year old female, residing at 3811 Hamilton Avenue.

Gladys Laury originally selected Miko Trucking Inc. to rebuild her home but requested that another contractor be assigned, because the selected contractor did not execute the contract due to its availability.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 22, 2017, City Council authorized an on-site reconstruction for the property located at 3811 Hamilton Avenue by Resolution No. 17-0417.

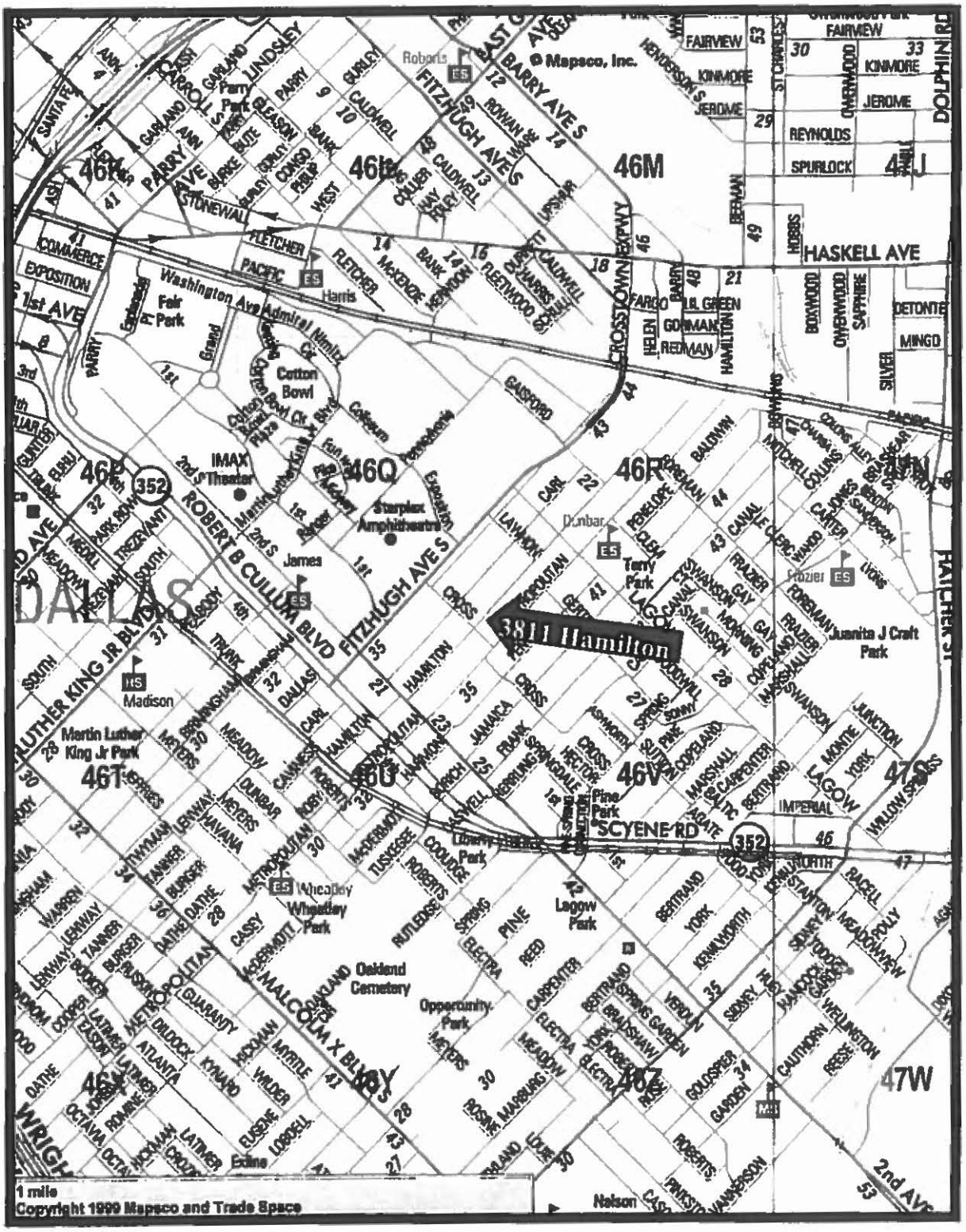
The Housing Committee will be briefed by memorandum regarding this matter on May 15, 2017.

FISCAL INFORMATION

2015-16 Community Development Block Grant Funds - $103,000

MAP

Attached


3811 Hamilton
46Q
46R
46M
46L
46K
46P
46T
46U
46V
47Q
47W
47R
47N
47J
DALLAS
FITZHUGH AVE S
ROBERT B CULLUM BLVD
MARTIN LUTHER KING JR BLVD
MALCOLM X BLVD
SCYENE RD
HASKELL AVE
BARRY AVE S
FAIRVIEW
KINMORE
JEROME
REYNOLDS
SPURLOCK
Roberts ES
Harris ES
Dunbar ES
Frazier ES
Whiteley ES
Madison HS
Fair Park
Cotton Bowl
IMAX 2nd St Theater
Starplex Amphitheatre
James ES
Terry Park
Juanita J Craft Park
Martin Luther King Jr Park
Pine Park
Lagow Park
Whiteley Park
Oakland Cemetery
Opportunity Park
Mapsco, Inc.
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 46Q

May 24, 2017

WHEREAS, on February 22, 2017, City Council authorized an on-site reconstruction for the property located at 3811 Hamilton Avenue in an amount not to exceed $103,000, by Resolution No. 17-0417; and

WHEREAS, on April 10, 2017, Gladys Laury requested a contractor change to rebuild her home located at 3811 Hamilton Avenue.

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. 17-0417, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 3811 Hamilton Avenue from Miko Trucking Inc. to Torres Construction.

SECTION 2. That the City Manager is hereby authorized to execute the loan documents with Gladys Laury, approved as to form by the City Attorney, for the on-site reconstruction at 3811 Hamilton Avenue.

SECTION 3. That the Chief Financial Officer is hereby authorized to make payments for reconstruction of the home in accordance with the following funding information:

Fund CD15, Department HOU, Unit 628H, Object 3100
Encumbrance CT HOU628HD1238 ($103,000)
~~Vendor # VS0000010476 - Miko Trucking Inc. - 3811 Hamilton Avenue~~
Vendor 337798 - Torres Construction - 3811 Hamilton Avenue

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

AGENDA ITEM # 47

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing & Neighborhood Revitalization

CMO: Raquel Favela, 670-3309

MAPSCO: 56C

SUBJECT

Authorize an amendment to Resolution No. 17-0419, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Miko Trucking Inc. to Weldon Harris DBA Weldon's Interprises - Not to exceed $103,000 - Financing: 2015-16 Community Development Block Grant Funds

BACKGROUND

The homeowner and property herein described are eligible and qualified for the Reconstruction Program. The homeowner has a household at 80% or below Area Median Family Income: Ethel Alexander, a 74 year old female, residing at 2612 Stephenson Street.

Ethel Alexander originally selected Miko Trucking Inc. to rebuild her home but requested that another contractor be assigned, because the selected contractor did not execute the contract due to its availability.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 22, 2017, City Council authorized an on-site reconstruction for the property located at 2612 Stephenson Street by Resolution No. 17-0419.

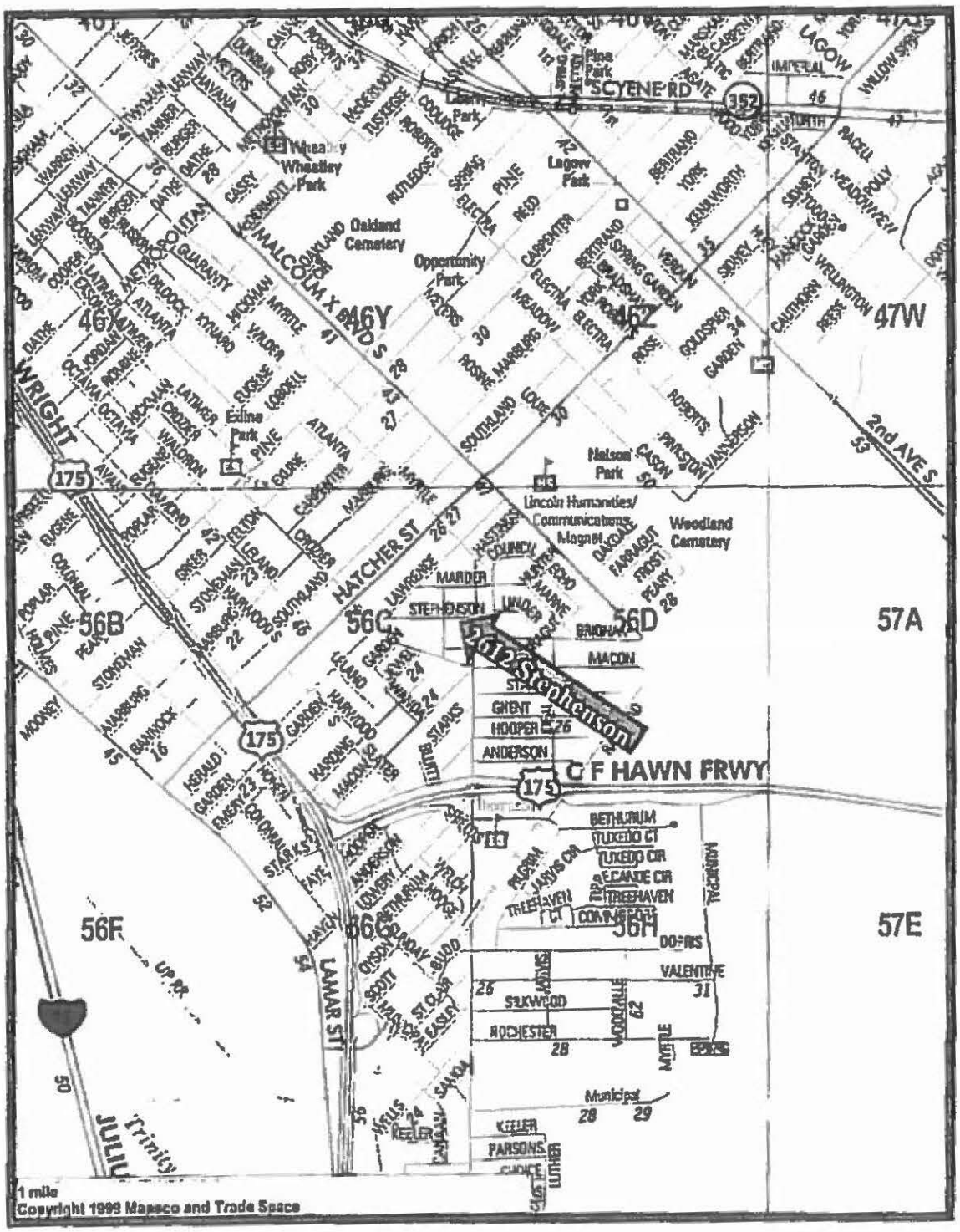
The Housing Committee will be briefed by memorandum regarding this matter on May 15, 2017.

FISCAL INFORMATION

2015-16 Community Development Block Grant Funds - $103,000

MAP

Attached


SCYENE RD
MALCOLM X BLVD S
HATCHER ST
LAMAR ST
C F HAWN FRWY
2nd AVE S
WRIGHT
5012 Stephenson
Oakland Cemetery
Opportunity Park
Wheatley Park
Pine Park
Lagow Park
Exline Park
Nelson Park
Lincoln Humanities/ Communications Magnet
Woodland Cemetery
Municipal
MARDER
STEPHENSON
MACON
GRENT
HOOPER
ANDERSON
BETHURUM
TUXEDO CT
TUXEDO CIR
PECANDE CIR
TREEHAVEN
ROCHESTER
SYLKWOOD
VALENTINE
DORRIS
PARSONS
KELLER
46
46Y
46Z
47W
56B
56C
56D
56F
56G
56H
57A
57E
1 mile
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MAPSCO 56C

May 24, 2017

WHEREAS, on February 22, 2017, City Council authorized an on-site reconstruction for the property located at 2612 Stephenson Street in an amount not to exceed $103,000, by Resolution No. 17-0419; and

WHEREAS, on April 10, 2017, Ethel Alexander requested a contractor change to rebuild her home located at 2612 Stephenson 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 amend Resolution No. 17-0419, previously approved on February 22, 2017, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Miko Trucking Inc. to Weldon Harris DBA Weldon's Interprises.

SECTION 2. That the City Manager is hereby authorized to execute the loan documents with Ethel Alexander, approved as to form by the City Attorney, for the on-site reconstruction at 2612 Stephenson Street.

SECTION 3. That the Chief Financial Officer is hereby authorized to make payments for reconstruction of the home in accordance with the following funding information:

Fund CD15, Department HOU, Unit 628H, Object 3100
Encumbrance CT HOU628HD1239 ($103,000)
~~Vendor # VS0000010476 - Miko Trucking Inc. - 2612 Stephenson Street~~
Vendor VS91045 - Weldon Harris DBA Weldon's Interprises - 2612 Stephenson Street

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

AGENDA ITEM # 48

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 43 T; U

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance repealing a portion of Specific Use Permit No. 98 for a quarry; **(2)** an ordinance granting a CR Community Retail District on the southeastern quadrant of the area of request; and **(3)** an ordinance granting a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District on the east side of North Westmoreland Drive, south of Interstate Highway 30

Recommendation of Staff and CPC: Approval to repeal a portion of Specific Use Permit No. 98, approval of a CR Community Retail District; and approval of a Planned Development District, subject to a development plan, landscape plan, and conditions

Z167-173(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-173(SM) **DATE FILED:** January 3, 2017

LOCATION: East side of North Westmoreland Drive, south of Interstate Highway 30.

COUNCIL DISTRICT: 1 **MAPSCO:** 43 T, U

SIZE OF REQUEST: Approx. 9.25 acres **CENSUS TRACT:** 69.00

OWNER: Dallas County Hospital District

APPLICANT: QuikTrip Corporation

REPRESENTATIVE: Dallas Cothrum, Masterplan

REQUEST: An application for 1) the repealing of a portion of Specific Use Permit No. 98 for a quarry; 2) a CR Community Retail District on the southeastern quadrant of the area of request; and 3) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District.

SUMMARY: The purpose of the request is to (1) terminate a portion of a specific use permit for a quarry, (2) rezone the southeastern quadrant to a CR Community Retail District to facilitate future utility uses for Oncor, and (3) create a Planned Development District for CR Community Retail District uses on the remainder to construct a general merchandise or food store greater than 3,500 square feet and a motor vehicle fueling station [QuikTrip] with modifications to landscaping regulations.

CPC RECOMMENDATION: **Approval** to repeal a portion of Specific Use Permit No. 98, **approval** of a CR Community Retail District; and **approval** of a Planned Development District, subject to a development plan, landscape plan, and conditions.

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STAFF RECOMMENDATION: **Approval** to repeal a portion of Specific Use Permit No. 98, **approval** of a CR Community Retail District; and **approval** of a Planned Development District, subject to a development plan, landscape plan, and conditions.

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BACKGROUND INFORMATION:

- The area of request has remained undeveloped for approximately 40 years, according to aerial photography from 1968.

- To the west of the area request is Planned Development District No. 811. In September 2009, PDD No. 811 was established to allow for a mixed use development that will provide a combination of retail, commercial, residential and office uses. On May 9, 2012 Council approved an amendment and expansion of PDD No. 811.

- The site has significant topography and is in the general area impacted by the escarpment zone. However, the Director determined that the area of request is determined as a Geologically Similar Area and all development on the site must comply with the City of Dallas Code, Chapter 51A-5.200.

- On March 16, 2017, the City Plan Commission recommended approval of a CR Community Retail District; and approval of a Planned Development District, subject to a development plan and conditions.

- After the City Plan Commission recommended approval staff discovered an error that required another notice for a second CPC hearing. The error was contributed to a unique situation where the zoning boundary of the NO(A) District on the private property of the subject site ended approximately at the bounding property line of IH-30. Since the right-of-way was zoned differently than the zoning included on the notice and because zoning is taken to the center of any right-of-way, another notice was required to be advertised. On April 6, 2017, the City Plan Commission reconsidered this item to allow staff to re-advertise the item to add the termination of a portion of Specific Use Permit No. 98 for a quarry for a portion of the property zoned an IR Industrial Research.

Zoning History: There have been no recent zoning changes requested in the vicinity in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Planned Dimension; ROW
Westmoreland Road	Principal Arterial	Minimum 6 lanes, divided; 100 ft.
Interstate Highway 30	Highway	Varies

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request's Traffic Impact Analysis and determined that the proposed development will not be a detriment 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to

AREA PLAN:

The request site is within the boundary of the *Southwest Dallas Land Use Study, Phase II*, June 1988. The Study encourages office and supports retail uses.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	NO(A)	Undeveloped
North	IR, SUP No. 1551, SUP No. 98	Highway, Animal Shelter, Undeveloped
East	NO(A), SUP No. 98	USPS Bulk Mail Center
South	NO(A)	Medical Clinic
West	PD No. 811	Undeveloped

One purpose of the request is to change the zoning in order to allow three retail uses that are prohibited in the existing Neighborhood Office NO(A) District. The new uses are (1) general merchandise or food store greater than 3,500 square feet, (2) motor vehicle fueling station, and (3) a convenience store with drive through. The convenience store with drive through requires a specific use permit and the applicant is currently considering adding that feature to new QuikTrip stores. In the event the applicant decides a drive through is desired, a new application for a Specific Use Permit will be submitted and reviewed.

The second purpose of the request is to separate an area within the property for the future use of ONCOR. This area is proposed to be CR Community Retail and is located in the southeastern quadrant of the property, north of the existing medical clinic building and west of the existing USPS Bulk Mail Center. Other utility towers are also in the vicinity of the request at the western terminus of Remond Drive and on the north line of Remond Drive, east of Hartsdale Drive.

The request site is undeveloped and is conveniently located on the corner of an interstate access road and a major arterial roadway in a nonresidential area. The development pattern for the immediate area consists of a medical clinic, mixed use, and utility uses. These uses are located primarily along Westmoreland Road and the interstate. Because the site is distanced from residential neighborhoods and adjacent to an interstate, the land use is compatible with the surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing							
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
Proposed							
CR	15	20' adjacent to residential OTHER: No Min.	.75 FAR overall .5 office	54' 4 stories	60%		Retail & personal service
PD with CR base	15	20' adjacent to residential OTHER: No Min.	.75 FAR overall .5 office	54' 4 stories	60%		Retail & personal service

Landscaping: Landscaping requirements in the proposed planned development district must be in accordance with Article X of the Dallas Development Code with one modification to street trees. Because the site contains significant topography, the maximum distance to consider trees as street trees was extended from 30 feet to 60 feet from the street curb. This modification is only proposed on the southwestern boundary of the site and will allow the site to maintain the existing grades so as to not disturb the grades the southern property line.

Sidewalks: Enlarged sidewalks and pedestrian crossings are also proposed in this request. PDD No. 811 to the west of North Westmoreland Road has a pedestrian friendly environment with large sidewalks. Therefore, matching sidewalk widths, pedestrian crossings, and a pedestrian connection from the sidewalk to the proposed facility are included with the request.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Geologically Similar Area: On January 6, 2017, the Director of Sustainable Development and Construction wrote a determination letter that the Property is considered a Geologically Similar Area. The determination was made based on the materials submitted for the determination, the Property is located within an area that was previously covered by Specific Use Permit No. 98 for a quarry, and historical aerial photographs indicate portions of the site and areas immediately adjacent to the site were quarried and mined extensively in the past. Therefore, all development on the site must comply with the regulations for development in Geologically Similar Areas, as defined in Chapter 51A-5.200. Items required for review in accordance with Chapter 51A-5.200 include details of terrain and area drainage, results of a slope stability analysis, a soil erosion control plan, grading plans, and vegetation plans, as prescribed in Chapter 51A-5.200.

CPC Action – March 16, 2016:

Motion: It was moved to recommend **approval** of 1) a CR Community Retail District on the southeastern quadrant of the area of request; and **approval** of 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request, subject to a development plan and conditions on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

Maker: Anglin
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Housewright, Schultz, Murphy

Against: 0
Absent: 1 - Haney
Vacancy: 0
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

Notices: Area: 500 Mailed: 14
Replies: For: 2 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Jake Pietras, 1120 N. Industrial Blvd., Euless, TX, 76039
Against: None

CPC Action – April 6, 2016:

Motion to Reconsider: It was moved to **reconsider** the action taken on March 16, 2017, which was to recommend approval of 1) a CR Community Retail District on the southeastern quadrant of the area of request; and approval of 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request, subject to a development plan and conditions on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

Maker: Anglin
Second: Mack
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Haney, Housewright, Schultz, Murphy
Against: 0
Absent: 0
Vacancy: 0
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

Motion: In considering an application for 1) a CR Community Retail District on the southeastern quadrant of the area of request; and for 2) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District on the east side of North Westmoreland Drive, south of Interstate Highway 30, it was moved to instruct staff to re-advertise to include a change to the property zoned description to NO(A) Neighborhood Office District and IR Industrial Research District, and include termination of Specific Use Permit No. 98 with the zoning case to return April 27, 2017.

Maker: Anglin
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Haney, Housewright, Schultz, Murphy
Against: 0
Absent: 0
Vacancy: 0
Conflict: 4 - Jung, Peadon, Ridley, Tarpley

Notices: Area: 500 Mailed: 14
Replies: For: 4 Against: 0

Speakers: None

CPC Action – May 4, 2016:

Motion: It was moved to recommend **approval** of 1) repealing a portion of Specific Use Permit No. 98 for a quarry, **approval** of 2) a CR Community Retail District on the southeastern quadrant of the area of request; and **approval** of 3) a Planned Development District for a CR Community Retail District uses on the remainder of the area of request, subject to a development plan, revised conditions, and a landscape plan with the following five elements: 1) nine additional trees along the retaining wall, 2) 10 additional trees along the back of the facility, 3) pedestrian path with pavement treatment from Westmoreland to the building, 4) pavement treatment on pedestrian paths intersecting drives, and 5) six-foot instead of five-foot sidewalk along Westmoreland to match adjacent development to west on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District on the east side of North Westmoreland Drive, south of Interstate Highway 30.

Maker: Anglin
Second: Houston
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon*, Mack, Haney, Housewright, Schultz, Murphy, Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 3 - Jung, Peadon, Ridley

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 14
Replies: For: 2 Against: 0

Speakers: None

Parkland List of Officers

Board Members

Winfred Parnell, MD
Board Chair

Michael D. Williams, FACHE
Vice Chair

Paula Dobbs-Wiggins, MD
Secretary

Brian H. Fant
Marvin A. Earle
Natalie Jenkins Sorrell
Scherry Johnson, EdD
Robert D. Martinez
Jeff Tillotson
Jesse Vallejo
Gonzalo Venegas, MD, F.A.C.O.G

QuikTrip List of Officers

Chester Cadieux III, President/Chief Executive Officer

James Marchesano, Vice President of Store Development

Stuart C. Sullivan, Vice President of Finance (CFO)

Marvin C. O'Dell III, Vice President of Sales

Jeffrey T. Thoene, Vice President of Real Estate

Chad M. Stanford, Corporate Director of Real Estate

Kelly P Vaughan, Regional Director of Real Estate

Craig D. Williams, Regional Director of Real Estate

CPC RECOMMENDED CONDITIONS FOR A PLANNED DEVELOPMENT SUBDISTRICT

"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 south of Interstate Highway 30 and east of N. Westmoreland Drive. The size of PD _____ is approximately 7.26 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 nonresidential zoning district.

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: landscape plan.

SEC. 51P- _____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 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 main uses are prohibited:

(1) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Tool or equipment rental.

(2) Industrial uses.

-- Gas drilling and production.

(3) Office uses.

-- Alternative financial establishment.

(4) Retail and personal service uses.

-- Liquor store.
-- Pawn shop.
-- Swap or buy shop.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the CR Community Retail District apply.

SEC. 51P- ____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit _____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.112. SIDEWALKS.

(a) A minimum six-foot wide unobstructed sidewalk must be provided in an area parallel to and between four and 12 feet from the back of projected Westmoreland Road street curb.

(b) A scored concrete sidewalk is required to provide an additional pedestrian connection between Westmoreland Road and the facility as shown on the development plan.

(c) At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

SEC. 51P- ____.113. SIGNS.

Signs must comply with the provisions for 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.

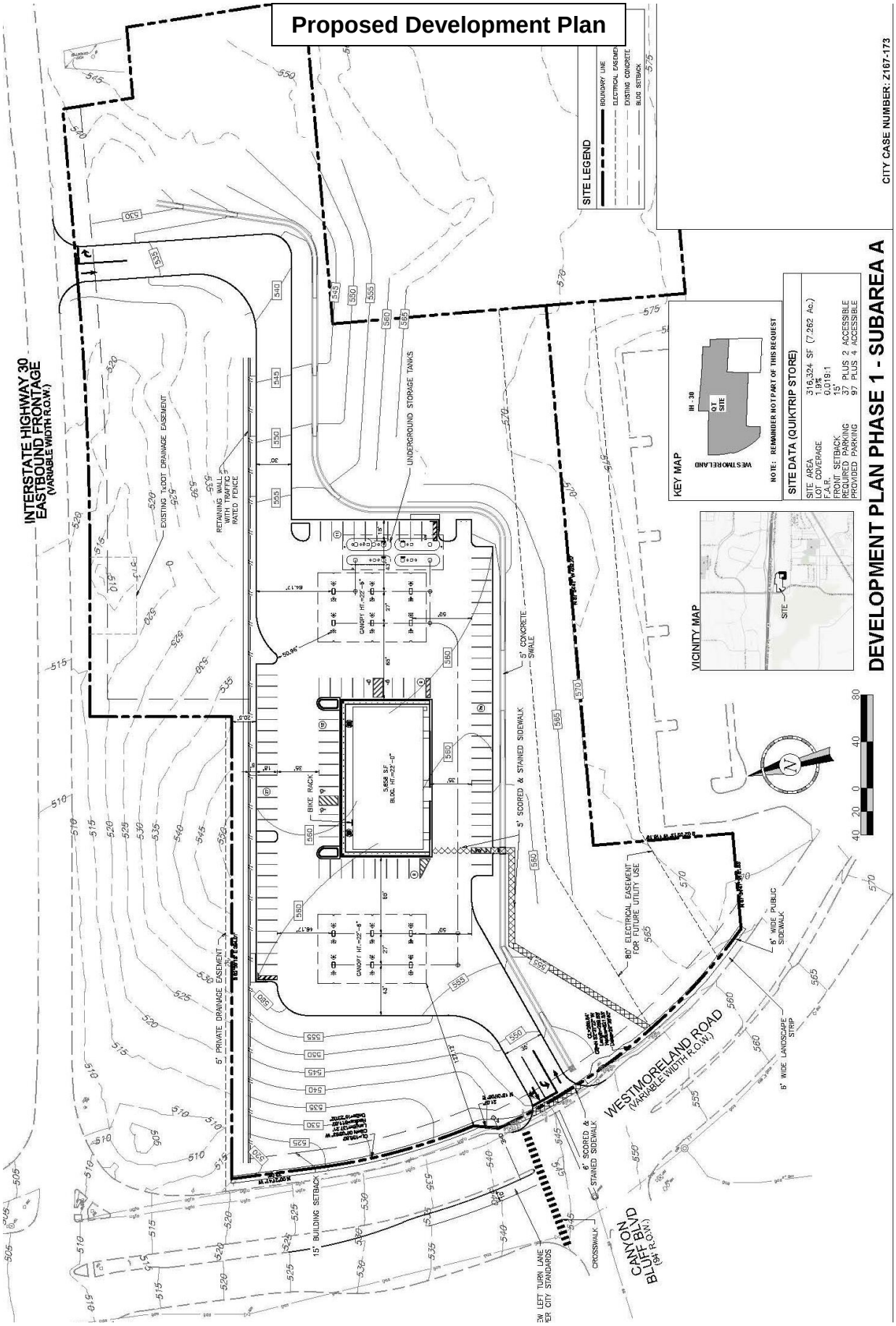
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

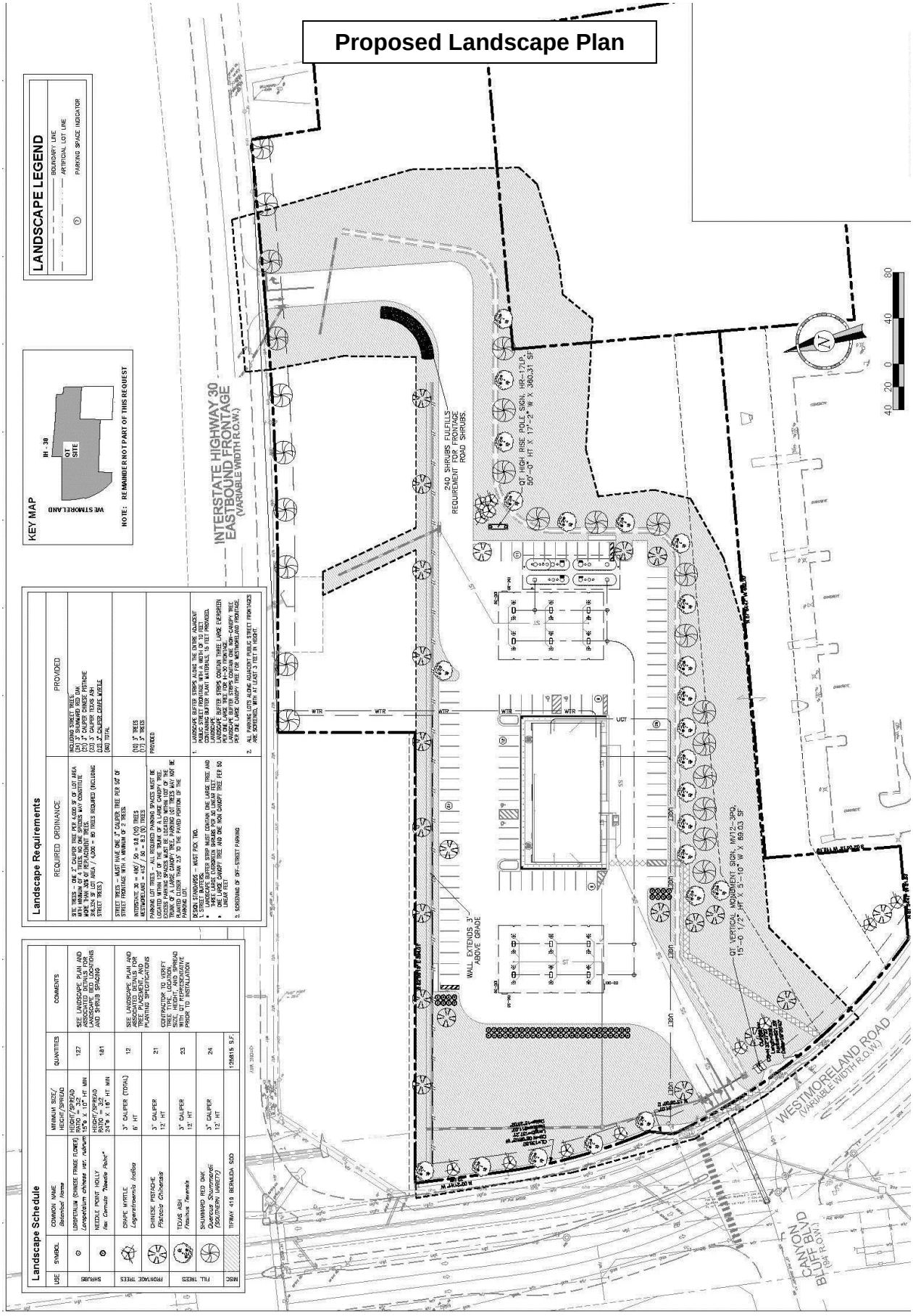
SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

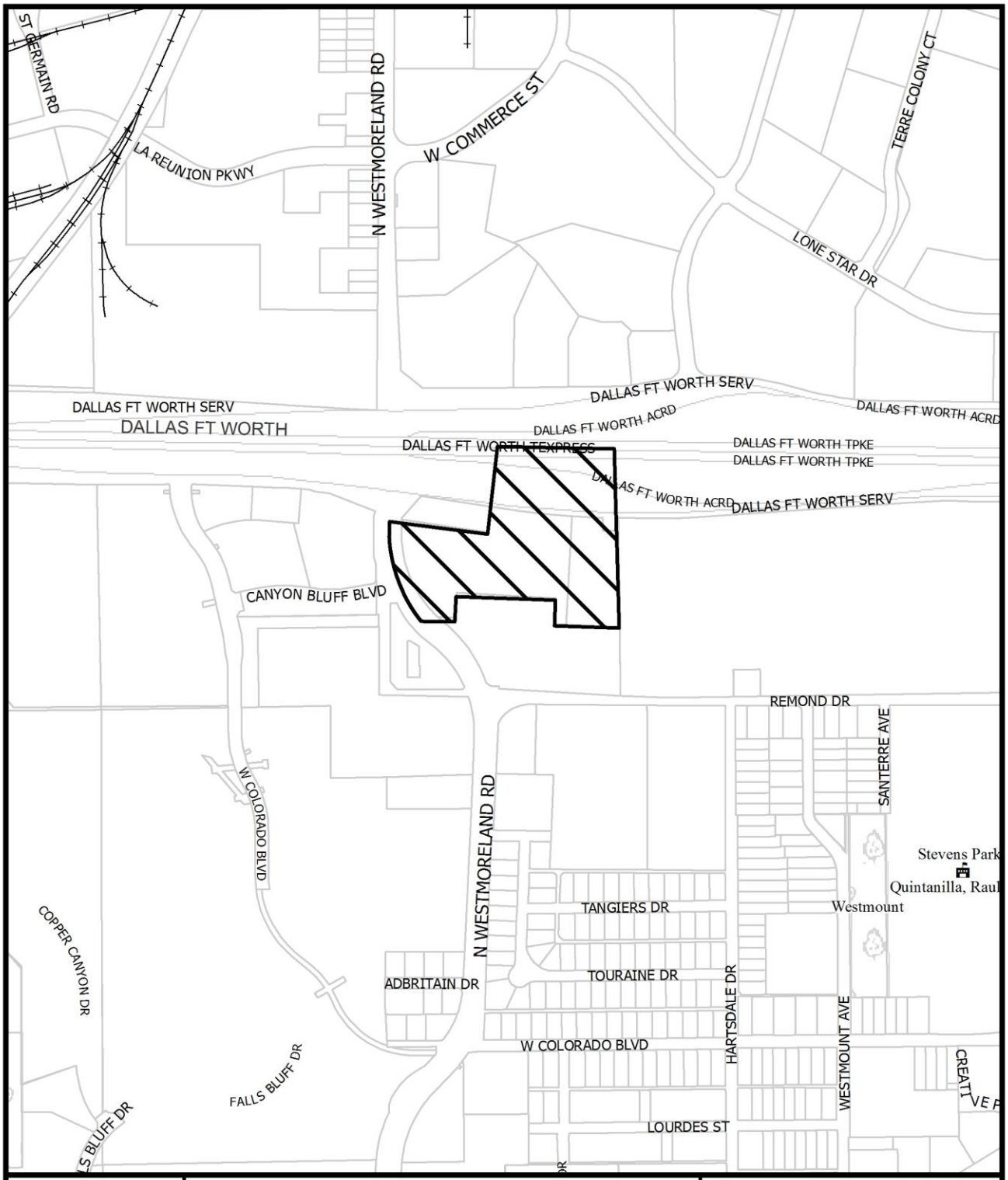
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

Proposed Development Plan




Proposed Landscape Plan
LANDSCAPE LEGEND
BOUNDARY LINE
ARTIFICIAL LOT LINE
PARKING SPACE INDICATOR
KEY MAP
IH - 30
WESTMORELAND
SITE
NOTE: REMAINDER NOT PART OF THIS REQUEST
INTERSTATE HIGHWAY 30
EASTBOUND FRONTAGE
(VARIABLE WIDTH R.O.W.)
240 SHRUBS FULFILLS FOR FRONTAGE REQUIREMENT ROAD SHRUBS.
01' HIGH RISE POLE SIGN, HR-17LP
50'-0" HT X 17'-2" W X 350.31 SF
WALL EXTENDS 3' ABOVE GRADE
01' VERTICAL MOVEMENT SIGN, MV12-3PQ
15'-0 1/2" HT X 5'-10" W X 89.03 SF
WESTMORELAND ROAD
(VARIABLE WIDTH R.O.W.)
CANYON BLUFF BLVD
(94' R.O.W.)
Landscape Schedule
USE
SYMBOL
COMMON NAME
Botanical Name
MINIMUM SIZE/ HEIGHT/SPREAD
QUANTITIES
COMMENTS
SHRUBS
LORAPETALUM (CHINESE FRINGE FLOWER)
Loropetalum chinese var. rubrum
HEIGHT/SPREAD RATIO = 1/1 15"h x 15" HT MIN
127
SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
NEEDLE POINT HOLLY
Ilex Cornuta 'Needle Point'
HEIGHT/SPREAD RATIO = 3/2 24"h x 16" HT MIN
181
PROTRUDE TREES
CRAPE MYRTLE
Lagerstroemia Indica
3" CALIPER (TOTAL) 6' HT
12
SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PARKING LOT REQUIREMENTS
CHINESE PISTACHE
Pistacia Chinensis
3" CALIPER 12' HT
21
CONTRACTOR TO VERIFY UTILITY LOCATIONS AND SIZE, HEIGHT, AND SPREAD WITH UT REPRESENTATIVE PRIOR TO INSTALLATION
FULL TREES
TEXAS ASH
Fraxinus Texensis
3" CALIPER 12' HT
23
SHUMARD RED OAK
Quercus Shumardii (QUERCUS VARIETY)
3" CALIPER 12' HT
24
MISC
TIFWAY 419 BERMUDA SOD
125815 S.F.
Landscape Requirements
REQUIRED ORDINANCE
PROVIDED
SITE TREES – ONE 3" CALIPER TREE PER 4,000 SF OF LOT AREA WITH MINIMUM OF 8 TREES, NO ONE SPECIES MAY CONSTITUTE MORE THAN 50% OF TREES REQUIRED
36,624 SF LOT AREA / 4,000 = 80 TREES REQUIRED (INCLUDING STREET TREES)
INCLUDING STREET TREES
(10) 3" CALIPER TEXAS ASH
(21) 3" CALIPER CHINESE PISTACHE
(23) 3" CALIPER TEXAS ASH
(24) 3" CALIPER LORAPETALUM
(64) TOTAL
STREET TREES – MUST HAVE ONE 3" CALIPER TREE PER 50' OF STREET FRONTAGE WITH A MINIMUM OF 2 TREES.
INTERSTATE 30 = 490' / 50 = 9.8 (10) TREES
WESTMORELAND = 413' / 50 = 8.3 (9) TREES
(10) 3" TREES
(17) 3" TREES
PARKING LOT TREES – ALL REQUIRED PARKING SPACES MUST BE LOCATED WITHIN 100' OF A LARGE CANOPY TREE. ONE LARGE CANOPY TREE FOR EXCESS PARKING SPACES MUST BE LOCATED WITHIN 100' OF THE TRUNK OF A LARGE CANOPY TREE. PARKING LOT TREES MAY NOT BE PLANTED LESS THAN 2.5' TO THE PAVED PORTION OF THE PARKING LOT.
PROVIDED
DESIGN STANDARDS – MUST PICK TWO.
1. STANDARD BUFFER STRIP MUST CONTAIN ONE LARGE TREE AND THREE LARGE EVERGREEN SHRUBS PER 40 LINEAR FEET
2. LANDSCAPE BUFFER STRIPS CONTAIN THREE LARGE EVERGREEN PLANTINGS PER 40 LINEAR FEET AND ONE MAN CANOPY TREE PER 50 LINEAR FEET
3. SCREENING OF OFF-STREET PARKING
1. LANDSCAPE BUFFER STRIPS ALONG THE ENTIRE ADJACENT STREET FRONTAGE WITH A 15 FOOT WIDTH CONTAINING BUFFER PLANT MATERIALS, 15 FEET PROVIDED.
LANDSCAPE BUFFER STRIPS CONTAIN THREE LARGE EVERGREEN PLANTINGS PER 40 LINEAR FEET FOR H-30 FRONTAGE.
LANDSCAPE BUFFER STRIPS CONTAIN ONE MAN CANOPY TREE PER ONE LARGE CANOPY TREE FOR WESTMORELAND FRONTAGE.
2. ALL PARKING LOTS ALONG ADJACENT PUBLIC STREET FRONTAGES ARE SCREENED, WITH AT LEAST 3 FEET IN HEIGHT.


ST GERMAIN RD
LA REUNION PKWY
N WESTMORELAND RD
W COMMERCE ST
TERRE COLONY CT
LONE STAR DR
DALLAS FT WORTH SERV
DALLAS FT WORTH
DALLAS FT WORTH ACRD
DALLAS FT WORTH TPKE
DALLAS FT WORTH TPKE
CANYON BLUFF BLVD
REMOND DR
SANTERRE AVE
W COLORADO BLVD
N WESTMORELAND RD
Stevens Park
Quintanilla, Raul
Westmount
TANGIERS DR
TOURAINE DR
ADBRITAIN DR
COPPER CANYON DR
HARTSDALE DR
WESTMOUNT AVE
W COLORADO BLVD
FALLS BLUFF DR
LOURDES ST
1:7,200
VICINITY MAP
Case no: Z167-173
Date: 2/15/2017

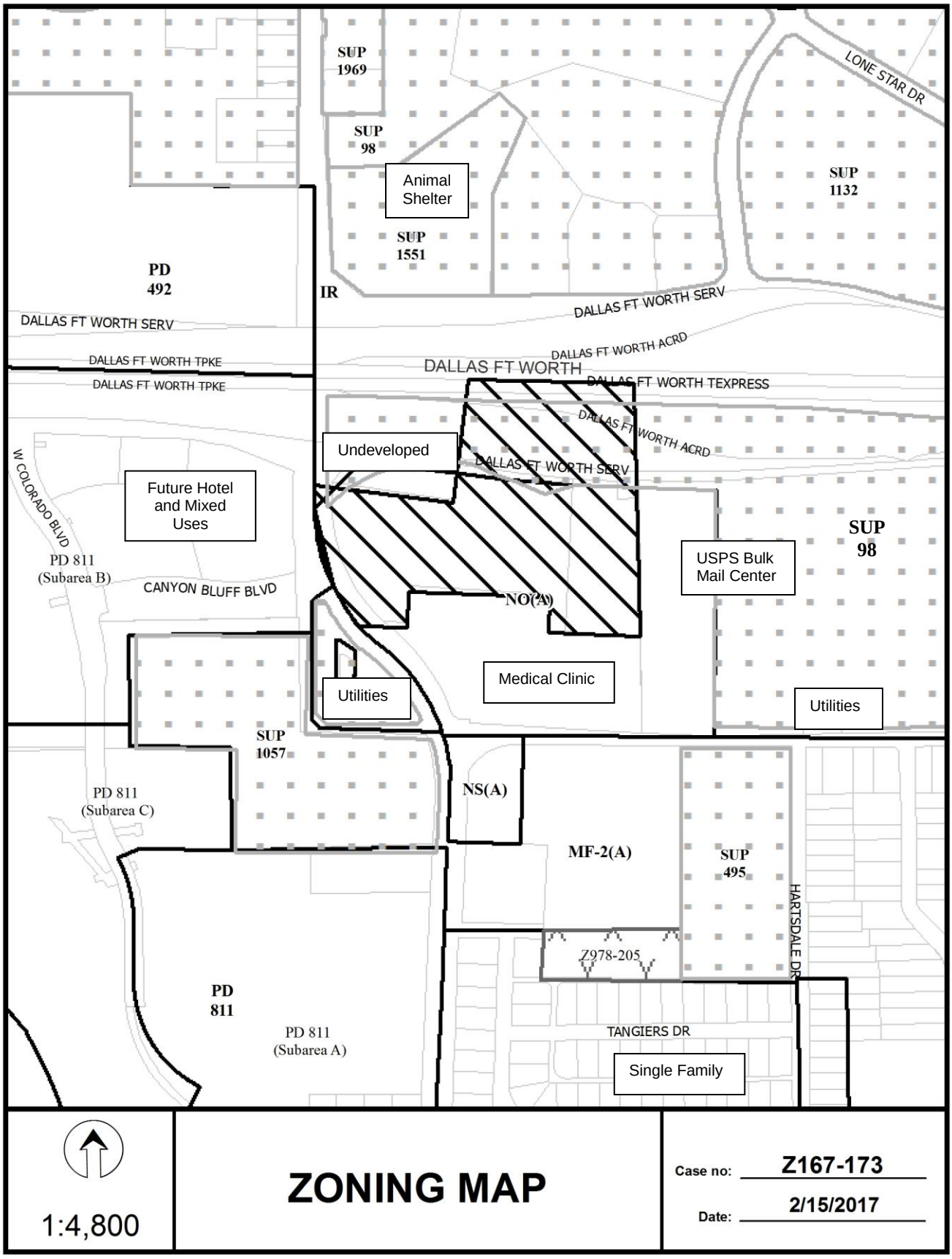


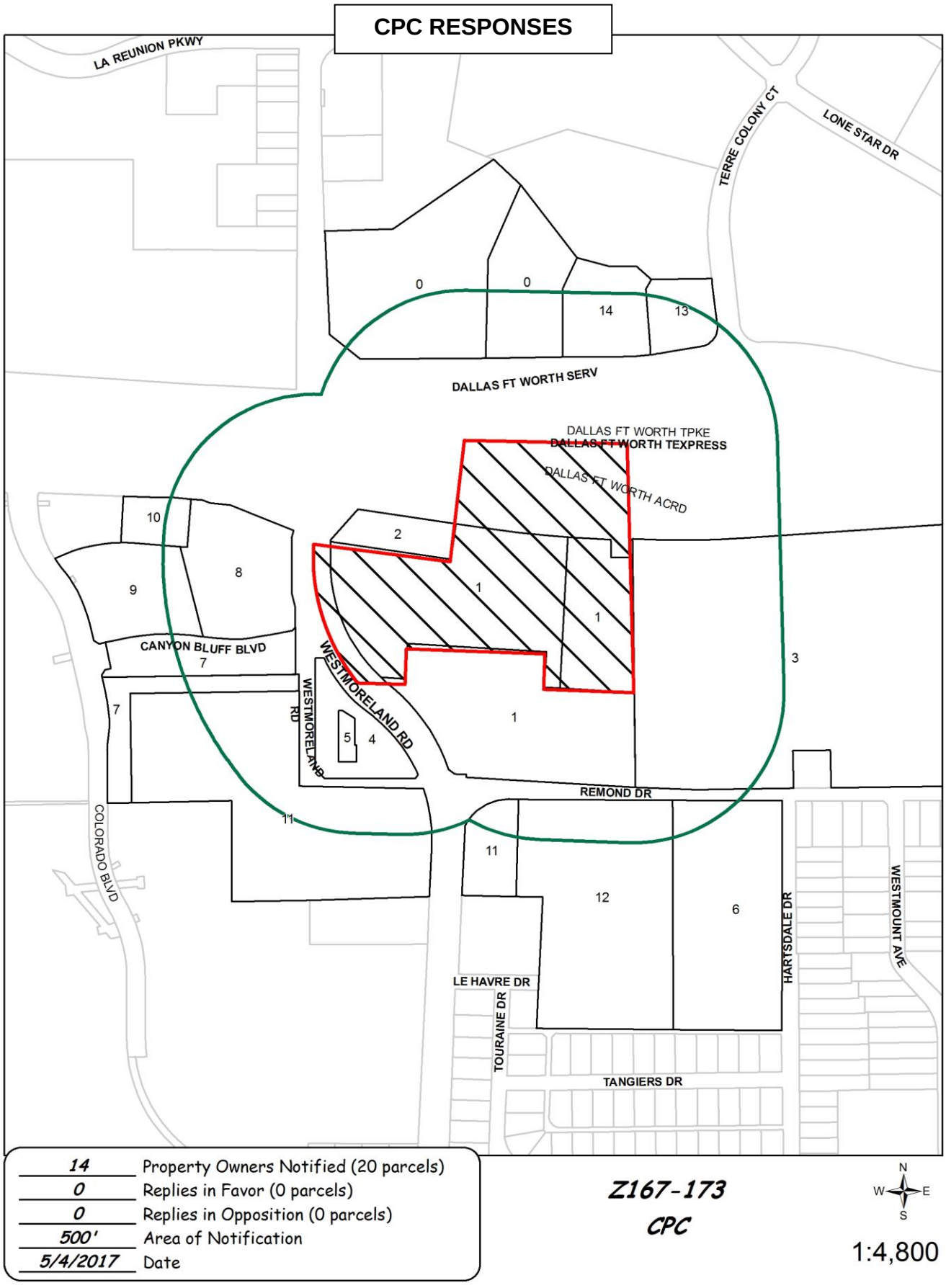
1:4,800

AERIAL MAP

Case no: Z167-173

Date: 2/15/2017


SUP 1969
SUP 98
Animal Shelter
SUP 1551
SUP 1132
LONE STAR DR
PD 492
IR
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
DALLAS FT WORTH
DALLAS FT WORTH TEXPRESS
DALLAS FT WORTH ACRD
DALLAS FT WORTH SERV
Undeveloped
W COLORADO BLVD
Future Hotel and Mixed Uses
PD 811 (Subarea B)
CANYON BLUFF BLVD
NO(A)
USPS Bulk Mail Center
SUP 98
Utilities
Medical Clinic
Utilities
SUP 1057
PD 811 (Subarea C)
NS(A)
MF-2(A)
SUP 495
HARTSDALE DR
Z978-205
PD 811
PD 811 (Subarea A)
TANGIERS DR
Single Family
1:4,800
ZONING MAP
Case no: Z167-173
Date: 2/15/2017


CPC RESPONSES
LA REUNION PKWY
TERRE COLONY CT
LONE STAR DR
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH TEXPRESS
DALLAS FT WORTH ACRD
CANYON BLUFF BLVD
WESTMORELAND RD
REMOND DR
COLORADO BLVD
LE HAVRE DR
TOURAINE DR
TANGIERS DR
HARTSDALE DR
WESTMOUNT AVE
14 Property Owners Notified (20 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
500' Area of Notification
5/4/2017 Date
Z167-173
CPC
N
W
E
S
1:4,800

05/10/2017

Reply List of Property Owners

Z167-173

14 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2841	REMOND DR	DALLAS COUNTY HOSPITAL DISTRICT
	2	1600	N WESTMORELAND RD	TEXAS UTILITIES ELEC CO
	3	2400	IH 30	U S POSTAL SERVICE
	4	1433	N WESTMORELAND RD	SLF THE CANYOUN IN OAK CLIFF LP
	5	1433	N WESTMORELAND RD	CROWN COMMUNICATION INC
	6	2902	REMOND DR	REMOND CLIFF PLAZA
	7	1419	N WESTMORELAND RD	SLF III THE CANYON IN OAK CLIFF LP
	8	1600	N WESTMORELAND RD	SLF III THE CANYON RETAIL JV LP
	9	1600	N WESTMORELAND RD	CANYONS HOTEL VENTURE
	10	1600	N WESTMORELAND RD	KAIZEN REAL ESTATE INC
	11	1353	N WESTMORELAND RD	DALLAS CO MENTAL HEALTH &
	12	3050	REMOND DR	MHMR SENIOR HOUSING LP
	13	1771	TERRE COLONY CT	SW BELL WIRELESS
	14	3111	IH 30	WOERTENDYKE CLAIR C &

AGENDA ITEM # 49

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 35 W

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions
Z167-119(WE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-119(WE) **DATE FILED:** October 24, 2016

LOCATION: Oak Lawn Avenue and Congress Avenue, east corner

COUNCIL DISTRICT: 14 **MAPSCO:** 35-W

SIZE OF REQUEST: Approx. 0.564 acres **CENSUS TRACT:** 5.00

APPLICANT / OWNER: Texas Land & Capital, L.P and
5612 Yale Holdings, L.P.

REPRESENTATIVE: Duncan T. Fulton, III

REQUEST: An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to allow for the construction of a one-story, 2,100-square-foot restaurant with a drive-through [Starbucks]. The request site is currently developed with two vacant structures. The applicant proposes to operate the restaurant from Monday through Sunday, 5:00 a.m. to 11:00 p.m.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions.

BACKGROUND INFORMATION:

- The request for a Specific Use Permit will allow the applicant to construct a one-story, 2,100 square foot restaurant with a drive-through.

- The request site is located on a Special Retail Street. A Special Retail Street within PDD No. 193 has specific off-street parking, and maneuvering and walking distance requirements for the main use. Off-street parking and maneuvering area are prohibited within 30 feet of the front lot line between grade and 12 feet above grade. As it relates to the walking distance, at least 50 percent of the off-street parking required for a main use that fronts a special retail street must be located within a walking distance of 300 feet.

- The request site has frontage on Oak Lawn Avenue and is adjacent to retail and multiple-family uses. Northwest of the request site, across Oak Lawn Avenue is developed with retail uses and a post office.

Zoning History: There has not been any zoning changes requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Oak Lawn Avenue	Principal Arterial	70 ft.	70 ft.
Gillespie Street	Local	40 ft.	40 ft.
Congress Street	Local	40 ft.	40 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Urban Design

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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.

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:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a PDS for a restaurant with a drive-through meets objectives 2, 4, 5 through 7. The request does not meet the remaining objectives, 1, and 3. The building's orientation to meet the urban form criteria would be in conflict with objection 4 in maintaining the character of the surrounding uses as well as meet the requirements for the Special Retail Street. In addition, the underlying GR Subdistrict is the appropriate base zoning district to develop a retail use. However, the proposed development will not combine any residential uses to the proposed development. The applicant proposes to construct a 2,100 square foot restaurant with a drive-through.

Land Use:

	Zoning w/in PDD No. 193	Land Use
Site	GR	Vacant structures
Northeast	GR, PDS No. 20	Retail
Southeast	MF-3	Multiple family
Northwest	GR	Retail
Southwest	PDS No.84, GR	Animal clinic, Church

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed with two residential structures and is adjacent to multiple family uses to the southeast and a retail use to the north. Southwest of the request site, across Congress Avenue, is developed with an animal clinic. The applicant's request for a Specific Use Permit will allow for the development of a one-story, 2,100 square foot restaurant with a drive-through.

The proposed restaurant with drive-through fronts on a major arterial where the various retail and personal service uses operate as well as on a designated Special Retail Street. The Special Retail Street designated on specific streets in the Oak Lawn Area promotes a more walkable pedestrian friendly environment along the streetscape. The proposed use will afford the residents to continue to shop and dine at various businesses in the area. The proposed restaurant with drive-through use will not impact the surrounding uses negatively. The applicant has oriented the speaker box away from the adjacent multiple family uses. The proposed development is compatible in scale with the adjacent retail uses along the Oak Lawn Avenue corridor.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GR General retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Part I of PDD No. 193 except as shown on the site plan/landscape plan.

The applicant met with the adjacent homeowners in the area to discuss the proposed development and has agreed to incorporate the following landscaping and design standards into the overall site development.

- Providing 2 ½ times more total landscape area than is required on the site;
- Doubled the amount of required special planting area required in the front yard;
- Providing an enhanced/raised pedestrian crosswalk;
- Extra patio space that wraps around the building and addresses the street front as well as the intersection;
- Providing low hedge/planting to block parked car headlights;
- Highly landscaped alley with an evergreen shrub screen in addition to the required fence;
- Providing bike racks to promote more pedestrian traffic;
- Providing more than twice as much stacking as required;
- Building form address the street and intersection by providing shaded glazing and covered outdoor areas on the north, east and west facades;
- Site designed to have only one vehicle entry to help keep traffic from building up along Congress Avenue;
- Exit from the site has been made right turn only, to keep traffic from getting congested;
- Internal stop sign provided to enhance on-site traffic circulation; and
- Per the neighbor's request, no direct access to alley for the site is provided, in order to protect homeowners' privacy

Parking: The off-street parking requirement for a drive-through restaurant is 1 space per 100 square feet of floor area. The off-street parking regulation requires the applicant to provide 21 spaces and the applicant is providing 21 spaces.

CPC Action (March 16, 2017)

Motion: In considering an application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue, it was moved to **hold** this case under advisement until April 6, 2017.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Haney
Vacancy: 0

Notices: Area: 200 Mailed: 87
Replies: For: 27 Against: 2

Speakers: For: Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201
Against: Steve Strange, 2713 Hanover Ave., Dallas, TX, 75225

CPC Action (April 6, 2017)

Motion: In considering an application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue, it was moved to **hold** this case under advisement until April 27, 2017.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid, Anantasomboon, Haney, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 87
Replies: For: 31 Against: 3

Speakers: None

CPC Action (April 27, 2017)

Motion: It was moved to recommend **approval** of a Specific Use Permit for a drive-through restaurant for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site/landscape plan and staff's recommended conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Congress Avenue.

Maker: Ridley
Second: Anglin
Result: Carried: 13 to 1

For: 13 - Anglin, Rieves, Houston, Shidid, Anantasomboon, Haney, Mack, Jung, Housewright, Schultz, Peadon, Ridley, Tarpley

Against: 1 - Murphy
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 200 Mailed: 87
Replies: For: 31 Against: 4

Speakers: For: Angela Hunt, 1700 Pacific Ave., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Against: None

LIST OF OFFICERS
Texas Land & Capital, L.P

- Barry Hancock Sole Owner

LIST OF OFFICERS
5612 Yale Holdings, L.P.

- Barry Hancock Sole Owner

CPC PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a drive-through restaurant.

2. SITE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

CPC Recommendation

3. TIME LIMIT: This specific use permit expires on (five-years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on (ten-years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan. Plant materials must be maintained in a healthy, growing condition.

5. HOURS OF OPERATION: The hours of operation of the drive-through restaurant between 5:00 a.m. to 11:00 p.m., Monday through Sunday.

6. SPEAKER BOX. The speaker box must be located as shown on the site/landscape plan.

7. FENCING: A minimum of an 8-foot solid fence must be provided along the alley Property line adjacent to the alley as shown on the attached site/landscape plan.

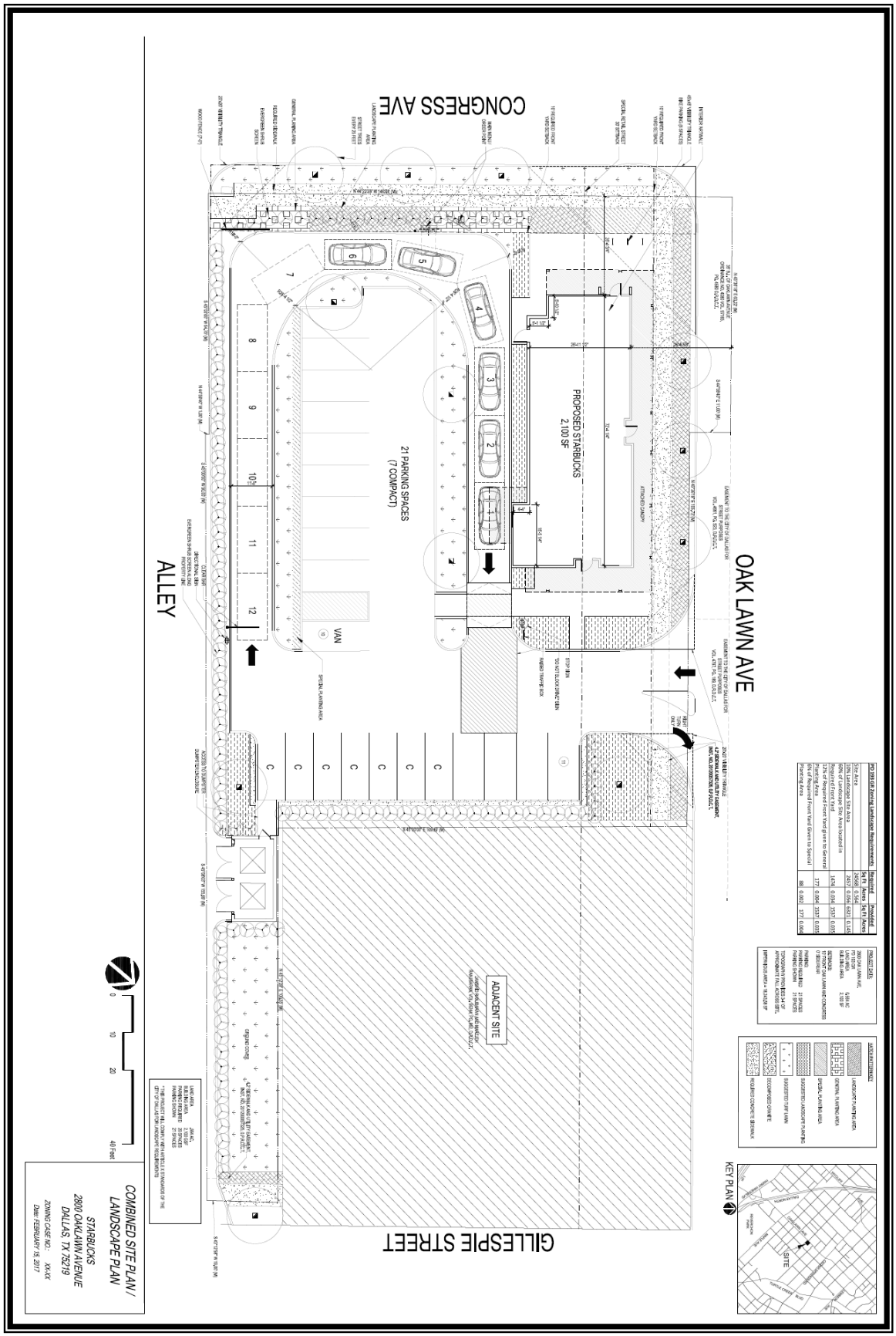
8. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. Signage must be provided to direct traffic to turn right only on Oak Lawn Avenue. No other ingress or egress is permitted.

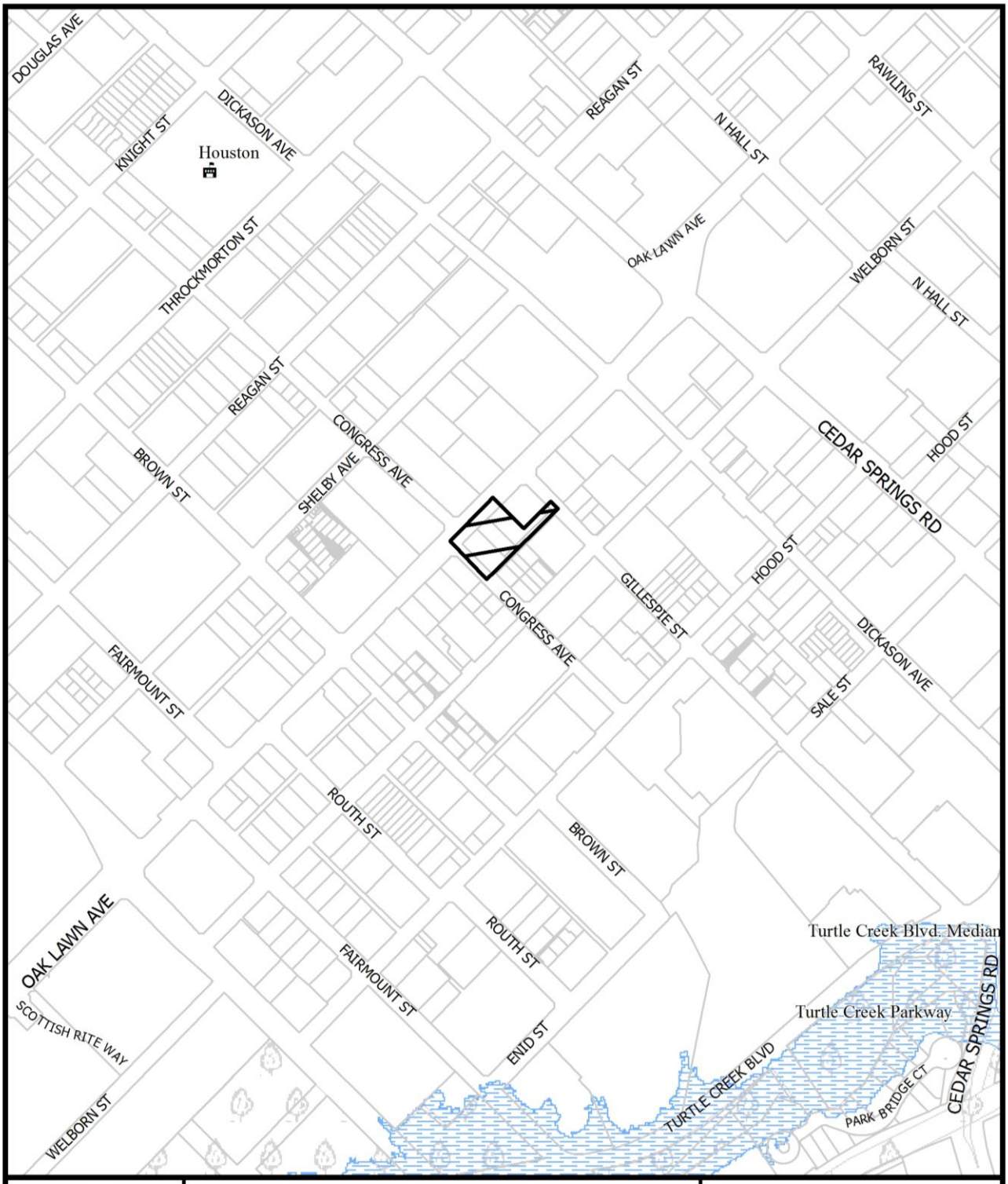
9. LIGHTING: Light poles may not exceed 12 feet in height. Light fixtures may not emit light above the fixture's horizontal angle and must direct light down to the ground.

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



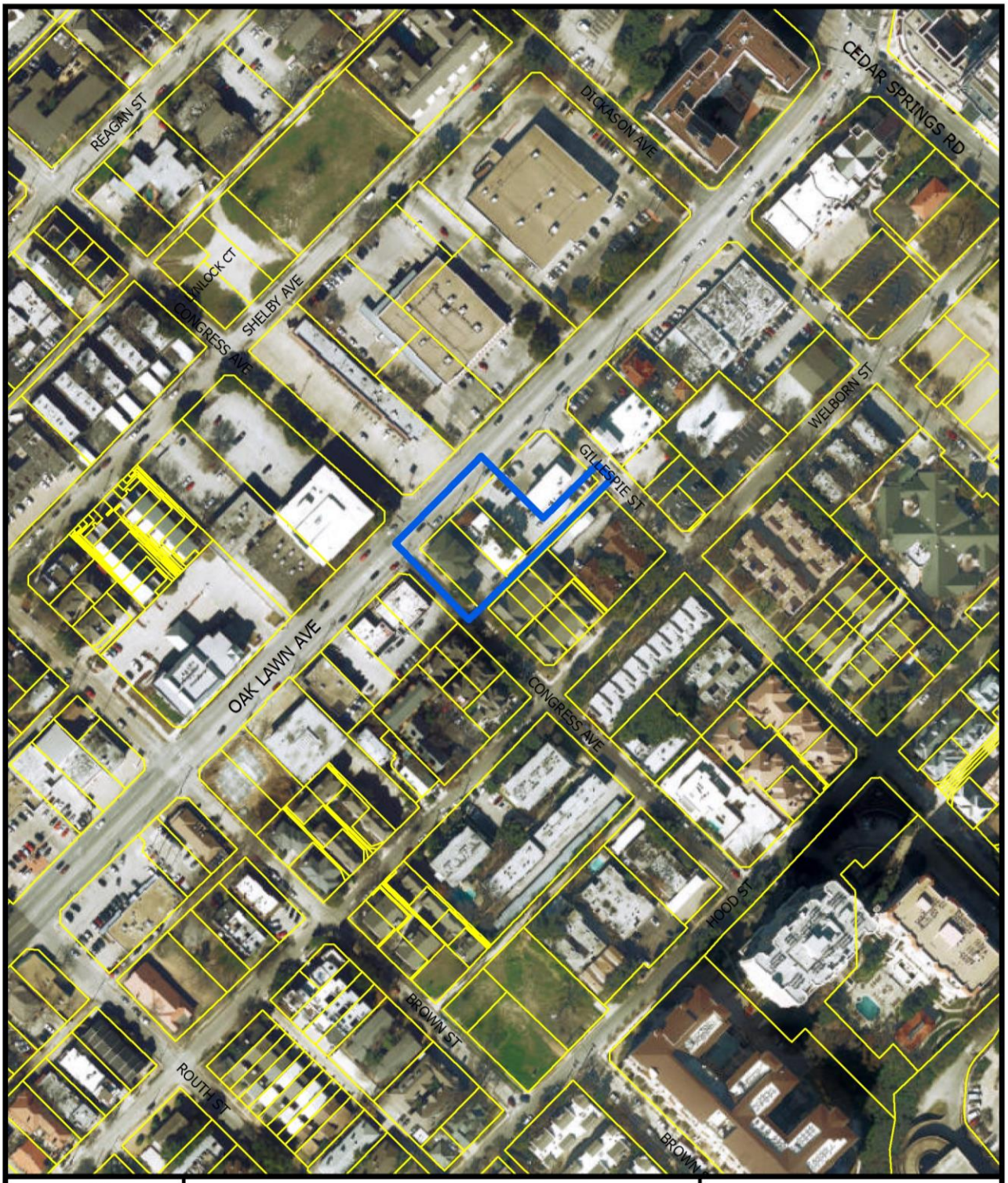


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VICINITY MAP

Case no: Z167-119

Date: 11/17/2016

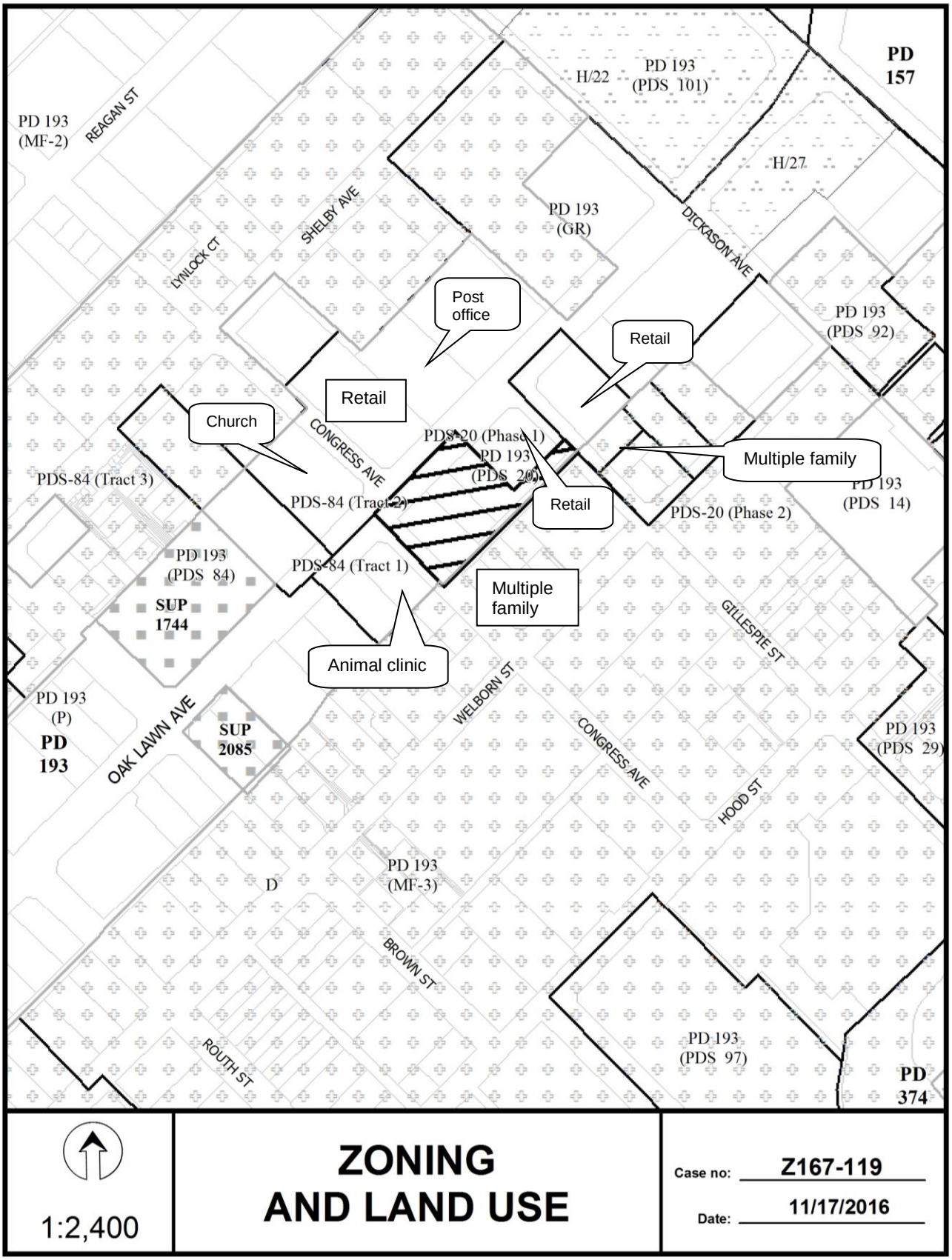


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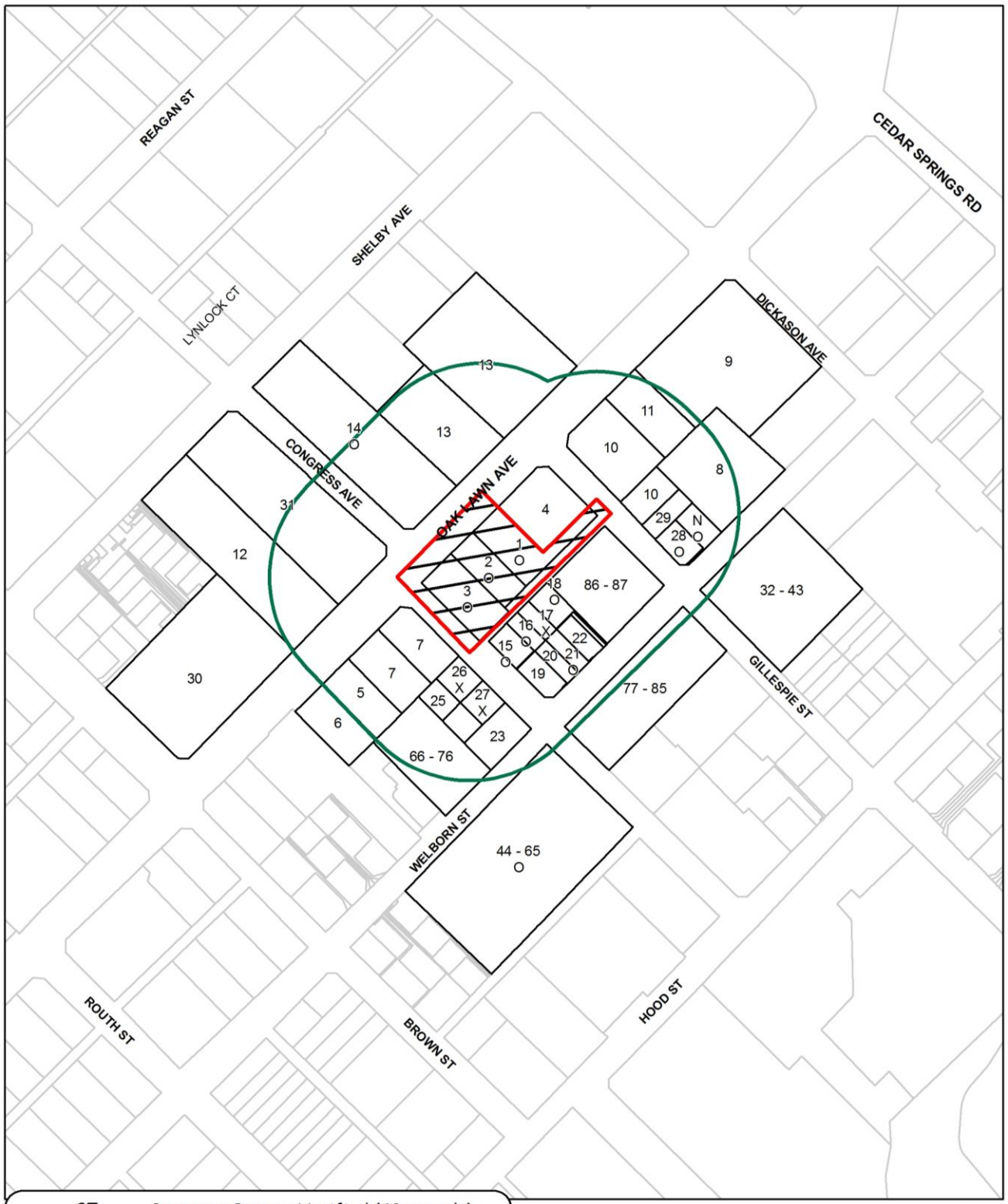
AERIAL MAP

Case no: Z167-119

Date: 11/17/2016


PD 193 (MF-2)
REAGAN ST
H/22
PD 193 (PDS 101)
PD 157
H/27
SHELBY AVE
LYNLOCK CT
PD 193 (GR)
DICKASON AVE
Post office
Retail
PD 193 (PDS 92)
Retail
Church
CONGRESS AVE
PDS-20 (Phase 1)
PD 193 (PDS 20)
Multiple family
PDS-84 (Tract 3)
PDS-84 (Tract 2)
Retail
PDS-20 (Phase 2)
PD 193 (PDS 14)
PD 193 (PDS 84)
PDS-84 (Tract 1)
SUP 1744
Multiple family
GILLESPIE ST
Animal clinic
WELBORN ST
PD 193 (P)
PD 193
OAK LAWN AVE
SUP 2085
CONGRESS AVE
PD 193 (PDS 29)
HOOD ST
PD 193 (MF-3)
D
BROWN ST
PD 193 (PDS 97)
ROUTH ST
PD 374
1:2,400
ZONING AND LAND USE
Case no: Z167-119
Date: 11/17/2016

CPC RESPONSES



87	Property Owners Notified (40 parcels)
31	Replies in Favor (11 parcels)
4	Replies in Opposition (4 parcels)
200'	Area of Notification
4/27/2017	Date

Z167-119
CPC

N
W E
S

1:2,400

Notification List of Property Owners

Z167-119

87 Property Owners Notified 31 Property Owners in Favor 4 Property Owners Opposed

Reply	Label #		Address	Owner
O	1	2814	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
O	2	2808	OAK LAWN AVE	5612 YALE HOLDINGS LP
O	3	2800	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
	4	2820	OAK LAWN AVE	RANJBARAN JAMSHID &
	5	2722	OAK LAWN AVE	CANNON YOUNG PPTIES LP
	6	2720	OAK LAWN AVE	CANNON YOUNG PPTIES LP
	7	2732	OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
	8	2919	WELBORN ST	ANDES CAPITAL FINANCING LLC
	9	2920	OAK LAWN AVE	INTERPROPERTIES GROUP INC
	10	2904	OAK LAWN AVE	AHNS GROUP INC
	11	2912	OAK LAWN AVE	SACHDEV PRAVEEN
	12	2727	OAK LAWN AVE	CANNON YOUNG PPTIES LP
	13	2825	OAK LAWN AVE	U S POSTAL SERVICE
O	16	2801	WELBORN ST	BROOKSHIER ANDREW S
X	17	2811	WELBORN ST	OTHMAN ANAS R
O	18	2813	WELBORN ST	CLARK KELSEY
	19	2803	WELBORN ST	MAXWELL ELEANOR POWELL
	20	2805	WELBORN ST	PESTL MARCUS G
	22	2809	WELBORN ST	MARTIN ROB
	23	2729	WELBORN ST	BOUSTRIDGE MICHAEL
X	24	3707	CONGRESS AVE	BEACH BRIAN A & JEAN A
	25	3711	CONGRESS AVE	GREEN DAVID A
X	26	3715	CONGRESS AVE	MORELAND NANCY
X	27	3703	CONGRESS AVE	FONTENOT JOEL K
	29	3722	GILLESPIE ST	MEYRAT RICHARD
	30	2703	OAK LAWN AVE	AMERICAN NATIONAL BANK OF TEXAS

04/26/2017

Reply	*Label #*		*Address*	*Owner*
	31	2733	OAK LAWN AVE	OAK LAWN OUTDOOR LLC
	32	3618	GILLESPIE ST	MCRAE WILLIAM H
	33	3618	GILLESPIE ST	LANDRUM MARY E
	34	3618	GILLESPIE ST	MENDELOW MICHAEL &
	35	3618	GILLESPIE ST	FINGER ANDREW & JUDITH
	36	3618	GILLESPIE ST	DREES VIKTORIJA & SCOTT
	37	3618	GILLESPIE ST	SIEGAL MICHAEL
	38	3618	GILLESPIE ST	LANE G DAVID & CYNTHIA
	39	3618	GILLESPIE ST	BURKE GENIE
	40	3618	GILLESPIE ST	BAHRAMI SHOHREH
	41	3618	GILLESPIE ST	BUTLER CHAD MARTIN
	42	3618	GILLESPIE ST	SBEITY ALI
	43	3618	GILLESPIE ST	WHITTIER ANTONIE
O	44	2728	WELBORN ST	LINN DIANE E
O	45	2700	WELBORN ST	SATYU PPTIES LLC
O	46	2728	WELBORN ST	LINN DIANE E
O	47	2700	WELBORN ST	ORMSBY BRETT
O	48	2700	WELBORN ST	BUTLER GERALD W
O	49	2700	WELBORN ST	DUBBELDE TODD
O	50	2700	WELBORN ST	WEISFELD RONALD A
O	51	2700	WELBORN ST	DEAN GHIAS UD & NAZI
O	52	2700	WELBORN ST	SOMES FAMILY TRUST
O	53	2700	WELBORN ST	MCFARLAIN RANDALL R
O	54	2700	WELBORN ST	RYAN SCOTT
O	55	2700	WELBORN ST	ZH PPTY LLC
O	56	2700	WELBORN ST	WELBORN STREET PARTNERS LLC
O	57	2700	WELBORN ST	HAVELKA JUDY
O	58	2700	WELBORN ST	ANDERSON DENISE
O	59	2700	WELBORN ST	VENEGAS ARTURO
O	60	2700	WELBORN ST	LESZINSKI SLAWOMIR
O	61	2700	WELBORN ST	MERTENS KATHLEEN & G

04/26/2017

Reply	*Label #*		*Address*	*Owner*
O	62	2728	WELBORN ST	CULLEN MARK C &
O	63	2700	WELBORN ST	ROMERO ESTELA ALEJANDRA
O	64	2700	WELBORN ST	WALKER JOHN POWELL
O	65	2700	WELBORN ST	YSASAGA PATRICIA MARGARET
	66	2727	WELBORN ST	HUMPHRIES JOHN F JR
	67	2727	WELBORN ST	VDT HOLDINGS LLC
	68	2727	WELBORN ST	WELBORN STREET PARTNERS
	69	2727	WELBORN ST	TRUONG DUY D
	70	2727	WELBORN ST	WALGAMA RUWANI M
	71	2727	WELBORN ST	MEQUET DAVID
	72	2727	WELBORN ST	GILBERT JR RICHARD A
	73	2727	WELBORN ST	NORRELL STEVE
	74	2727	WELBORN ST	NORRELL STEVE
	75	2727	WELBORN ST	TRUONG DUY D &
	76	2727	WELBORN ST	NORRELL STEVE
	77	2802	WELBORN ST	SHUGHRUE CYNTHIA L
	78	2804	WELBORN ST	BOUNDS JAMES T III
	79	2806	WELBORN ST	FUNK JUDITH EHMAN
	80	2808	WELBORN ST	BORLENGHI ELLEN S
	81	2810	WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
	82	2812	WELBORN ST	JEWELL ROBERT TODD
	83	2814	WELBORN ST	BOLIN DENNIS L
	85	2818	WELBORN ST	GUZZETTI WILLIAM L
	86	2815	WELBORN ST	WAIATARUA INC
	87	2815	WELBORN ST	WAIATARUA INC
O	A1	2807	WELBORN ST	NEWMAN JULIE
O	A2	3780	CONGRESS AVE	GANDOLFO ANA MARIA M &
	A3	2816	WELBORN ST	SEWELL REVOCABLE TRUST THE
O	A4	3716	GILLESPIE ST	GINSBERG LAURIE BECKER & MAJOR
O	A6	3810	CONGRESS AVE	OAK LAWN PLAZA LP
	A7	2815	WELBORN ST	WAIATARUA INC

AGENDA ITEM # 50

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 44 J

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a P(A) Parking District on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street
Recommendation of Staff and CPC: Approval, subject to a site/landscape plan
Z156-301(OTH)
Note: This item was considered by the City Council at a public hearing on May 10, 2017, and was deferred until May 24, 2017, with the public hearing open

HONORABLE MAJOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z156-301(OTH)	**DATE FILED:**	July 11, 2016
LOCATION:	North side of Life Avenue, east of Puget Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	44-J
SIZE OF REQUEST:	Approx. 0.25 acres	**CENSUS TRACT:**	101.01

APPLICANT/ OWNER: Greater Progressive Baptist Church

REPRESENTATIVE: The Dimension Group

REQUEST: An application for a P(A) Parking District on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to use the two lots for parking for the Greater Progressive Baptist Church located across Life Avenue.

CPC RECOMMENDATION: **Approval**, subject to a site/landscape plan.

STAFF RECOMMENDATION: **Approval**, subject to a site/landscape plan.

BACKGROUND:

- The property is comprised of two lots currently zoned an R-5(A) Single Family District. The church has owned the lots since 1999 according to the Dallas Central Appraisal District. Because of the existing conditions of the lots, it appears that the lots have been used as parking for a period of time. During the site visit, staff noticed that the church parks a van in the property.

- The property is surrounded by single family residential. However, it appears that the adjacent property, to the west of the request site, is used as a duplex. To the north of the property is a child-care facility.

- The church is requesting the zoning change to be able to use the two lots for church parking.

- The hours of operation for the parking lot are Sundays from 9:00 a.m. to 7:00 p.m.; Monday 10:00 a.m. to 12 p.m. and 7:00 p.m. to 9:00 p.m.; Wednesday 6:30 p.m. to 9:00 p.m.; and Saturday 9:00 a.m. to 11:00 a.m.

Zoning History: There have been no zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Life Avenue	Local	50 feet
Puget Street	Local	50 feet

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction 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 comprehensive plan neither supports nor discourages the proposed use of the property.

	Zoning	Land Use
Site	R-5(A)	Parking lot
North	R-5(A), SUP No. 1576	Single Family & child-care facility
East	R-5(A)	Single Family
South	R-5(A)	Single family & church
West	R-5(A)	Single family

Land Use Compatibility:

The property is zoned an R-5(A) Single Family District and the applicant is proposing to use the property as a parking lot for the church located across Life Avenue. The surrounding uses are residential, a child-care facility and a church.

The request is compatible with the surrounding residential uses. Furthermore, the parking lot will be required to maintain a front yard setback of 10 feet. Sec. 51A-4.302 requires that a Parking District provide a minimum of 10 feet front yard setback.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
Proposed							
P(A) Parking	10*	10*					Surface parking

* The applicant is providing a 10' landscape buffer where adjacent to residential district.

Landscaping:

The request does trigger landscape requirements. The applicant must comply with the landscape requirements as shown in the site/landscape plan.

Parking:

The following items must be considered for a P(A) Parking District within Chapter 51A, Dallas Development Code:

1) Parking must be contiguous or directly across an alley or street from the main use(s) is serves.

2) Ownership of the lot in a Parking District contiguous to an R, R(A) district shall provide and maintain a minimum front yard of ten feet.
3) The lot must detail all landscaping required, including screening, that meets the requirements of Article X;
4) All parking lot lighting must meet the requirements of Sec.51A-4.301(e).
5) The site plan must show curb cuts for vehicular access designed to direct traffic to the nearest thoroughfare and must meet all requirements set forth in the Off-Street Parking and Driveway Handbook.

CPC ACTION:
April 6, 2017

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site plan and landscape plan on property zoned an R-5(A) Single Family District on the north side of Life Avenue, east of Puget Street.

Maker: Anantasomboon
Second: Davis
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston*, Davis, Shidid, Anantasomboon, Haney, Mack, Jung, Housewright, Schultz*, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 30
Replies: For: 0 Against: 0

Speakers: None

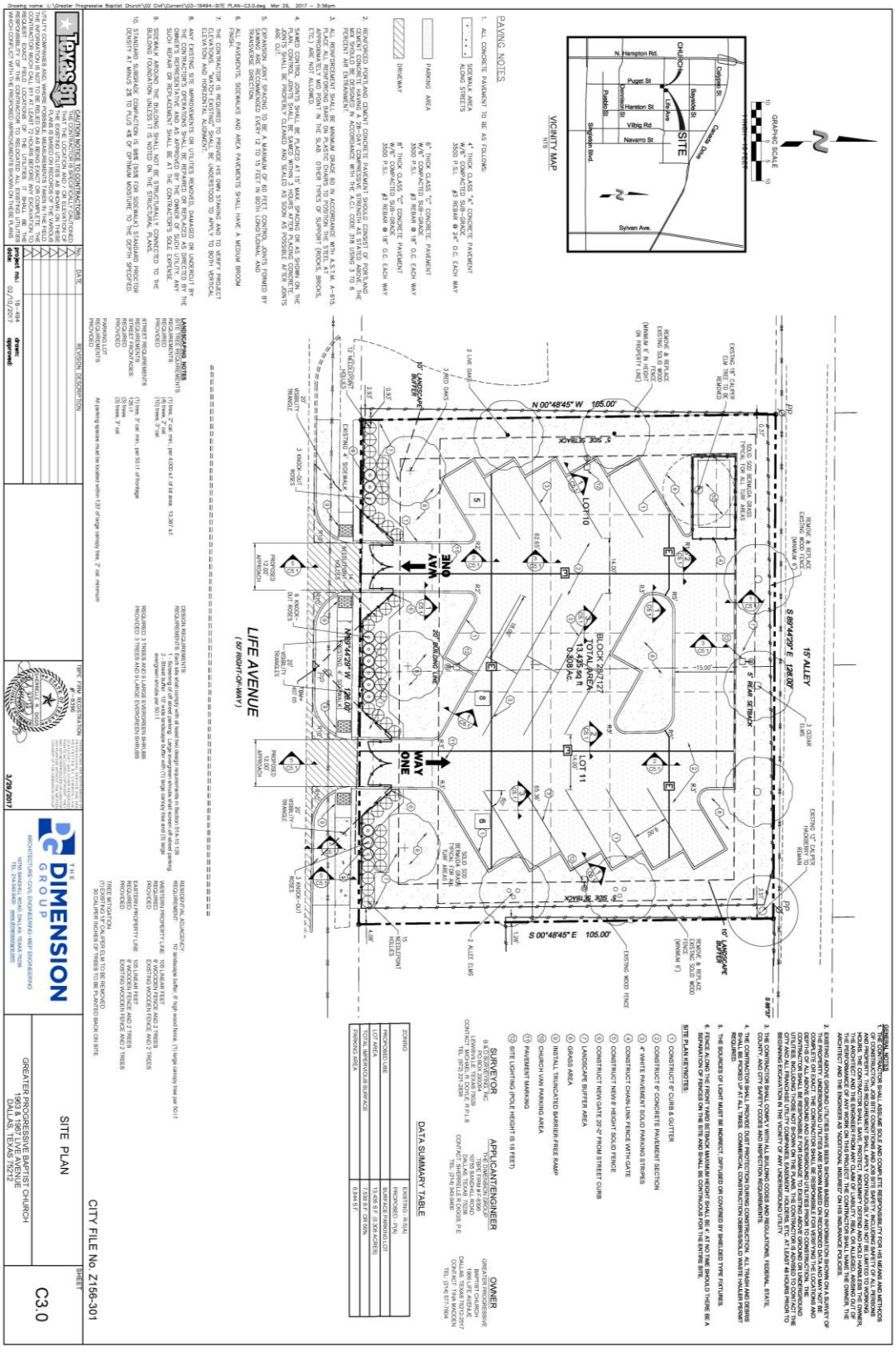
Officers and Partners
Greater Progressive Baptist Church

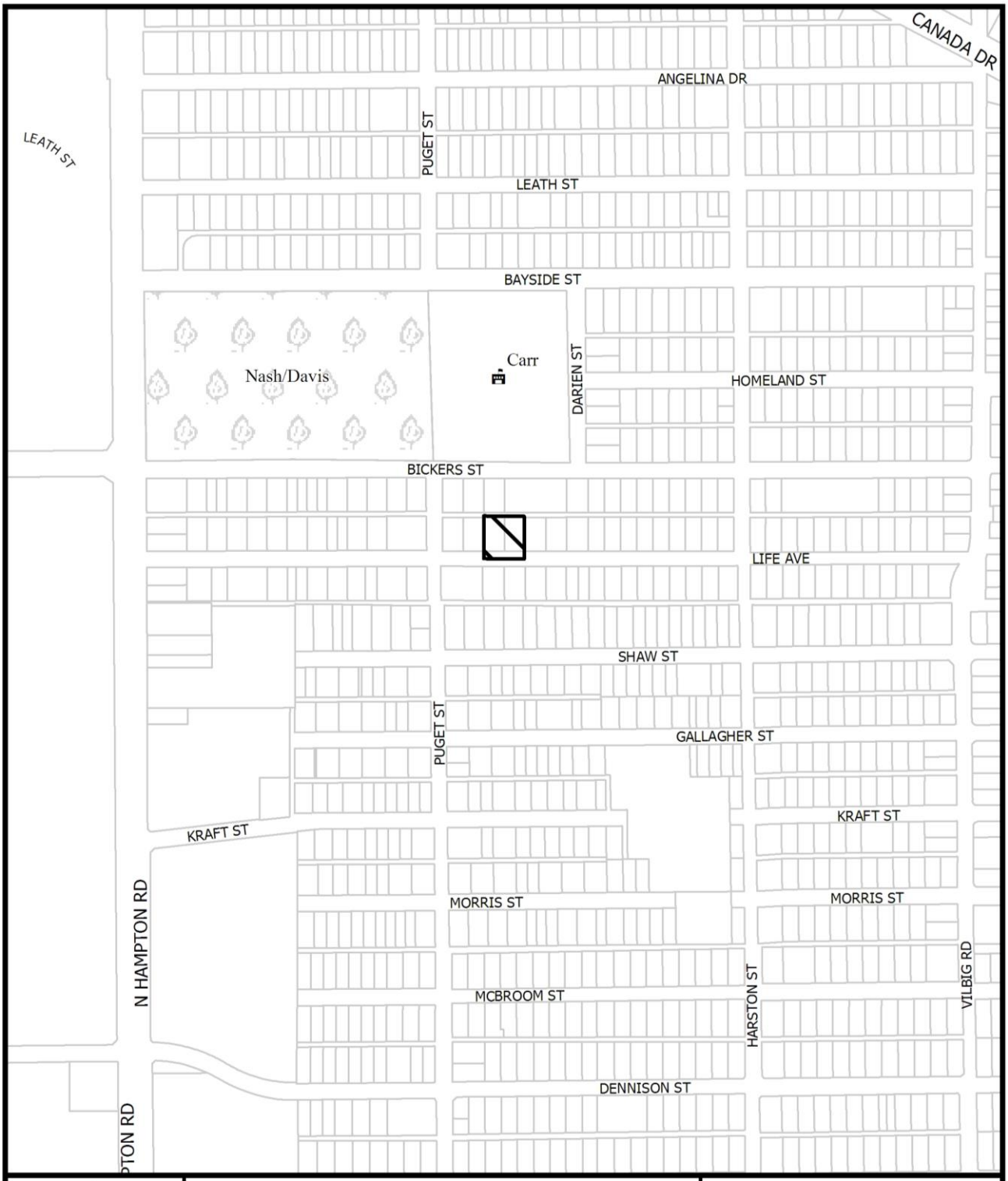
ARTICLE NINE

THE NUMBER OF TRUSTEES CONSTITUTING THE BOARD OF TRUSTEES SHALL BE FIVE (5). THE NAMES AND ADDRESSES OF THE PERSONS WHO ARE TO SERVE AS THE INITIAL TRUSTEES ARE AS FOLLOWS:

J. J. RAVEN	2105 E. ILLINOIS	DALLAS, TX 75216
CHARLES B. RAVEN	7630 GREENSPAN	DALLAS, TX 75232
LARRY LEONARD	1028 INDIAN CREEK TRAIL	DALLAS, TX 75241
ROBERT MEACHEM	6903 FIELD LARK	ARLINGTON, TX 76002
PERCY HARRIS	1955 PUEBLO STREET	DALLAS, TX 75212

PROPOSED SITE PLAN





1:4,800

VICINITY MAP

Case no: Z156-301

Date: 8/11/2016

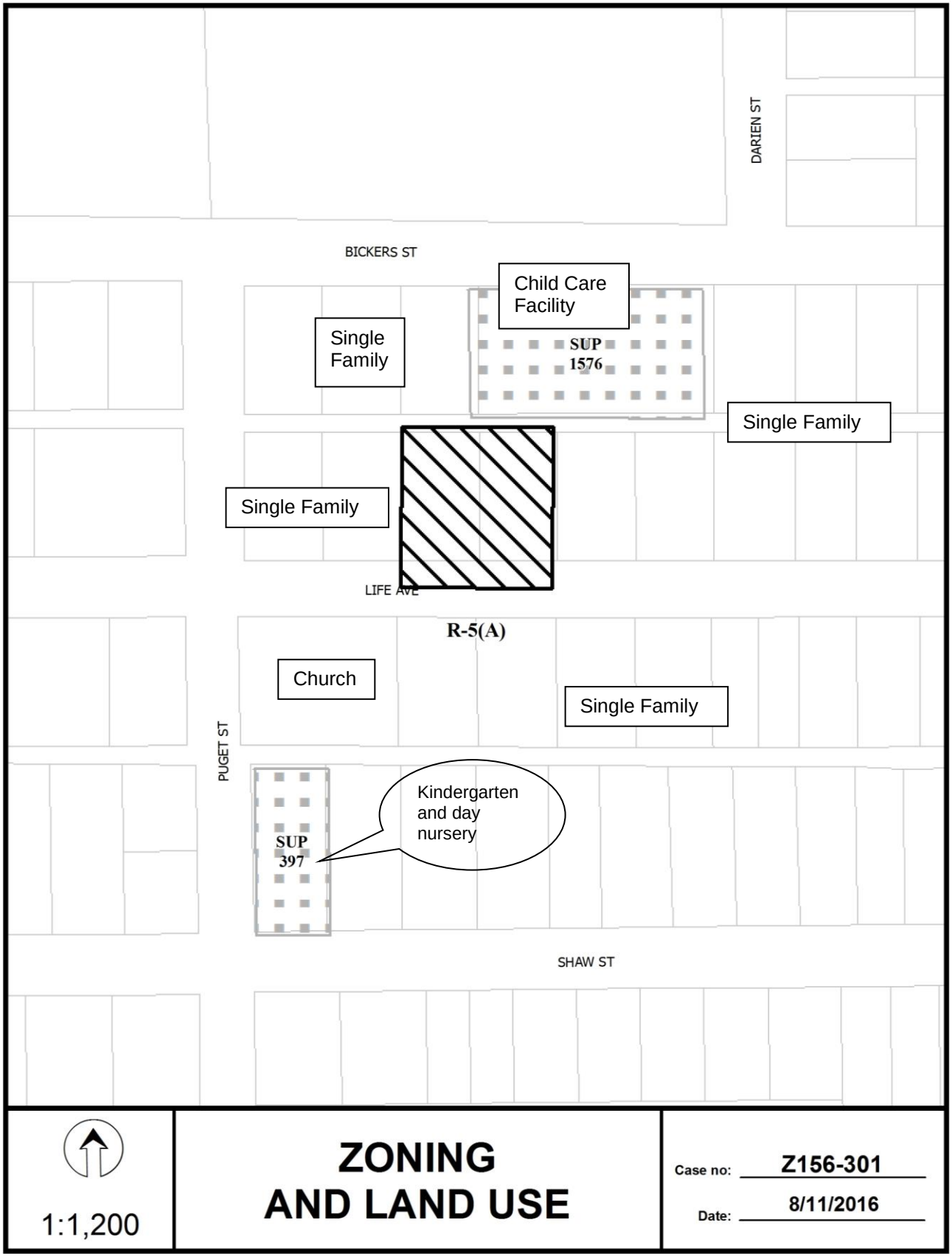


1:1,200

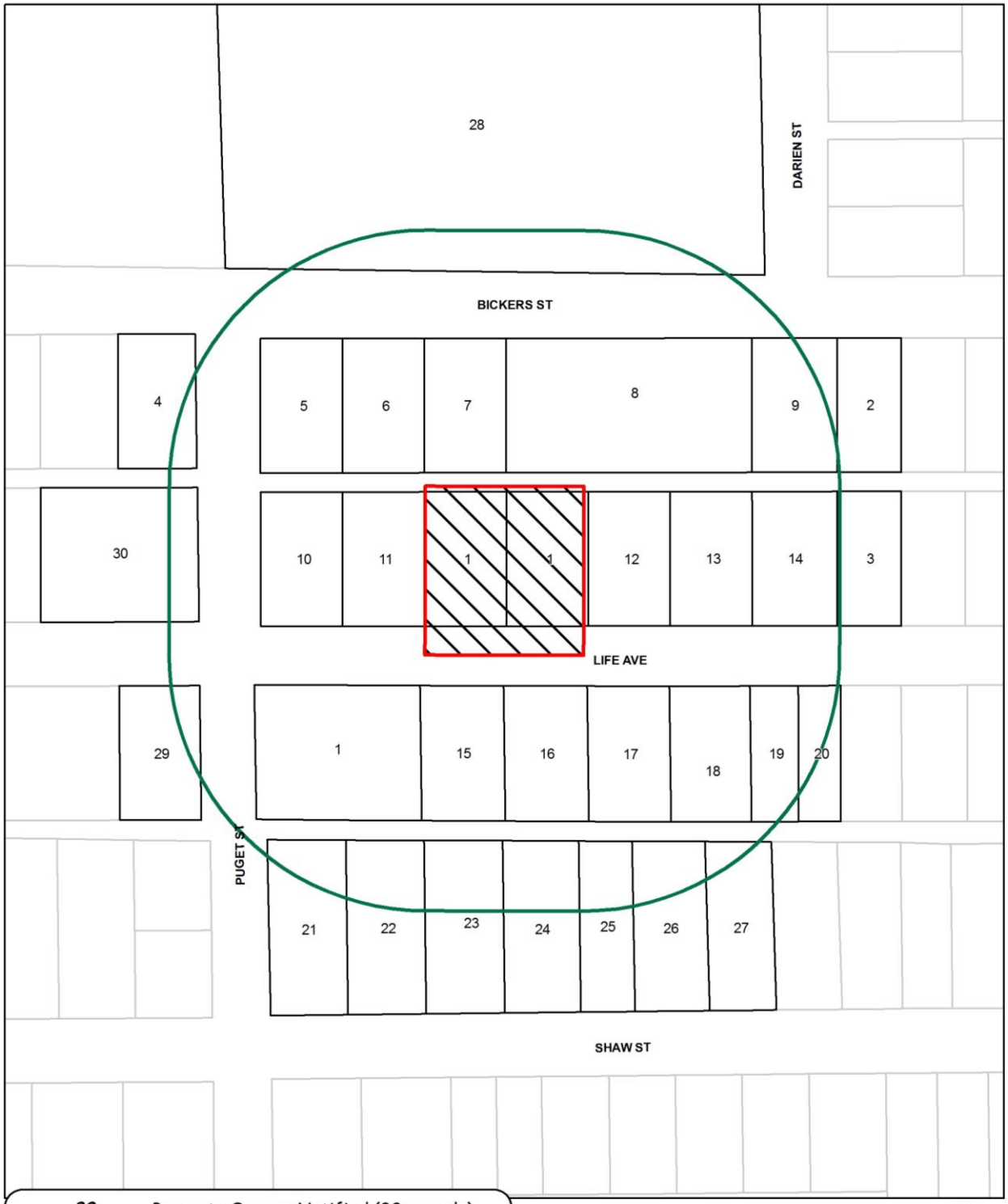
AERIAL MAP

Case no: Z156-301

Date: 8/11/2016


DARIEN ST
BICKERS ST
Child Care Facility
Single Family
SUP 1576
Single Family
Single Family
LIFE AVE
R-5(A)
Church
Single Family
PUGET ST
Kindergarten and day nursery
SUP 397
SHAW ST
1:1,200
ZONING AND LAND USE
Case no: Z156-301
Date: 8/11/2016

CPC RESPONSES



03/01/2017

Reply List of Property Owners

Z156-301

30 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*	*Owner*
	1	1957 LIFE AVE	GREATER PROGRESSIVE
	2	1934 BICKERS ST	GUTIERREZ ROBERTO &
	3	1935 LIFE AVE	SHETH HEMANG A
	4	2002 BICKERS ST	ROMERO GILBERT
	5	3620 PUGET ST	THOMPSON KISHA LAKIA
	6	1962 BICKERS ST	HMK LTD
	7	1956 BICKERS ST	CASTILLO MARTHA
	8	1948 BICKERS ST	HILL OTIS JR
	9	1938 BICKERS ST	SMITH LILA R
	10	1967 LIFE AVE	HERNANDEZ TOMASA &
	11	1963 LIFE AVE	THOMAS BELINDA EST OF
	12	1949 LIFE AVE	SINDIHOKUBWABO NOEL &
	13	1945 LIFE AVE	THOMAS ARCHIE R
	14	1941 LIFE AVE	FELDER JAMES ANTHONY
	15	1956 LIFE AVE	MARTINEZ MARIO & ALICIA
	16	1950 LIFE AVE	GUERRA CLEMENTE
	17	1946 LIFE AVE	WILLIS TIM H
	18	1940 LIFE AVE	THOMAS FINE EST OF
	19	1938 LIFE AVE	DILLARD MARY
	20	1936 LIFE AVE	LANG CAROL ANN EST OF
	21	3530 PUGET ST	JOHNSON VENETTA J
	22	1975 SHAW ST	DALLAS AREA HABITAT FOR
	23	1971 SHAW ST	GREATER PROGRESSIVE
	24	1965 SHAW ST	LOPEZ CLEMENTE GUERRA &
	25	1961 SHAW ST	LAND FREDDIE L
	26	1957 SHAW ST	LAND J D

03/01/2017

Reply	*Label #*	*Address*	*Owner*
	27	1953 SHAW ST	FERGUSON ROSIE LEE
	28	1952 BAYSIDE ST	Dallas ISD
	29	2002 LIFE AVE	SOLLY SARAH
	30	3603 PUGET ST	MUNSON CLARA

AGENDA ITEM # 51

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 58 W

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southwest corner of Great Trinity Forest Way and North Jim Miller Road

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

Recommendation of CPC: Approval for a three-year period, subject to conditions

Z156-310(OTH)

Note: This item was considered by the City Council at public hearings on January 11, 2017, February 8, 2017, February 22, 2017 and March 22, 2017, and was held under advisement until May 24, 2017, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z156-310(OTH) **DATE FILED:** July 20, 2016

LOCATION: Southwest corner of Great Trinity Forest Way and North Jim Miller Road.

COUNCIL DISTRICT: 8 **MAPSCO:** 58-W

SIZE OF REQUEST: ± 0.22 acre **CENSUS TRACT:** 116.01

REPRESENTATIVE: Parvez Malik, Business Zoom

APPLICANT: Mohammad Sidiqi

OWNER: Juneja Property Holdings, Inc.
Wazir Juneja, President/Secretary

REQUEST: An application to renew Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store [BZ Food Mart].

CPC RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The ±0.22-acre request site is developed with a ±2,167-square-foot general convenience store with fuel pumps. No new construction is proposed by this application.

- The general merchandise or food store (convenience store) is permitted by right, but the sale of alcoholic beverages for off-premise consumption in conjunction with the convenience store requires a Specific Use Permit due to the D-1 Liquor Control Overlay.

- Deed restrictions volunteered on July 16, 1986 limit the uses to those allowed in the Chapter 51 General Retail District and limit multifamily uses to no more than 26 units per acre.

- As depicted on the alcohol measurement survey submitted with the application, the request site complies with the 300 foot door-to-door distance requirement from the church to the south.

- SUP No. 2099 was originally approved on December 10, 2014 for a two-year period.

Surrounding Zoning History:

1. Z134-166: December 11, 2013, the City Council approved Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions. Tentative CPC hearing is December 15, 2016.

2. Z167-104: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

3. Z123-337: On December 11, 2013, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Great Trinity Forest Way	Principal Arterial	160 feet
North Jim Miller Road	Principal Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR with SUP No. 2099	General merchandise or food store with sale of alcohol and motor vehicle fueling stations
North	CR-D-1, deed restrictions	Auto service center, church, restaurant
East	CR-D-1, deed restrictions	Undeveloped
South	R-7.5(A), MF-1(A)	Church, undeveloped, single family, multifamily
West	CR-D-1, deed restrictions	Carwash, hotel, undeveloped

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.

Goal 1.1 Align land use strategies with economic development priorities.

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation measure 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.

Land Use Compatibility:

The proposed site is developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant is requesting that the existing SUP be renewed to continue the sale of alcoholic beverages for off-premise consumption.

The property is adjacent to a car wash to the west. The surrounding uses are auto service center, restaurant, church, undeveloped, and restaurant under construction; to the east undeveloped; to the south undeveloped, single family, church and multifamily; to the west hotel and undeveloped.

An existing church is behind the proposed site. The site meets the minimum required distance to be able to sell alcoholic beverages. The church measurements are from door-to-door and staff estimates that there is a distance of over 450 feet.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the

escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,

The applicant's request conforms to the zoning regulations and standards of the Dallas Development Code. The applicant is in compliance with the convenience store regulations. The proposed sale of alcoholic beverages in conjunction with the existing convenience store does not seem to negatively impact the adjacent properties as shown in the police calls for the past four years. The use is compatible with the surrounding non-residential uses and provides an alternative shopping venue for the neighborhood. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance with the conditions and other City regulations.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential Other: No min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	RPS Visual Intrusion	Retail and personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one space per 200 square feet of floor area; the off-street parking requirement for a motor vehicle fueling station is two spaces. Therefore, the ±2,167-square-foot convenience store with fuel pumps requires 13 parking spaces. The applicant is providing 16 spaces as shown on the existing site plan.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Police Report:

The Dallas Police Department's provided an incident report for the period from July 1, 2011 to August, 2015 revealed the following results:

Offenses	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**
Forge & Counterfeit	2	0	4	2	0	0
Assault	1	0	0	0	0	1
Robbery individual	0	2	0	4	2	2
Other thefts	0	1	0	1	0	0
Vandalism & Criminal Mischief	1	0	0	0	2	0
Criminal trespass	0	0	0	1	1	6
UUMV	0	0	2	0	2	0
Total 37	4	3	6	8	7	9

CPC ACTION:
November 17, 2016

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period, subject to conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.

Maker: Houston
Second: Jung
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: For: Parvez Malik, P.O. Box 54803, Hurst, TX, 76054
Against: None

Proposed SUP Conditions
Z134-166(OTH)

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC recommendation:

3. TIME LIMIT: This specific use permit expires on (three years) ~~December 10~~, 2016.

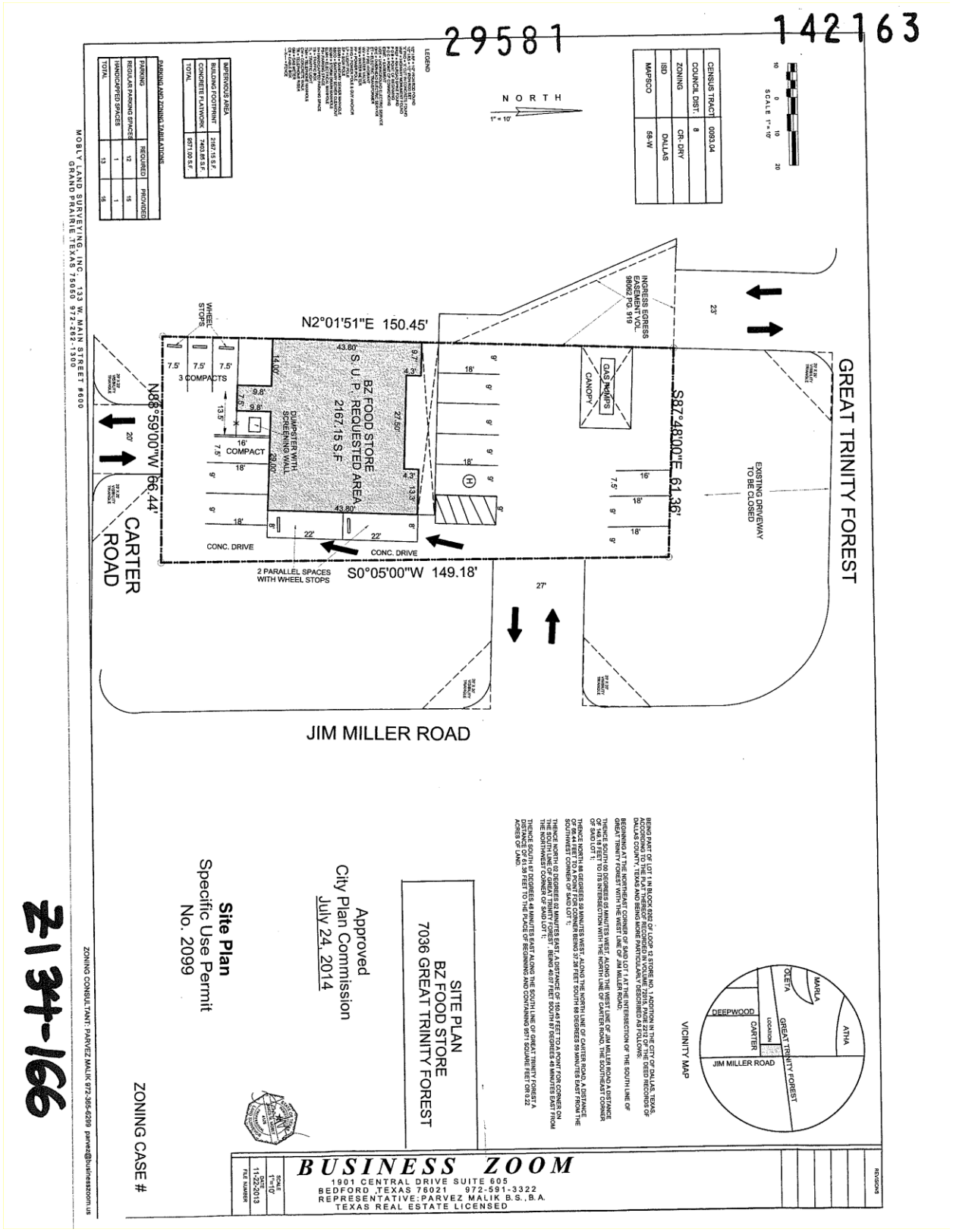
Staff recommendation:

4. TIME LIMIT: This specific use permit expires on (two years) ~~December 10~~, 2016, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING PLAN



Existing deed restrictions

THENCE 01 degrees, 05 minutes, 08 seconds, East, with said North Jim Miller Road a distance of 245.89 feet to an Iron Rod for corner;

THENCE North 89 degrees, 24 minutes, 20 seconds, West, a distance of 20.0 feet to a point for corner;

THENCE North 01 degree, 12 minutes, 00 seconds, East, a distance of 105.00 feet to the PLACE OF BEGINNING and containing 187,146.301 square feet or 4.296 acres of land.

That the undersigned, Paul L. Adams and Jack Kellam, do hereby impress all of the following described property with the following deed restrictions, to-wit:

(1) The only permitted uses on the property are those uses allowed in a General Retail District as defined in the Dallas Development Code, as amended (the "Code").

(2) Multiple-family uses are limited to no more than 26 units per acre in density, as defined in the Code.

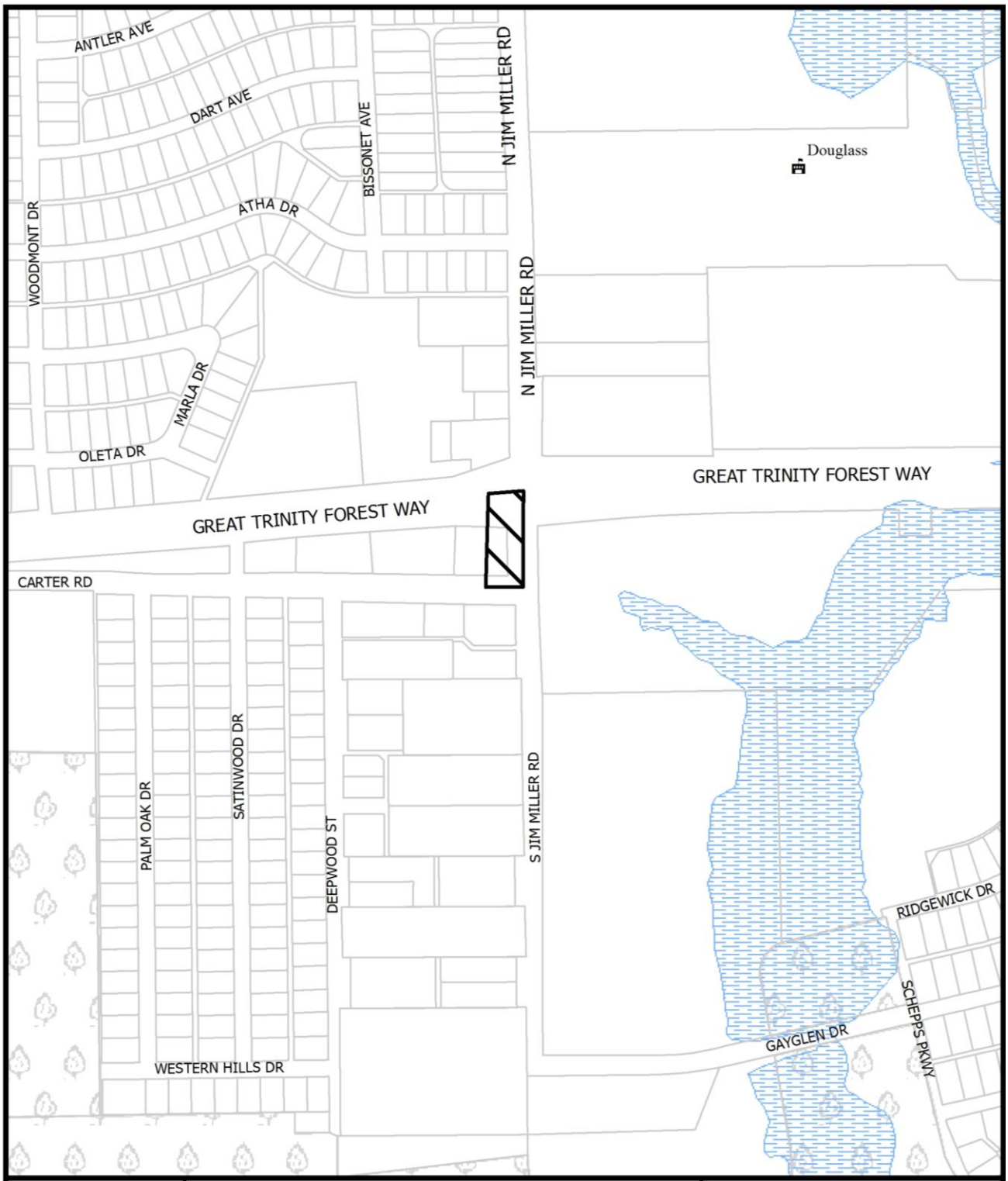
These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional period of ten (10) years unless terminated in the manner specified herein.

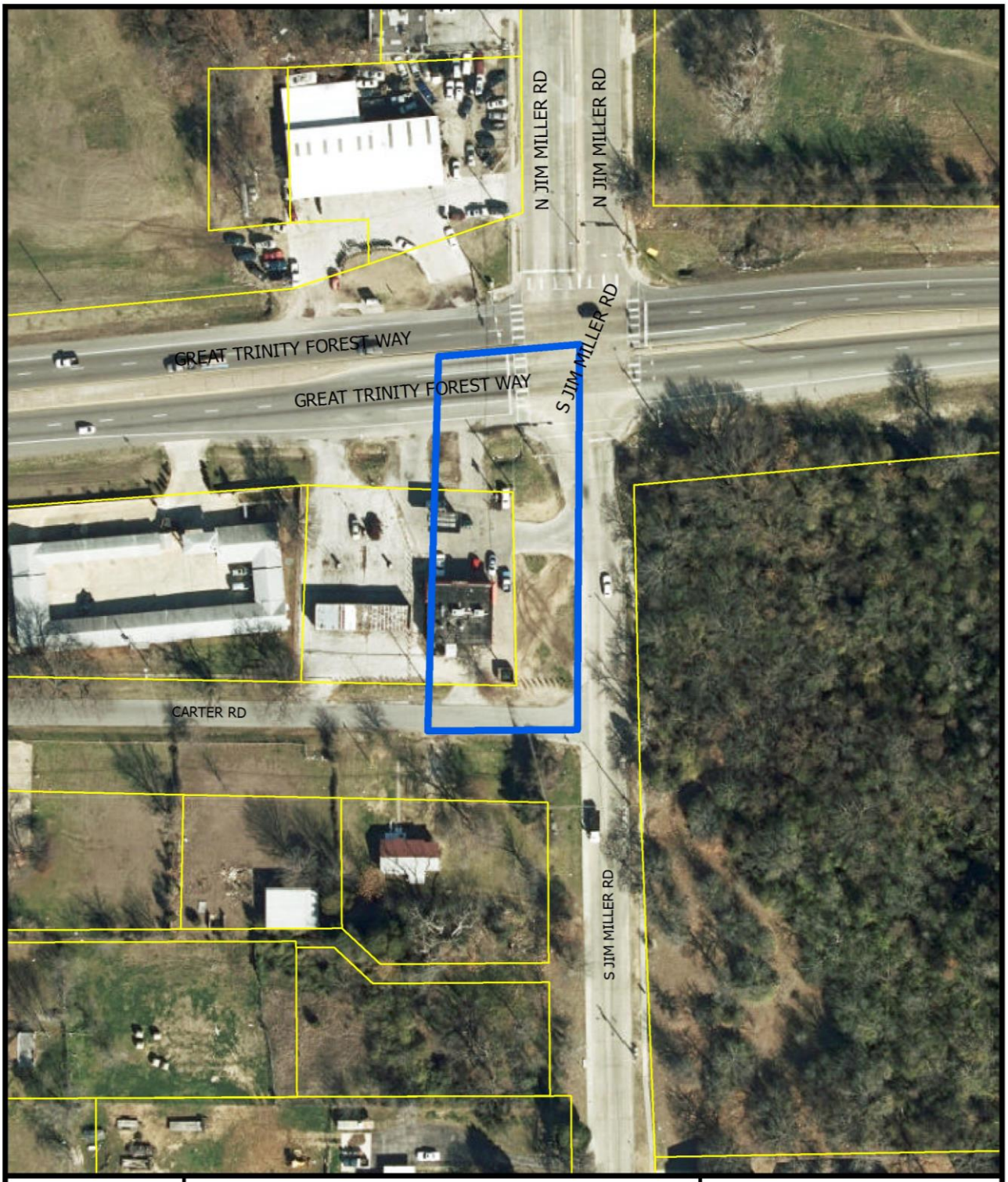
These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does grant to the City of Dallas the right to

86140 2745


ANTLER AVE
DART AVE
BISSONET AVE
N JIM MILLER RD
Douglass
ATHA DR
WOODMONT DR
MARLA DR
OLETA DR
N JIM MILLER RD
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
CARTER RD
PALM OAK DR
SATINWOOD DR
DEEPWOOD ST
S JIM MILLER RD
RIDGEWICK DR
SCHEPPS PKWY
GAYGLEN DR
WESTERN HILLS DR
1:4,800
VICINITY MAP
Case no: Z156-310
Date: 11/1/2016

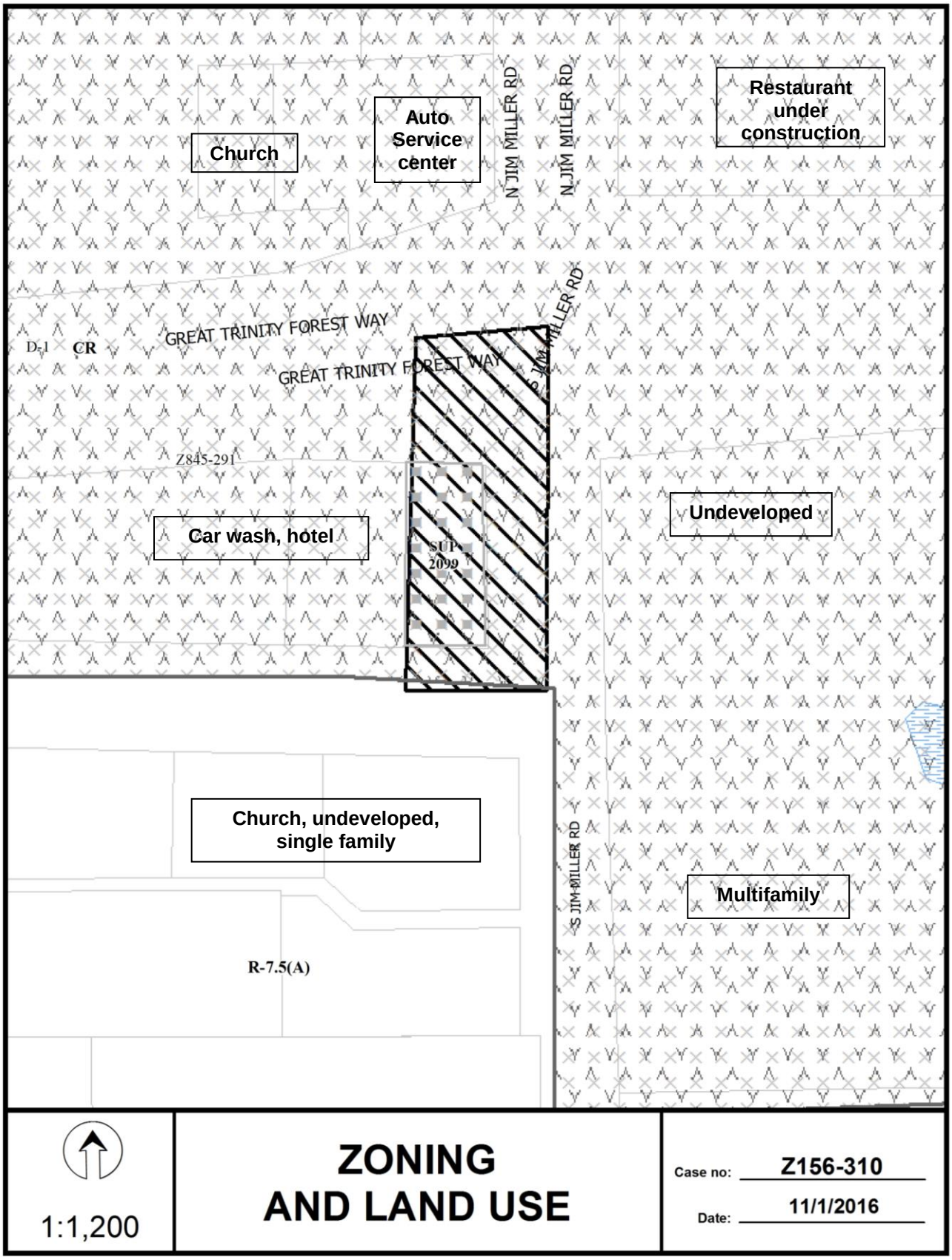


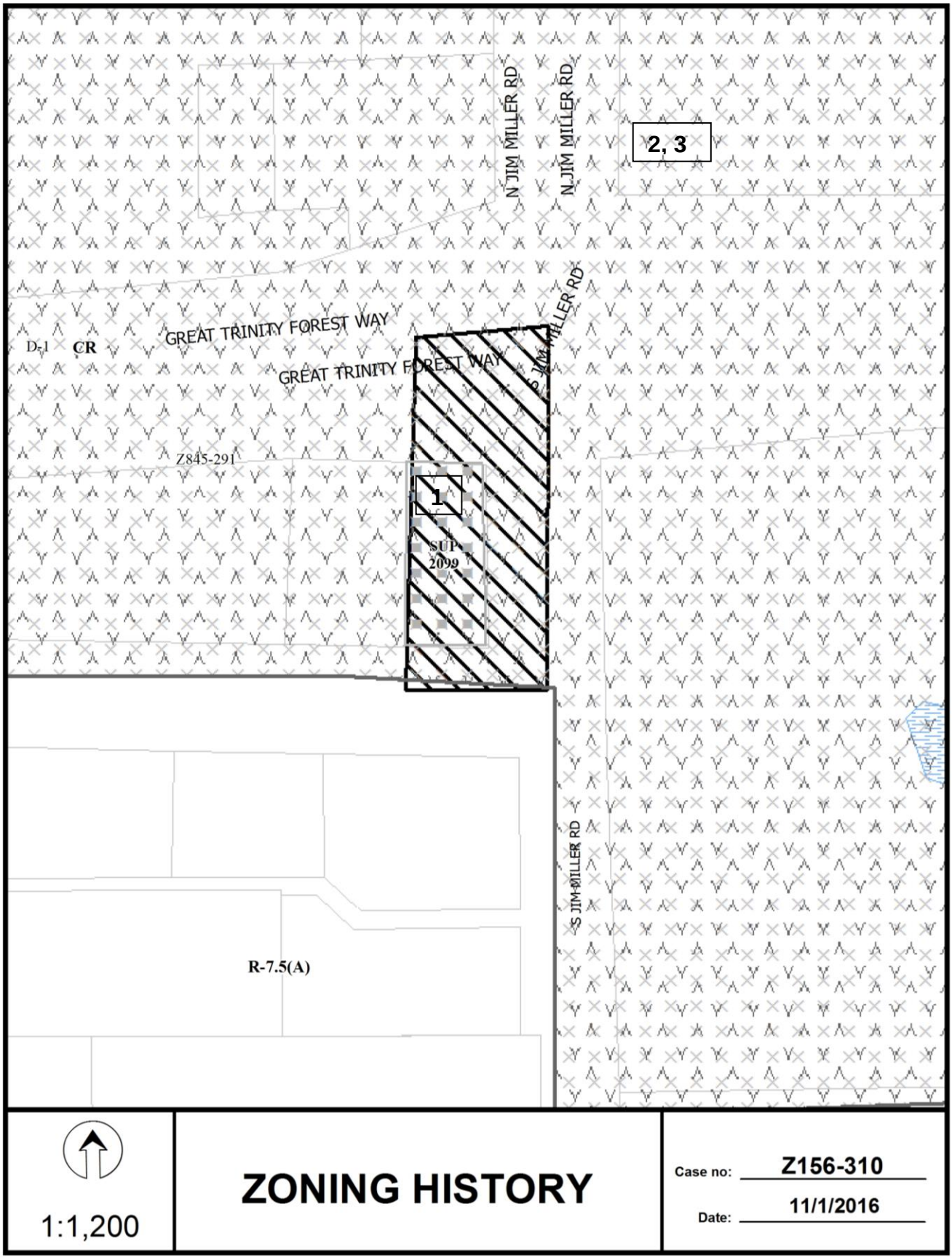
1:1,200

AERIAL MAP

Case no: Z156-310

Date: 11/1/2016


Church
Auto Service center
N JIM MILLER RD
N JIM MILLER RD
Restaurant under construction
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
JIM MILLER RD
D-1 CR
Z845-291
Car wash, hotel
SUP 2099
Undeveloped
Church, undeveloped, single family
R-7.5(A)
S JIM MILLER RD
Multifamily
1:1,200
ZONING AND LAND USE
Case no: Z156-310
Date: 11/1/2016


N JIM MILLER RD
N JIM MILLER RD
2, 3
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
N JIM MILLER RD
D-1
CR
Z845-291
1
SUP
2099
R-7.5(A)
S JIM MILLER RD
1:1,200
ZONING HISTORY
Case no: Z156-310
Date: 11/1/2016

CPC RESPONSES



11/16/2016

Reply List of Property Owners

Z156-310

13 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	7036	GREAT TRINITY FOREST WAY	JUNEJA PROPERTY HOLDINGS
	2	7028	GREAT TRINITY FOREST WAY	PHILLIPS LEO &
	3	6901	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
	4	7015	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
	5	120	DEEPWOOD ST	COX ERMA
	6	137	S JIM MILLER RD	MENDOZA JUAN
	7	7100	GREAT TRINITY FOREST WAY	VSB INVESTMENTS LLC
	8	116	N JIM MILLER RD	SANABEL INVESTMENT LP
	9	7020	GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS
	10	7071	GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL
	11	7004	CARTER RD	LOVE OF GOD CHURCH
	12	7026	CARTER RD	GIBSON KENNETH E
	13	7040	CARTER RD	HOUSE OF PRAYER

AGENDA ITEM # 52

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 69 Q; U

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road

Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions

Z156-323(JM)

Note: This item was considered by the City Council at a public hearing on April 12, 2017, and was deferred until May 24, 2017, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z156-323(JM) **DATE FILED:** July 29, 2016

LOCATION: On the south line of Tea Garden Road, west of Haymarket Road.

COUNCIL DISTRICT: 8 **MAPSCO:** 69-Q, U

SIZE OF REQUEST: ±16.313 acres **CENSUS TRACT:** 171.02

REPRESENTATIVE/
APPLICANT/OWNER: Joel Torres

REQUEST: An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of this request is to allow for the following private fields: three baseball fields and one volleyball court.

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 request is made to allow one volleyball court and three baseball fields as part of a private recreation center, club, or area.

- The site is operated as an agricultural use with livestock. The owner currently hosts baseball and volleyball games for local adult male baseball teams. Code enforcement notified the owner to contact the Sustainable Development and Construction Department to discuss how to proceed with this use. A specific use permit is required to allow the continued use as a private recreation center, club, or area in a residential zoning district, including the A(A) Agricultural District.

Zoning History:

There have been no zoning cases within the vicinity of the area of request in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Tea Garden Road	Local	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; however, “no parking” signs are required along Tea Garden Road. The requirement is made due to the narrow pavement conditions (approximately 20 feet) along Tea Garden Road.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The comprehensive plan does not make a specific land use recommendation related to the request. The Plan identifies the request site being located in a Residential Building Block.

Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request complies with the following land use goals and policies of the

Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

The requested recreational use is characteristic of the Residential Building Block, which is predominately for single-family uses, but allows recreational and institutional uses to serve the surrounding neighborhoods.

Land Use Compatibility:

The subject site is currently zoned an A(A) Agricultural District. The uses permitted in this district are intended to accommodate normal farming, ranching, and gardening activities. Over time, it is expected that agricultural zoned properties will eventually develop into urban sites.

	Zoning	**Land Use**
Site	A(A) Agricultural	Agricultural and existing playing fields
North	A(A) Agricultural	Single family and agricultural
East	A(A) Agricultural	Single family and agricultural
South	A(A) Agricultural	Single family and agricultural
West	A(A) Agricultural, PD No. 819, R-7,5(A), R-5(A), and Deed Restrictions	Single family, public school, and agricultural

Surrounding land uses include single family and agricultural, with a school nearby as well. These uses are typical in residential neighborhoods with low density. The private recreation center, club, or area use is permitted by right in retail, commercial service, industrial, central area, mixed use, multiple commercial and urban corridor districts. When feasible, this use is allowed in residential districts with special consideration by

SUP. The intent of allowing it by SUP in residential districts is to gauge the level of appropriateness and provide for public comment.

The site is currently agricultural land. The fields exist and are used by the property owner and baseball teams from around the metroplex, according to the applicant (owner). The applicant had originally requested the right to operate seven days a week. After discussing concerns over the need for a break in the currently remote and residential area, the applicant amended the request to three days a week, Friday, Saturday, and Sunday. To address privacy and future maintenance, a six-foot solid privacy fence is required to be provided and maintained around the perimeter of the site. Hours of operation limit the use to certain times of day. The use of lighting and amplified sound is limited to the hours of operation. Paved parking far exceeding the code requirement is being offered within the site. Sec. 51A 4.208(2)(c) requires three parking spaces per playing field and an additional one parking space per 150 square feet of floor area. In all, approximately 44 parking spaces are required for the three baseball fields, one volleyball court, and 4,680 square feet of additional floor area (storage buildings and covered porches). Portable toilets and a dumpster will be required as identified on the site plan.

Staff believes that with compliance to the proposed site plan and conditions, the use could be an asset to the area as it develops into an urban site in the future. In an effort to ensure that the site matches the future development of the area, staff is recommending the time period be two years with no auto renewal recommended. This gives neighbors the opportunity to experience the facility under the SUP regulations imposed by this request. If additional concerns arise, the conditions may be amended when the SUP comes in for renewal.

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.

Parking:

Sec. 51A 4.208(2)(c) requires three parking spaces per playing field and an additional one parking space per 150 square feet of floor area. In all, approximately 44 parking spaces are required for the three baseball fields, one volleyball court, and 4,680 square feet of additional floor area (storage buildings and covered porches for audiences). The proposed site plan depicts that the applicant will provide 116 parking spaces, of which five are van accessible handicapped spaces.

Landscaping and Screening:

According to the City arborist, this request meets the requirements of Article X. Staff recommended the addition of a six-foot solid privacy fence around the perimeter of the site to reinforce the separation of the use from surrounding agricultural and single-family uses.

CPC Action:
February 16, 2017

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private recreation center, club, or area for a two-year period, subject to a site plan and conditions on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road.

Maker: Haney
Second: Davis
Result: Carried: 12 to 0

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Haney, Mack, Jung, Housewright, Peadon, Murphy, Ridley

Against: 0
Absent: 3 - Anantasomboon, Schultz, Tarpley
Vacancy: 0

Notices: Area: 400 Mailed: 18
Replies: For: 0 Against: 6

Speakers: None

CPC SUP CONDITIONS
Z156-323

1. USE: The only use authorized by this specific use permit is a private recreation center, club, or area.

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 _2_ years from passage of this ordinance (date).

4. HOURS OF OPERATION: A private recreation center, club, or area may operate between 4:00 p.m. and 8:00 p.m., Friday through Sunday.

5. LIGHTING: Operation of outdoor lighting is limited to the hours between 4:00 p.m. and 8:00 p.m., Friday through Sunday.

6. SCREENING: Except for required visibility triangles and points of ingress and egress, a minimum six–foot-tall solid screen must be provided and maintained along the perimeter of the property. Screening material must be wood or masonry.

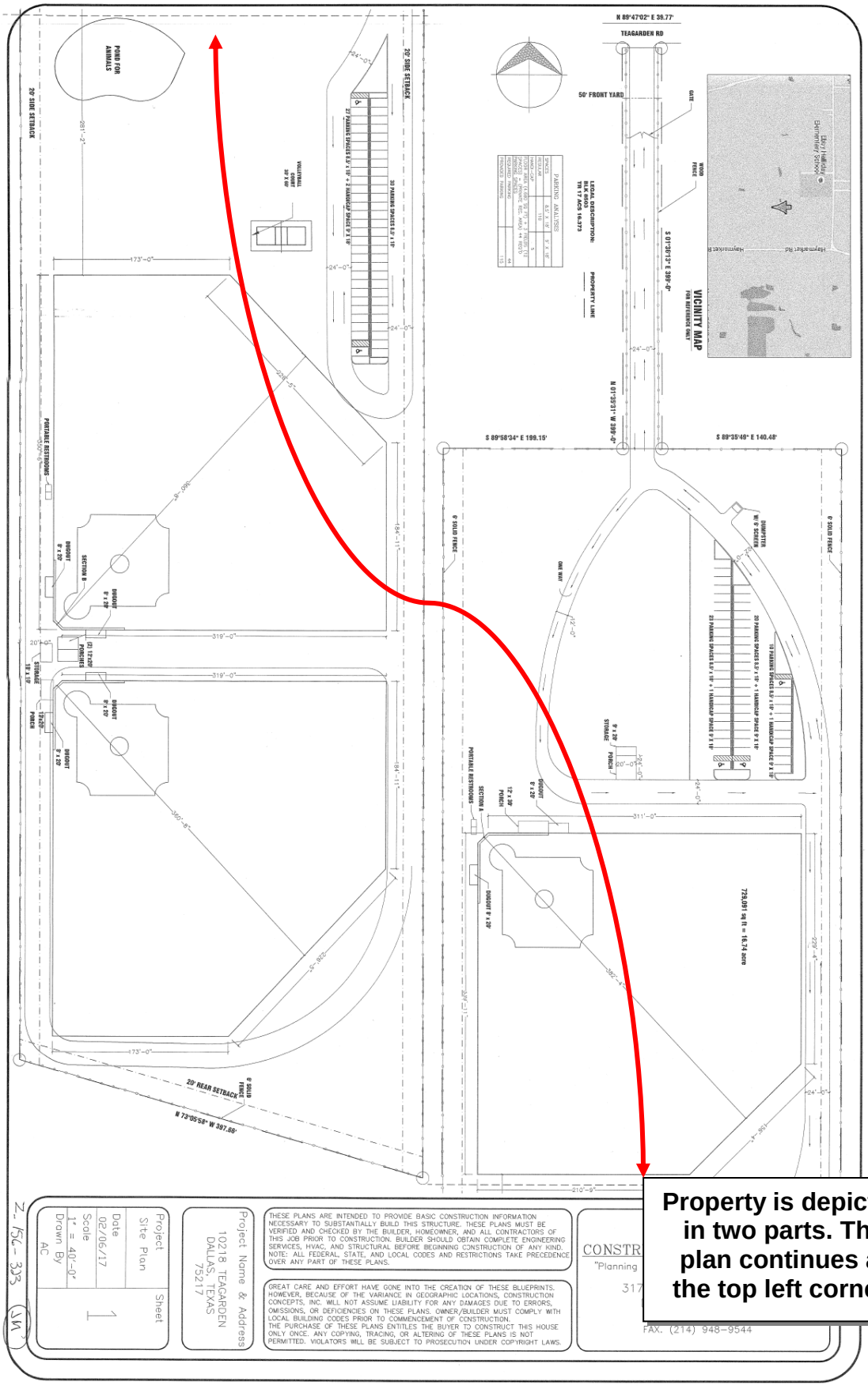
7. SOUND: Operation of loudspeakers and other forms of amplification is limited to the hours between 4:00 p.m. and 8:00 p.m., Friday through Sunday.

8. SIGNS: "No Parking" signs must be installed at the owner/operator's expense on the property street frontage along Tea Garden Road.

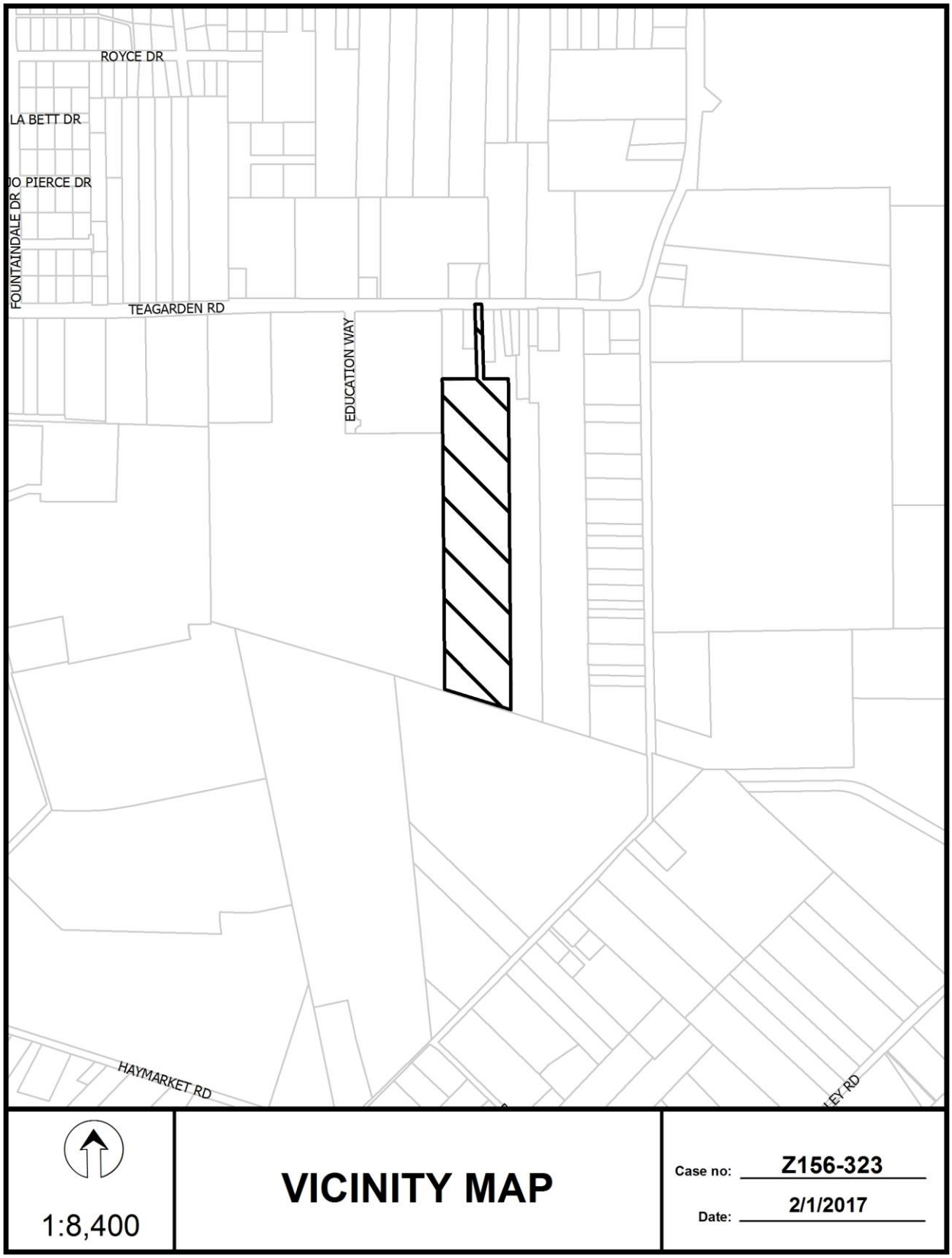
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

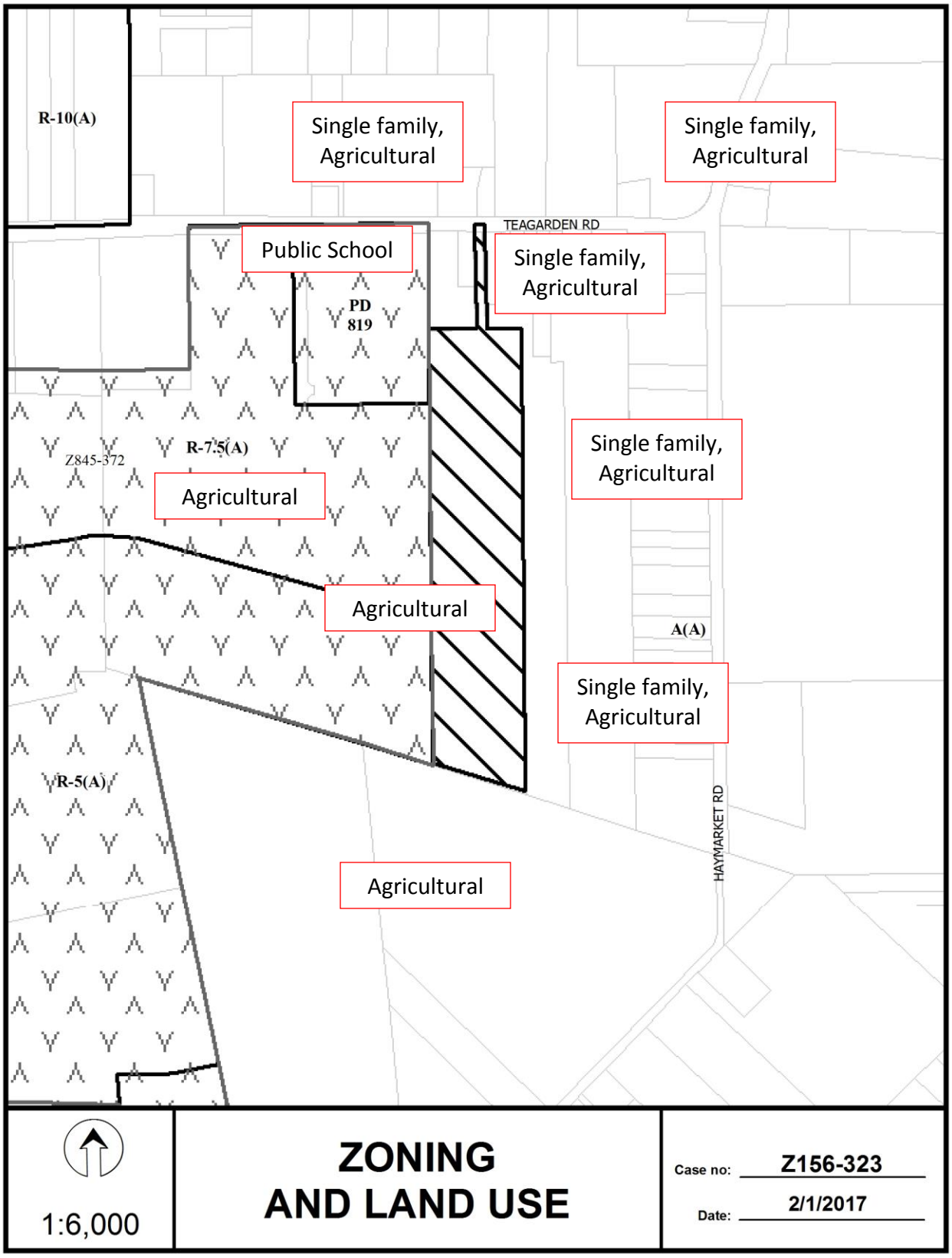
Proposed Site Plan



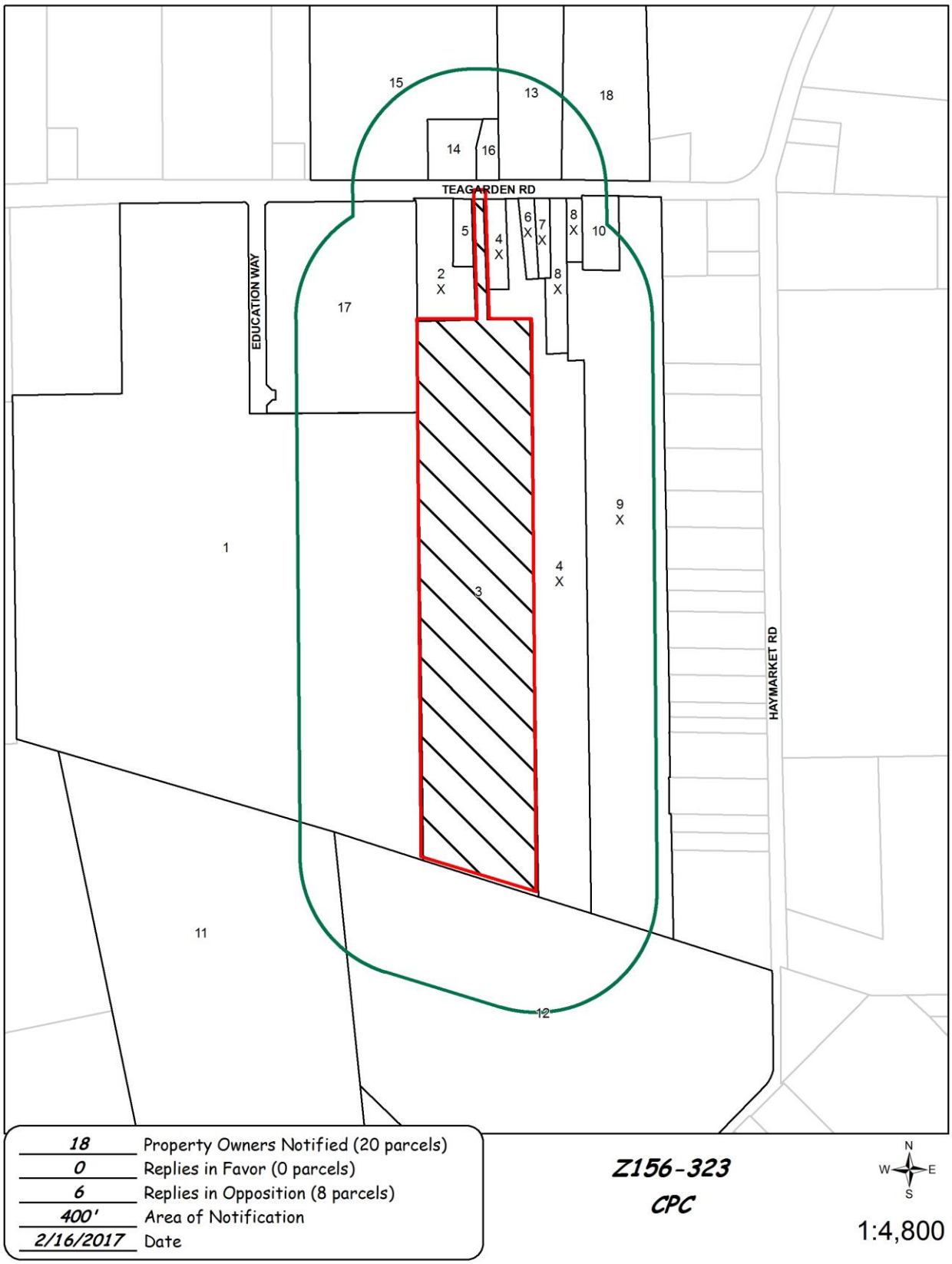
Property is depicted in two parts. The plan continues at the top left corner.


ROYCE DR
LA BETT DR
JO PIERCE DR
FOUNTAINDALE DR
TEAGARDEN RD
EDUCATION WAY
HAYMARKET RD
1:8,400
VICINITY MAP
Case no: Z156-323
Date: 2/1/2017


TEAGARDEN RD
EDUCATION WAY
HAYMARKET RD
1:6,000
AERIAL MAP
Case no: Z156-323
Date: 2/1/2017


R-10(A)
Single family, Agricultural
Single family, Agricultural
TEAGARDEN RD
Public School
Single family, Agricultural
PD 819
Single family, Agricultural
R-7.5(A)
Z845-372
Agricultural
Agricultural
A(A)
Single family, Agricultural
R-5(A)
HAYMARKET RD
Agricultural
1:6,000
ZONING AND LAND USE
Case no: Z156-323
Date: 2/1/2017

CPC Responses



02/15/2017

Reply List of Property Owners

Z156-323

18 Property Owners Notified ***0 Property Owners in Favor*** ***6 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	10020	TEA GARDEN RD	10020 TEA GARDEN ROAD LLP
X	2	10214	TEA GARDEN RD	MARTENSEN GAYLE
	3	10218	TEA GARDEN RD	TORRES JOEL
X	4	10224	TEA GARDEN RD	TERRY DONNA LYNN
	5	10216	TEA GARDEN RD	GUZMAN MARIO
X	6	10230	TEA GARDEN RD	HARGROVE GEORGE &
X	7	10310	TEA GARDEN RD	HARGROVE GEORGE
X	8	10318	TEA GARDEN RD	HARGROVE GEORGE W & DONNA
X	9	10360	TEA GARDEN RD	HARGROVE GEORGE W JR &
	10	10334	TEA GARDEN RD	JORDON JIMMY D & PATRICIA
	11	2411	HAYMARKET RD	WEBB WALTER E & MELISSA A
	12	2500	HAYMARKET RD	CERVANTES JUAN C
	13	10327	TEA GARDEN RD	BARRIOS SALVADOR
	14	10215	TEA GARDEN RD	VARGAS JOSE
	15	10209	TEA GARDEN RD	LAIR BILLY WAYNE &
	16	10217	TEA GARDEN RD	LAIR LARRY DEAN & DONNA SUE
	17	10210	TEA GARDEN RD	Dallas ISD
	18	10229	TEA GARDEN RD	BARRIOS SALVADOR

AGENDA ITEM # 53

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 61B G; L

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school or an open-enrollment charter school on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan, a traffic management plan and conditions
Z167-123(JM)
Note: This item was considered by the City Council at a public hearing on April 12, 2017, and was deferred until May 24, 2017, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-123(JM) **DATE FILED:** October 28, 2016

LOCATION: On the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court.

COUNCIL DISTRICT: 3 **MAPSCO:** 61B - G, L

SIZE OF REQUEST: ±6.99 acres **CENSUS TRACT:** 165.21

REPRESENTATIVE: Craig Spiers, PE

APPLICANT/OWNER: Bethel Temple Lakeview

REQUEST: An application for a Specific Use Permit for a private school or an open-enrollment charter school on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of this request is to allow an open-enrollment charter school to operate at the existing church.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan, a traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a site plan, a traffic management plan and conditions.

BACKGROUND INFORMATION:

- The request is made to allow an open-enrollment charter school use to operate at the existing church.

- On September 24, 2008, the City Council approved SUP No. 1716 for an open enrollment charter school use for a five-year period on the request site. The SUP expired on September 24, 2013.

- The church began operating a new open-enrollment charter school in the fall of 2016, believing they were still permitted to do so under the expired SUP No. 1716. Expected enrollment could reach up to 70 students. At this time, there are five students.

- A traffic management plan was approved by the City Engineering Division.

Zoning History:

There has been one zoning cases within the vicinity of the area of request in the last five years.

1. **Z145-186**: On August 12, 2015, City Council approved an amendment to Planned Development District No. 612 and repealed Specific Use Permit No. 1950 for an open-enrollment charter school on the east side of Spur 408, north of Grady Niblo Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Grady Niblo Road	Local	60 feet

Land Use:

	Zoning	Land Use
Site	A(A)	Church/school
North	MF-1(A)	Undeveloped
East	A(A)	Livestock
South	PD No. 701	Single-family
West	MF-1(A)	Multifamily

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 provided and is attached.

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:

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Land Use Compatibility:

The subject site is currently zoned an A(A) Agricultural District. The uses permitted in this district are intended to accommodate normal farming, ranching, and gardening activities. Over time, it is expected that agriculturally zoned properties will develop into other sites.

Surrounding land uses include agricultural or undeveloped land to the north, northwest, and east. A new multifamily development is to the southwest. Single family subdivisions exist across Grady Niblo Road to the south and southeast.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

The proposed school is specifically for children with dyslexia. This specialized service will be offered to students from across the region, although the conditions do not limit the school to children with special needs. As this area has begun to take shape as a

residential neighborhood with a variety of densities, institutional uses can help provide services to the region.

This request is tied to a site plan, conditions, and a traffic management plan. The site plan indicates that 10,000 sq. ft. of floor area would be used for educational purposes. This is the part of the church that was previously used for a school, as well. The traffic management plan indicates that traffic will be shifted to one-way along the U-shaped driveway. A few parking spaces have been set as pick-up and drop-off. The traffic management plan is required to be updated on an annual basis following approval. This condition is made to ensure that as the school grows or operations evolve, consideration is given to how to best accommodate the changes to minimize dangers or traffic concerns. The site offers a long driveway for queuing off of the public right-of-way (about 300 feet).

There is an abundance of undeveloped and agricultural land in the area. As the surrounding properties develop, needs could change. Staff has recommended a preliminary approval period of five years. No auto renewals are recommended at this time.

Parking:

Parking required by Sec. 51A 4.204(17) states that one and a half parking spaces are required for each elementary school class (including kindergarten). The applicant has proposed a maximum of seven classrooms for elementary school uses. This means that 11 parking spaces are required for the school use.

Additionally, Sec. 51A4.204(4) states that for a church use with a facility with less than 5,000 sq. ft., one parking space must be provided for every 333 sq. ft. of floor area. The site plan provided identifies 5,000 sq. ft. of church floor area. The required parking is 15 spaces.

Overall, 26 parking spaces are required by code. A total of 67 parking spaces, including four handicapped, van accessible spaces, are provided for the proposed school and the existing church.

Landscaping:

The request will comply with Article X.

CPC Action:
February 16, 2017

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school or open- enrollment charter school for a five-year period, subject to a site plan, a traffic management plan and conditions on property zoned an A(A) Agricultural District on the north line of Grady Niblo Road, between the termini of Old Settlers Way and Founders Court.

Maker: Davis
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Anglin, Rieves, Houston, Davis, Shidid*, Haney, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley
Against: 0
Absent: 2 - Anantasomboon, Tarpley
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 30
Replies: For: 1 Against: 1

Speakers: None

List of Owners

Bethel Temple Lakeview

The Church located at 6801 Grady Niblo Road, Dallas, Texas 75236 has the following Pastors/Officers/Advisory Board members:

Reverend Paul Ward -	Pastor
Reverend Sandy Ward-	Pastor
Mr. Ernie Resendiz-	Board Member
Mr. Bryant Wray-	Board Member
Mr. Craig Spiers-	Secretary/ Treasurer

Z167-123

CPC RECOMMENDED SPECIFIC USE PERMIT CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _5_ years from passage of this ordinance (date).

4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

5. CLASSROOMS: The maximum number of classrooms is seven elementary classrooms.

6. DRIVE: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.

7. HOURS OF OPERATION: The open-enrollment charter school may only operate between 6:30 a.m. and 6:00 p.m., Monday through Friday.

8. INGRESS/EGRESS: Ingress and egress must be provided in, the locations shown on the attached site plan. No other ingress or egress is permitted.

9. PARKING: Parking must be located as shown on the attached site plan.

10. TRAFFIC MANAGEMENT PLAN: The open-enrollment charter school use must comply with the attached traffic management plan (Exhibit B).

(a) In general. The operation of the uses must comply with the traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by one year from approval date. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each year.

(2) The traffic study must be in writing, performed by a licensed engineer (if trips generated is greater than 1,000 per day per the City of Dallas Traffic Impact Worksheet), 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.

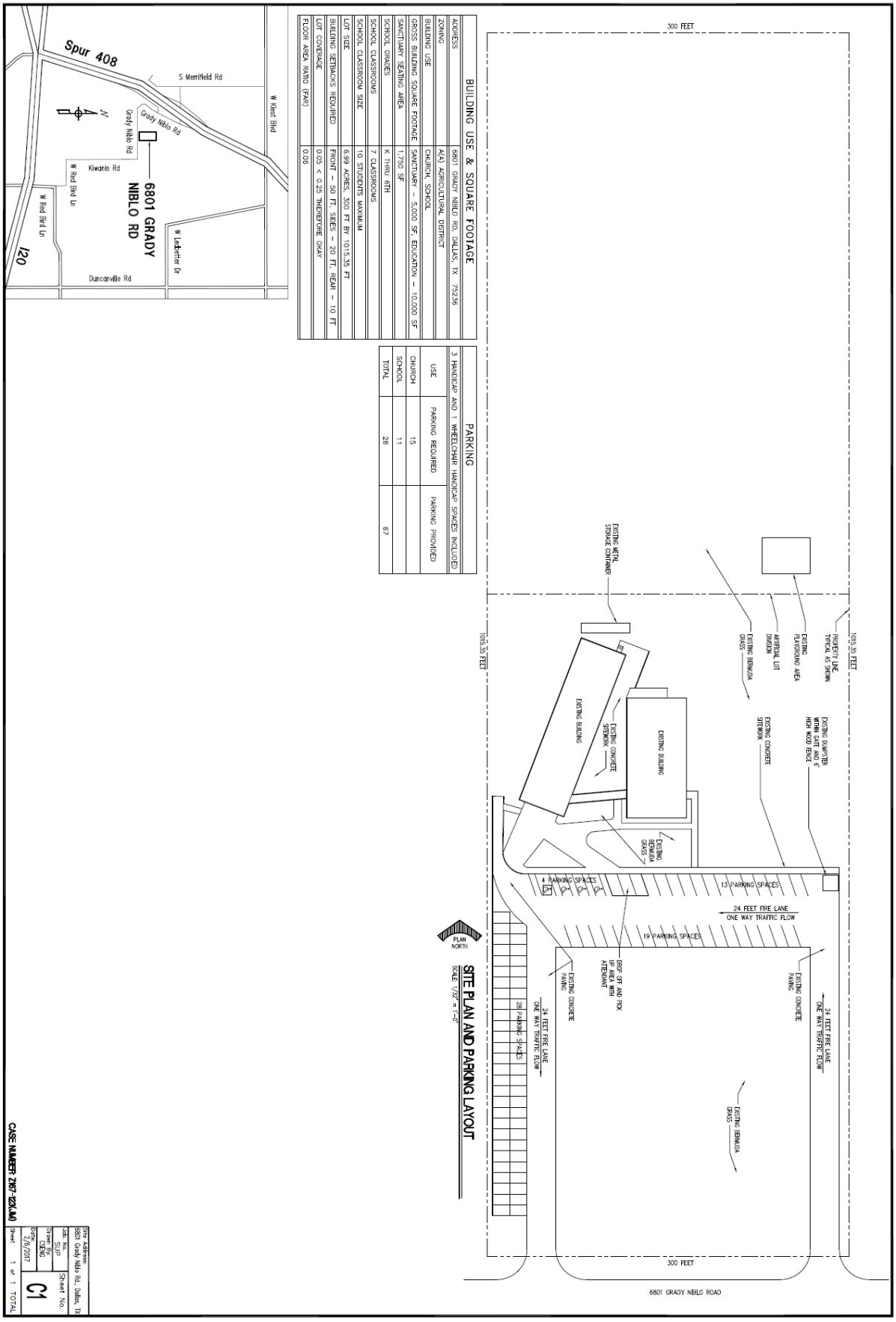
(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

12. 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.

Z167-123(JM)

Proposed Site Plan



Traffic Management Plan

Traffic Management Plan and Queuing Analyses

Hope Academy for Dyslexia located at 6801 Grady Niblo Road, Dallas, TX 75236 will provide education services to a maximum of 72 students as follows:

Kindergarten - (10 students maximum per class, maximum 1 classes per grade)

1st thru 6th grades - (10 students maximum per class, maximum 1 classes per grade)

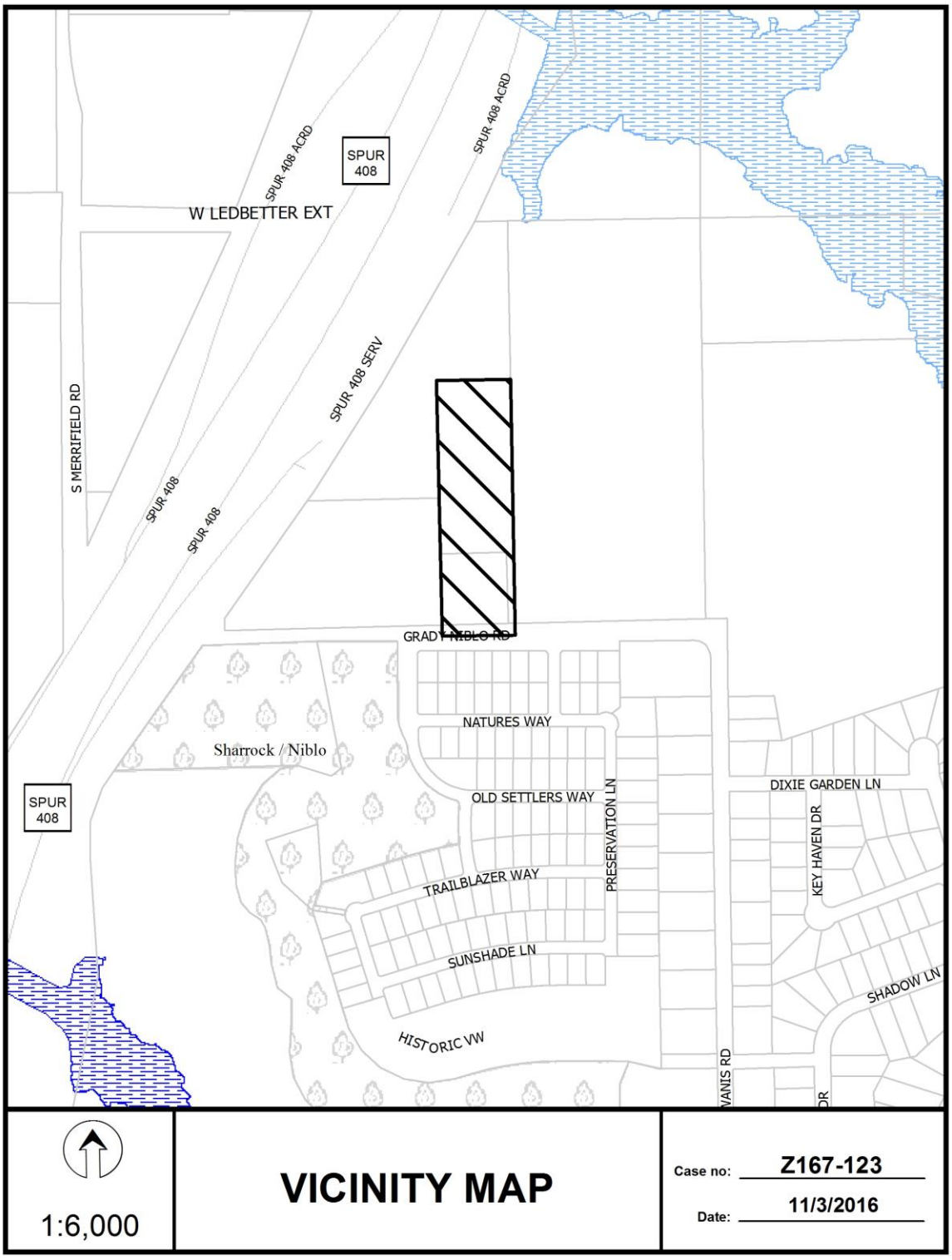
The school provides one central drop off location (see site plan for location) with 66 spaces, each space measuring minimum 9 feet by 20 feet with 500 feet available for queuing of vehicles in a single file.

During traffic periods (drop off and pick up) the school will provide an Administrator and carpool attendants (as needed) to assist children exiting the vehicles thereby decreasing the time a vehicle waits in a Drop Off location. The school will provide security personnel to assist with traffic management as needed. During Drop Off the school expects to have a maximum of 2 vehicles in the Drop Off location and 8 to 10 vehicles in the queuing spaces provided at any given time, if needed. With over 20 student enrolled, more attendants will be provided and different grade levels will be staggered by 5 minutes. During pick up parents will have the option as to parking and escort student(s) to vehicle or student will be escorted to vehicle by carpool attendants.

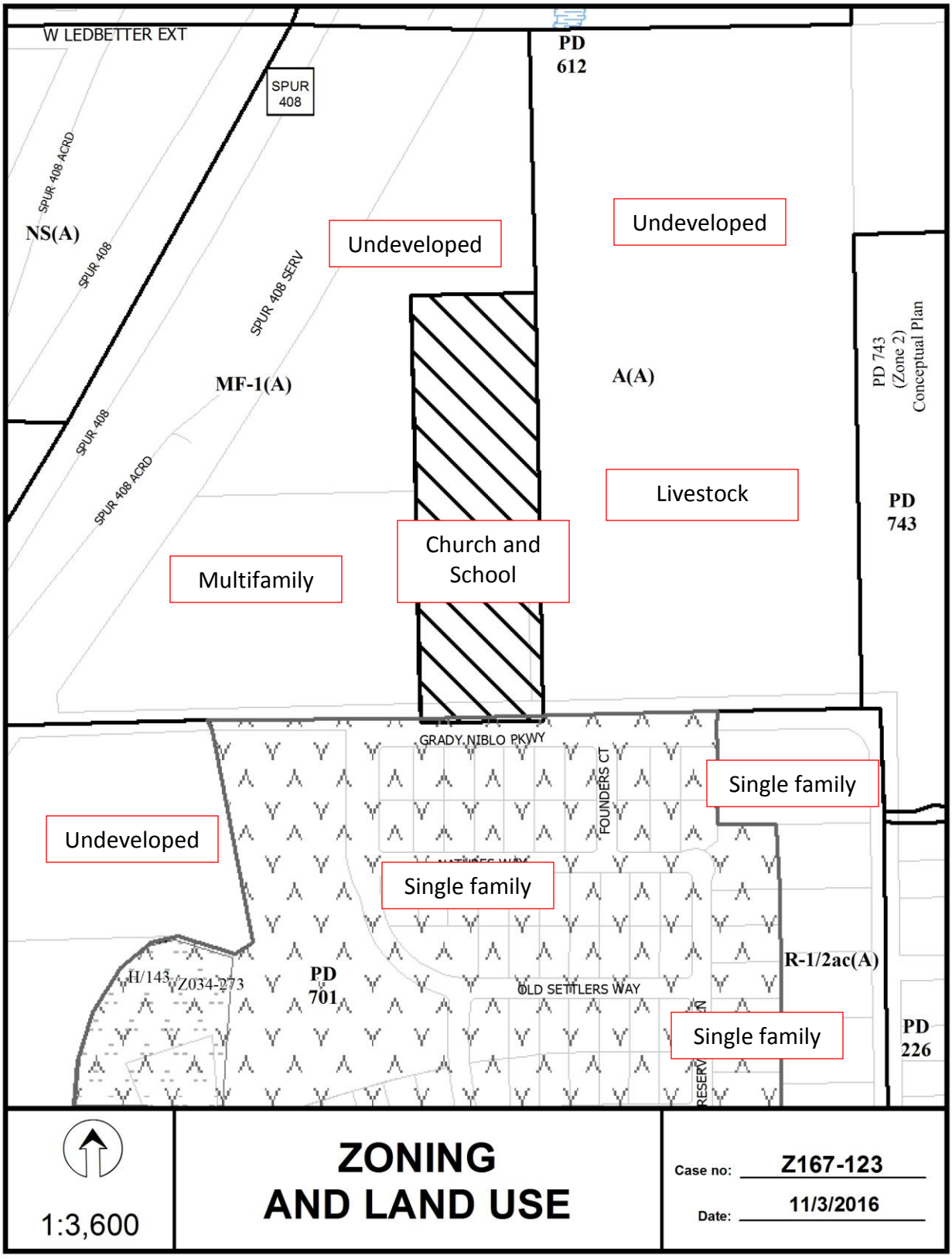
Each entrance and exit from the campus is unidirectional, allowing for only one way traffic. Vehicle flow throughout the campus is primarily from north to south along a one-way road. All exits from the campus allow for egress to the east or west along Grady Niblo Road. The school will provide their own private security to assist with traffic flow as necessary.

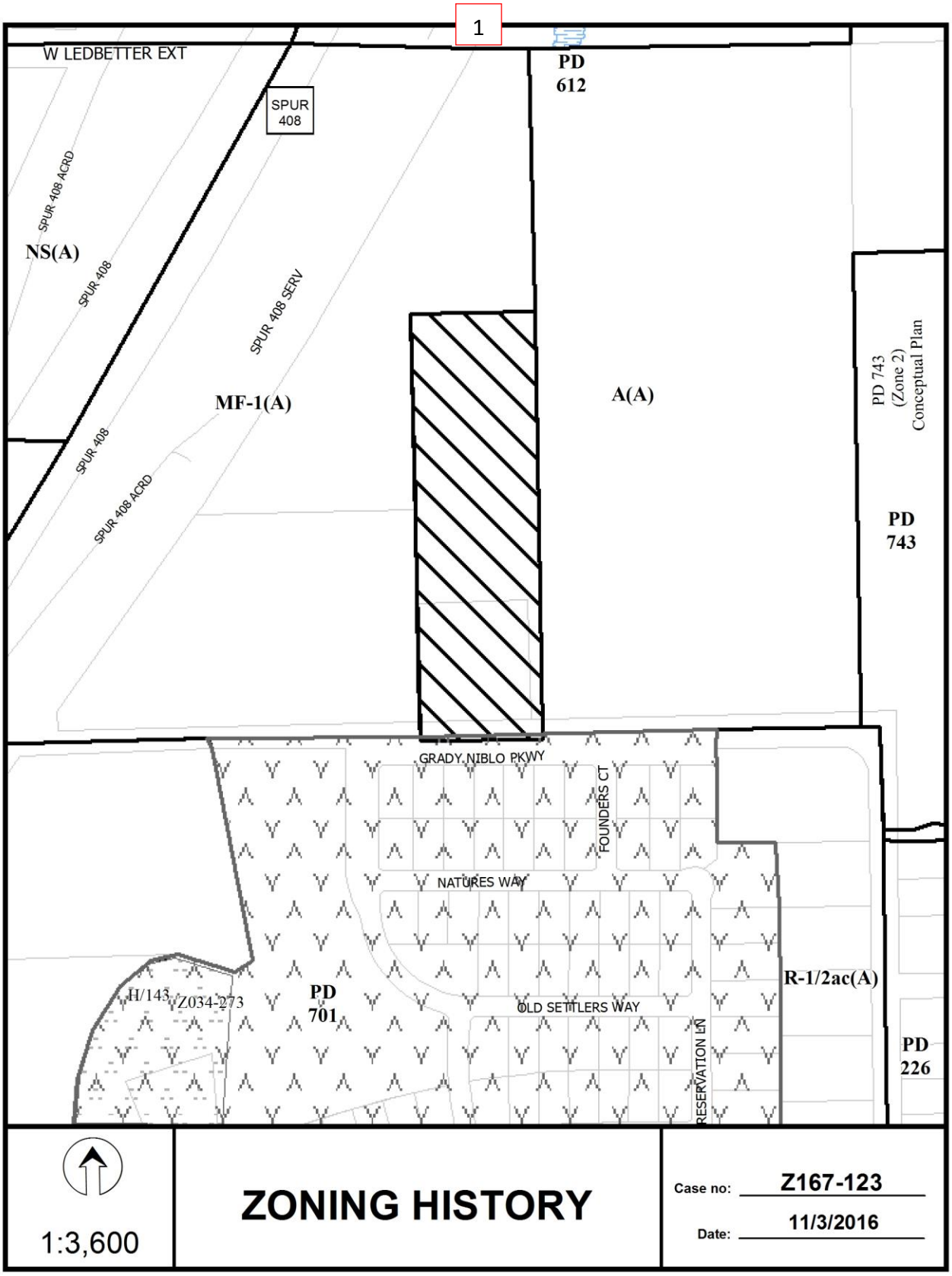
All families will be educated as to the traffic flow plan of the school. This educational process takes place throughout the year by means of meetings and fliers.

This Traffic Management plan will be filed with the City of Dallas' Department of Public Works and Transportation Department and updated each year during the school's summer break.

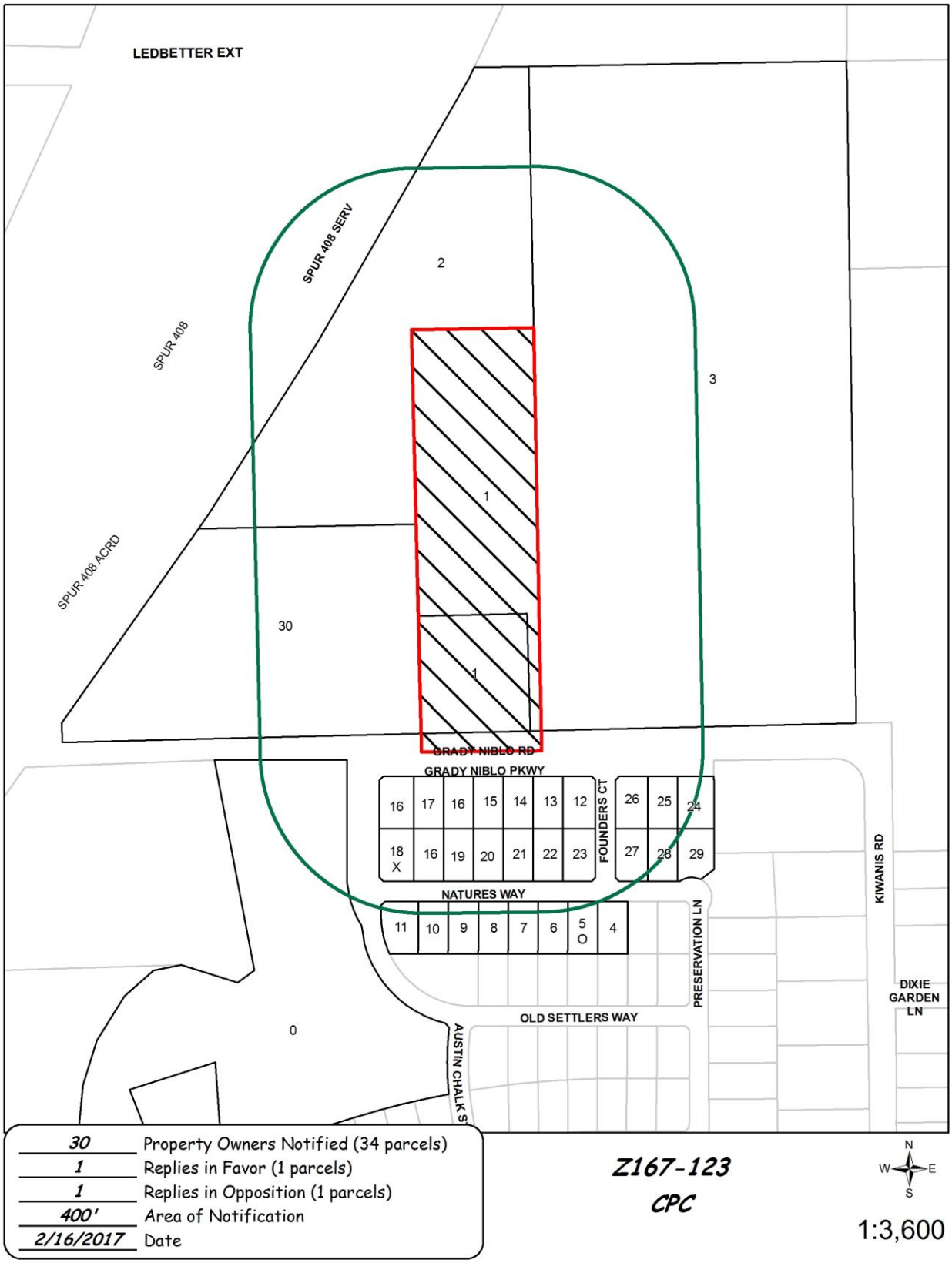

SPUR 408 ACRD
SPUR 408
SPUR 408 ACRD
W LEDBETTER EXT
SPUR 408 SERV
S MERRIFIELD RD
SPUR 408
SPUR 408
GRADY NIBLO RD
NATURES WAY
Sharrock / Niblo
SPUR 408
OLD SETTLERS WAY
PRESERVATION LN
DIXIE GARDEN LN
KEY HAVEN DR
TRAILBLAZER WAY
SUNSHADE LN
SHADOW LN
HISTORIC VW
VANIS RD
1:6,000
VICINITY MAP
Case no: Z167-123
Date: 11/3/2016


W LEDBETTER EXT
SPUR 408
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
GRADY NIBLO RD
GRADY NIBLO PKWY
FOUNDERS CT
NATURES WAY
KIWANIS RD
OLD SETTLERS WAY
RESERVATION LN
1:3,600
AERIAL MAP
Case no: Z167-123
Date: 11/3/2016


W LEDBETTER EXT
SPUR 408
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
NS(A)
MF-1(A)
PD 612
A(A)
PD 743 (Zone 2) Conceptual Plan
PD 743
Undeveloped
Undeveloped
Livestock
Church and School
Multifamily
GRADY NIBLO PKWY
FOUNDERS CT
Single family
Undeveloped
Single family
H/143 Z034-273
PD 701
OLD SETTLERS WAY
R-1/2ac(A)
Single family
PD 226
1:3,600
ZONING AND LAND USE
Case no: Z167-123
Date: 11/3/2016


1
W LEDBETTER EXT
SPUR 408
SPUR 408 ACRD
SPUR 408
SPUR 408 SERV
SPUR 408
SPUR 408 ACRD
NS(A)
MF-1(A)
PD 612
A(A)
PD 743 (Zone 2) Conceptual Plan
PD 743
GRADY NIBLO PKWY
FOUNDERS CT
NATURES WAY
OLD SETTLERS WAY
RESERVATION LN
H/143 Z034-273
PD 701
R-1/2ac(A)
PD 226
1:3,600
ZONING HISTORY
Case no: Z167-123
Date: 11/3/2016

CPC Responses



02/15/2017

Reply List of Property Owners

Z167-123

30 Property Owners Notified ***1 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	6801	GRADY NIBLO RD	BETHEL TEMPLE LAKEVIEW
	2	4500	SPUR 408	SHONUGA GABRIEL T &
	3	6711	GRADY NIBLO RD	JOHNSON ZELDA FAY ET AL
	4	6720	NATURES WAY	CRIMBLEY NATHANIEL I & APRIL
O	5	6726	NATURES WAY	WOODELL NANCY G
	6	6732	NATURES WAY	PENQUITE SHAVODKAY & MICHAEL
	7	6738	NATURES WAY	THOMAS JULIE L &
	8	6744	NATURES WAY	GREGORY ALEXANDER ROBERT
	9	6750	NATURES WAY	HERNANDEZ JESUS H
	10	6756	NATURES WAY	VIGIL CARLOS E & MARIA C
	11	6762	NATURES WAY	MILLER TIMOTHY & JANET
	12	6724	GRADY NIBLO PKWY	IDEMUDIA JIMMY
	13	6730	GRADY NIBLO PKWY	COBBS BARRY G & ELIDA
	14	6736	GRADY NIBLO PKWY	VILLANUEVA DAN & FERMINA
	15	6802	GRADY NIBLO PKWY	AGUIRRE HUMBERTO
	16	6808	GRADY NIBLO PKWY	GEHAN HOMES LTD
	17	6814	GRADY NIBLO RD	GEHAN HOMES LTD
X	18	6763	NATURES WAY	SANCHEZ HECTOR JR
	19	6751	NATURES WAY	PEDERSEN DALE E & ANNETTE J
	20	6745	NATURES WAY	MILLER FELICIA W
	21	6739	NATURES WAY	GUPTA RAJIV K & BHAVANA
	22	6733	NATURES WAY	SANTOS DAENA DE LOS
	23	6727	NATURES WAY	FINCHER KIMBERLY R & KENNETH D
	24	6702	GRADY NIBLO PKWY	PICKNEY JASON A & DEANNE L
	25	6706	GRADY NIBLO PKWY	TIMBERLAKE MICHAEL RAY
	26	6714	GRADY NIBLO PKWY	COOMER JEFFREY

02/15/2017

Reply	*Label #*	*Address*		*Owner*
	27	6715	NATURES WAY	JOHNS KENNETH PERNELL &
	28	6709	NATURES WAY	HAWTHORNE CYNETHIA D
	29	6703	NATURES WAY	WOODELL ALBERT F IV & ERICA RENE
	30	4810	SPUR 408	PATRIOT RIDGE LTD

AGENDA ITEM # 54

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 69A R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of CF Hawn Freeway, southeast of South Belt Line Road
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan, elevation and conditions
Z167-165(OTH)
Note: This item was considered by the City Council at a public hearing on May 10, 2017, and was deferred until May 24, 2017, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-165(OTH) **DATE FILED:** October 28, 2016

LOCATION: South side of CF Hawn Freeway, southeast of South Belt Line Road

COUNCIL DISTRICT: 8 **MAPSCO:** 69A-R

SIZE OF REQUEST: Approx. 2.64 acres **CENSUS TRACT:** 170.01

OWNER: Rim Investments LLC

APPLICANT: Eco-Site, Inc.

REPRESENTATIVE: Dave Kirk

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to construct a stealth monopole tower for cellular communication. The tower will be a 100 feet and with a 10-foot lightning rod for a total height not to exceed 110 feet above ground level [T-Mobile].

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan, elevation and conditions.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions.

BACKGROUND:

- The proposed site is currently zoned a CS-D-1 Commercial Service District with Liquor Control Overlay. The lot is currently undeveloped.

- The applicant is proposing to build a 100 feet tower/antenna with a 10-foot lightning rod for a total height not to exceed 110 feet above ground level on the southwest side of the property.

- The lease area for the tower is approximately 2,500 square-feet.

- Because the height of the proposed tower requires an SUP based upon the height exceeding 65 feet, the height of the tower must be taken into consideration during the SUP process. If Council deems appropriate, the tower may be exempt from the RPS requirements per Chapter 51A.

Zoning History: There has been one zoning case in the area over the past five years.

Z167-153 An application for an Specific Use Permit for outside sales on property zoned a CS-D-1 Commercial Service District with D-1 Liquor Control Overlay and an R-10(A) Single Family District located on the east side of CF Hawn, southeast of South Belt Line Rd. The zoning case has not been scheduled for CPC.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Beckley Avenue	Local	60 feet
Ohio Street	Local	50 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

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.

There are no goals or policies supporting or opposing the request.

	Zoning	Land Use
Site	CS-D-1	Undeveloped
Northeast	CS-D-1, SUP No. 1883	Retail, undeveloped and auto sales
Southeast	MF-1(A) (SAH)	Multifamily
Southwest	CS-D-1	Undeveloped
Northwest	CR-D-1 & SUP No. 1911	Retail, fueling station & undeveloped

Land Use Compatibility:

The proposed site is currently undeveloped. The proposed area for the tower is 2,500 square-feet. The applicant is proposing to locate the 100 foot cell tower to the southwest of the property away from the existing residential development.

The request site is surrounded by retail, undeveloped and auto sales to the northeast; multifamily to the southeast; undeveloped to the southwest; undeveloped, retail and motor vehicle fueling station to the northwest.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff was concerned with the originally proposed location of the tower, which was on the property line adjacent to a multifamily district. After discussion with the applicant's representative, the applicant agreed to locate the tower away from the residential development to the northwest of the property. Since the point of origination is an MF District, the required slope is a 45 degree slope which is a 1 to 1 projection angle and will terminate at 50 feet. The proposed cell tower is located approximately 110 feet from the multifamily district.

Staff discussed the option of a stealth tower in lieu of a typical cellular tower with the applicant. The applicant decided against a stealth tower due to the limitations this type of tower presents. A monopole tower allows more flexibility in adjusting the arrays and also allows for more coverage. Staff is supportive of a monopole tower because of the location of the property and the existing surrounding uses. The applicant did move the tower away from the multifamily district to be more compatible with the nearby multifamily development.

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

Landscaping: In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Fence: The applicant is proposing a chain link fence around the lease area.

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than a 120 square feet. The applicant is providing one parking space within the interior of the lease area.

CPC ACTION:
April 6, 2017

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a five-year period, subject to a site plan, elevation and conditions on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of CF Hawn Freeway, southeast of South Belt Line Road.

Maker: Davis
Second: Schultz
Result: Carried: 15 to 0

For: 15 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 20
Replies: For: 0 Against: 1

Speakers: None

Partners and Principles

Eco-Site is a corporation owned predominantly by Eco-Site Investor, LLC. 85.6% and by other shareholder (mostly individuals).

Principals, Board of Directors:

- Mark Feidler
- Barry Boniface,
- Ryan Leach of MSouth, a 50% owner of Eco-Site Investor, LLC.
- Russ Cassella, a representative of Project Echo, LLC, a 50% owner of Eco-Site Investor, LLC., Dale Carey

Officers:

- Dale Carey - Chairman of the Board
- Bob Glosson - President and Chief Operating Officer,
- Rich Stern - Executive Vice President and Secretary

RIM Investments LLC.

Mariano Hernandez
Redolfo Deanda
Yadin Barriga

PROPOSED CONDITIONS
Z167-165(OTH)

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.

2. SITE PLAN/TOWER ELEVATION: Use and development of the Property must comply with the attached site plan/tower elevation.

3. TIME LIMIT: This specific use permit expires on _____ (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

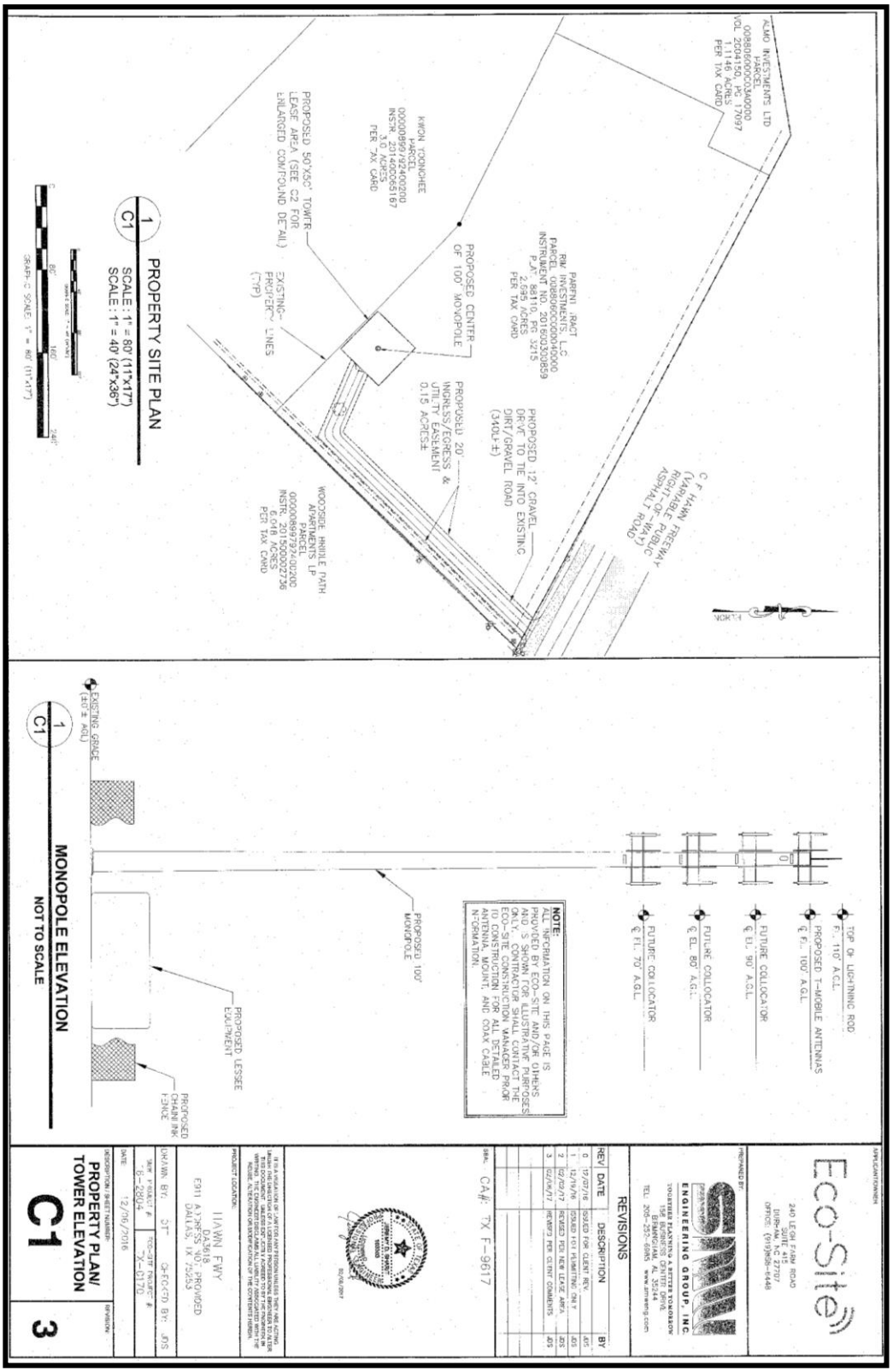
4. HEIGHT: The tower/antenna for cellular communication may not exceed 100 feet in height, with a ten-foot lightning rod, for a total height not to exceed 110 feet above ground level.

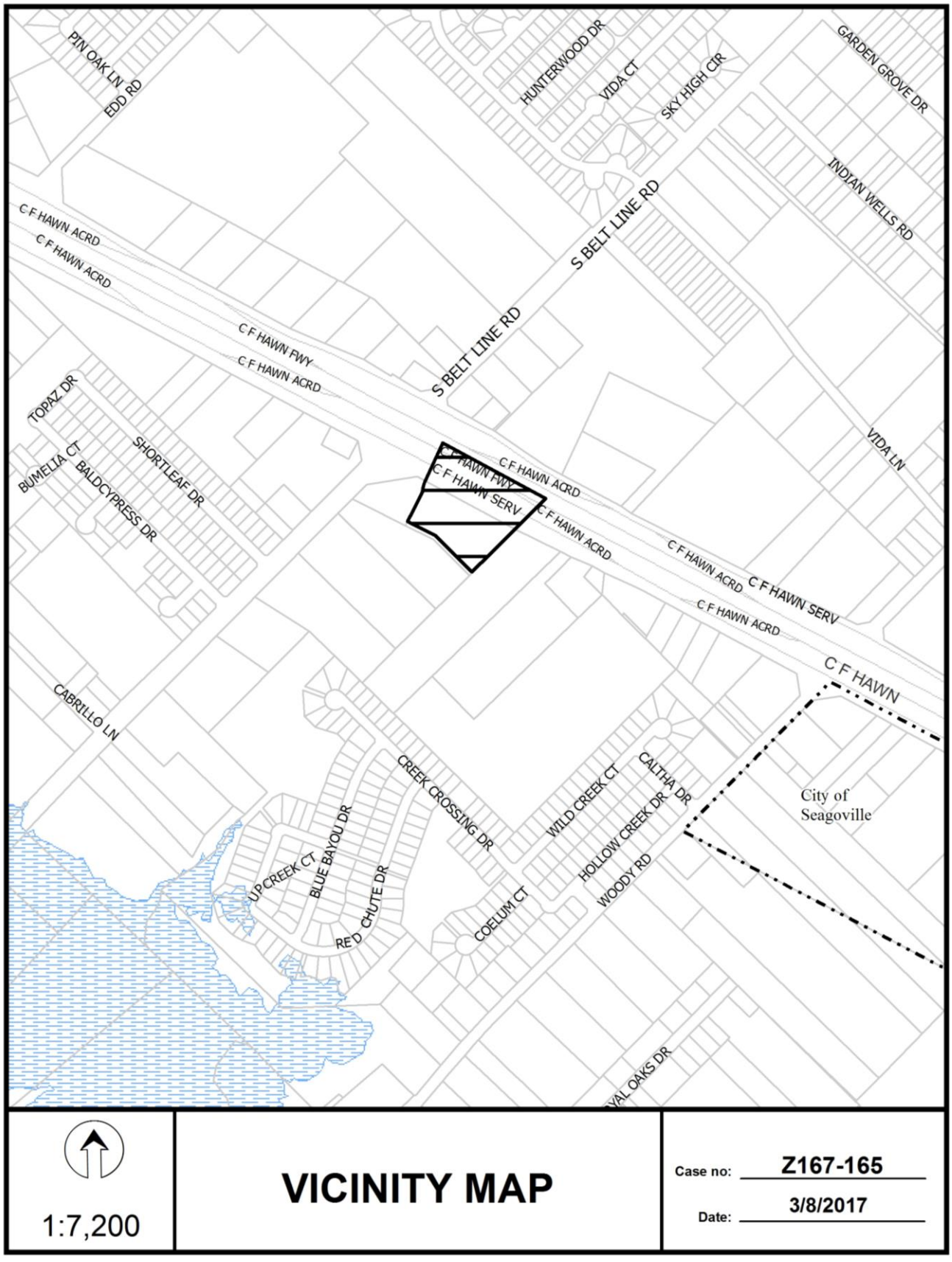
5. COLLOCATION: Any tower/antenna support structure at this site authorized by this specific use permit that exceeds 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.

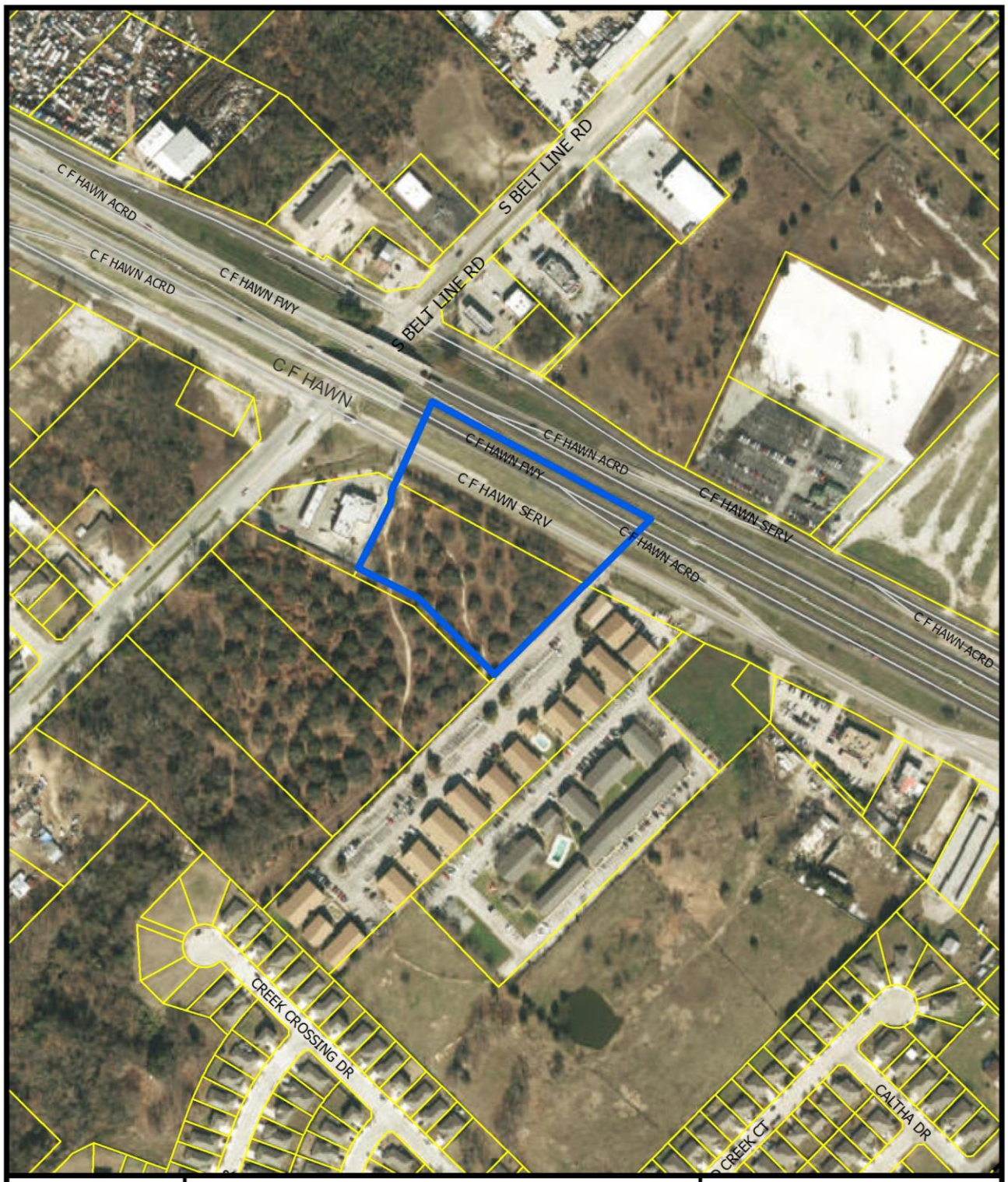
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

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




PIN OAK LN
EDD RD
HUNTERWOOD DR
VIDA CT
SKY HIGH CIR
GARDEN GROVE DR
INDIAN WELLS RD
S BELT LINE RD
C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
C F HAWN ACRD
S BELT LINE RD
TOPAZ DR
SHORTLEAF DR
BUMELIA CT
BALDCYPRESS DR
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
VIDA LN
C F HAWN ACRD
C F HAWN SERV
C F HAWN ACRD
C F HAWN
CABRILLO LN
CREEK CROSSING DR
WILD CREEK CT
CALTHA DR
HOLLOW CREEK DR
WOODY RD
City of
Seagoville
UP CREEK CT
BLUE BAYOU DR
RED CHUTE DR
COELUM CT
VAL OAKS DR
1:7,200
VICINITY MAP
Case no: Z167-165
Date: 3/8/2017

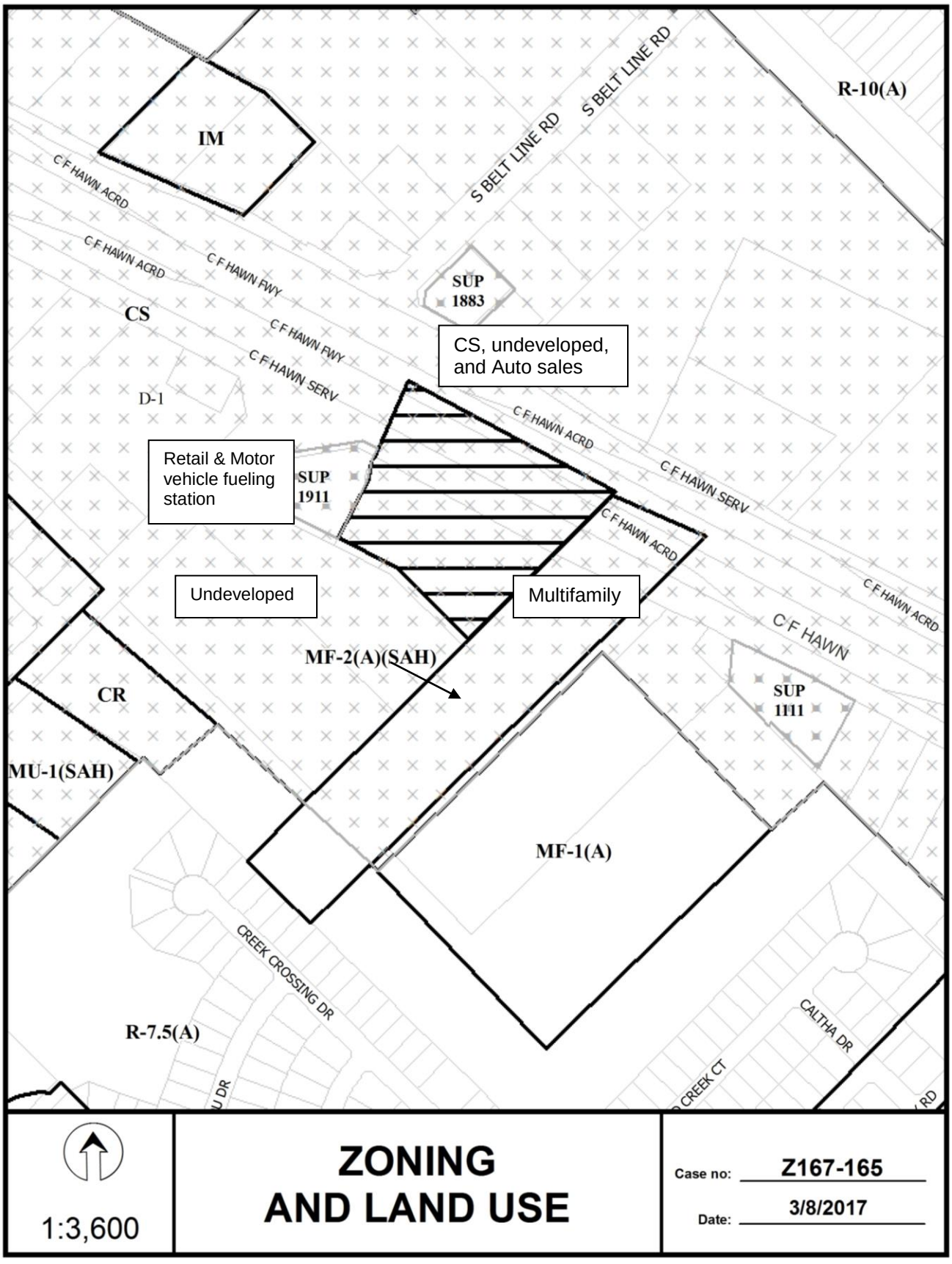


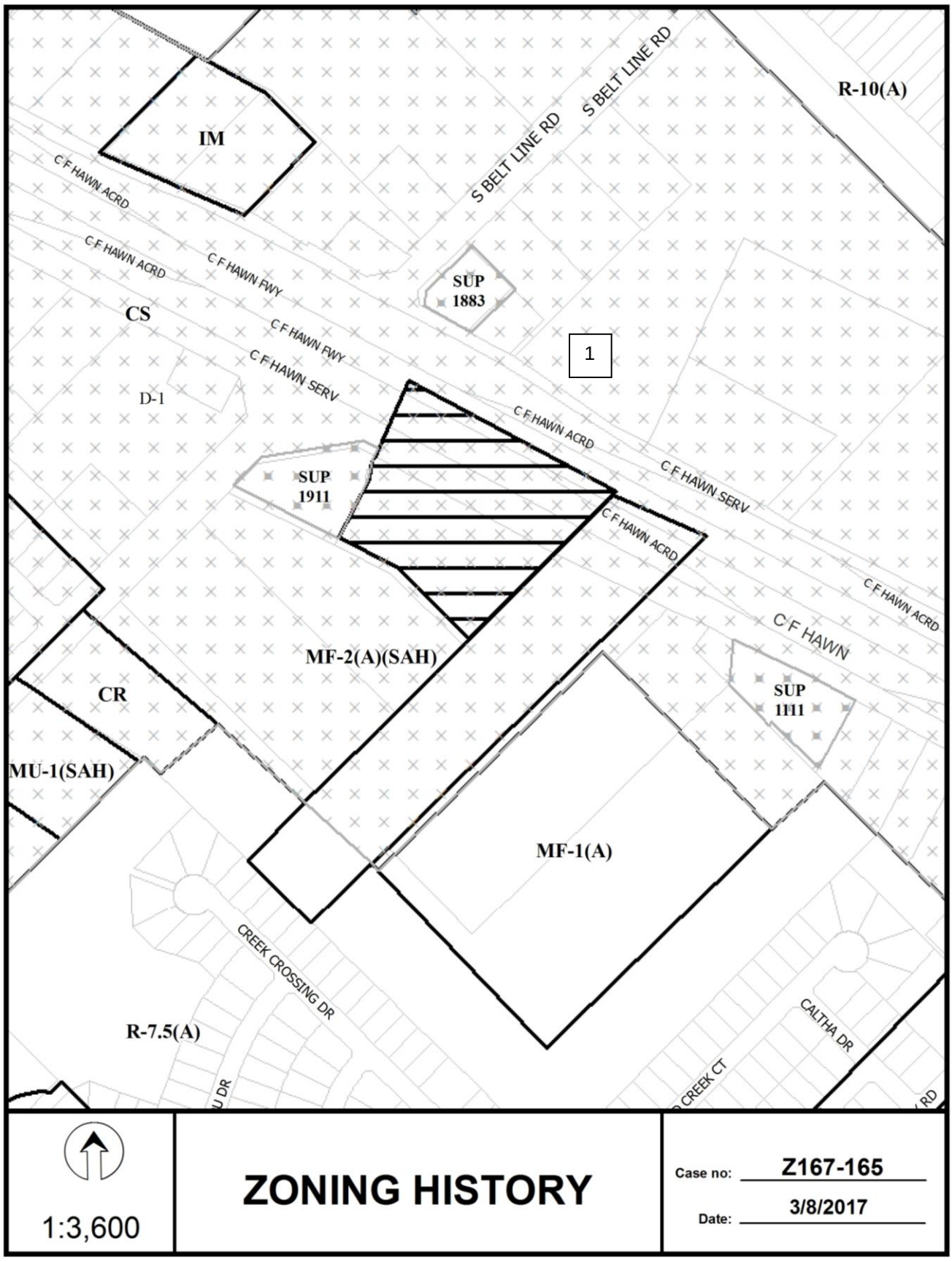
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AERIAL MAP

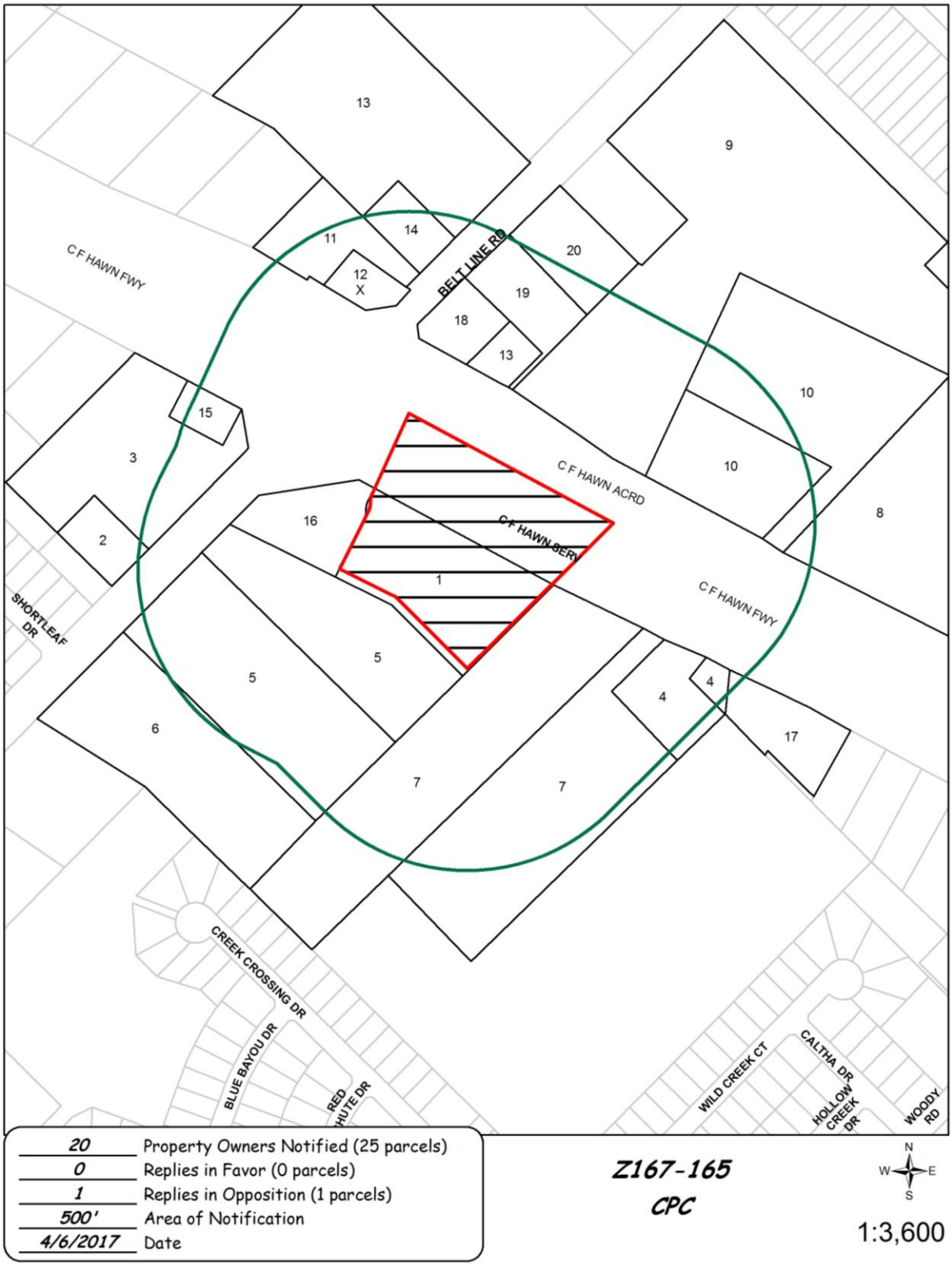
Case no: Z167-165

Date: 3/8/2017


IM
R-10(A)
S BELT LINE RD
S BELT LINE RD
C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
C F HAWN FWY
C F HAWN SERV
SUP 1883
CS
CS, undeveloped, and Auto sales
D-1
C F HAWN ACRD
C F HAWN SERV
Retail & Motor vehicle fueling station
SUP 1911
C F HAWN ACRD
Undeveloped
Multifamily
C F HAWN ACRD
C F HAWN
MF-2(A)(SAH)
SUP 1111
CR
MU-1(SAH)
MF-1(A)
CREEK CROSSING DR
R-7.5(A)
CALTHA DR
1:3,600
ZONING AND LAND USE
Case no: Z167-165
Date: 3/8/2017


IM
S BELT LINE RD
S BELT LINE RD
R-10(A)
C F HAWN ACRD
C F HAWN ACRD
C F HAWN FWY
C F HAWN FWY
SUP 1883
CS
C F HAWN SERV
1
D-1
C F HAWN ACRD
C F HAWN SERV
SUP 1911
C F HAWN ACRD
C F HAWN ACRD
C F HAWN
MF-2(A)(SAH)
SUP 1111
CR
MU-1(SAH)
MF-1(A)
CREEK CROSSING DR
R-7.5(A)
CALTHA DR
CREEK CT
1:3,600
ZONING HISTORY
Case no: Z167-165
Date: 3/8/2017

CPC RESPONSES



04/05/2017

Reply List of Property Owners

Z167-165

20 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	13558	C F HAWN FWY	COMEDA REAL ESTATE
	2	1931	S BELTLINE RD	MORAN JOSEPH P
	3	13508	C F HAWN FWY	ALMO INVESTMENT II LTD
	4	13830	C F HAWN FWY	SOTO JOSE OMER
	5	1904	S BELTLINE RD	KWON YOONGHEE
	6	1900	S BELTLINE RD	SANTILLAN CANDIDO
	7	13700	C F HAWN FWY	WOODSIDE BRIDLE PATH APARTMENTS
	8	13943	C F HAWN FWY	KLEBERG MARKET PLACE INC
	9	13710	C F HAWN FWY	BELTLINE & HAWN INC
	10	13701	C F HAWN FWY	KLEBERG MARKET PLACE INC
	11	13415	C F HAWN FWY	OM SHANTI ARP LLC
X	12	13525	C F HAWN FWY	POWERS J D &
	13	1811	S BELTLINE RD	KAMY REAL PPTY TRUST
	14	1800	S BELTLINE RD	CRARE INC
	15	13510	C F HAWN FWY	MASRI ABDELRAZAK
	16	1920	S BELTLINE RD	ALMO INVESTMENTS LTD
	17	13838	C F HAWN FWY	BECERRA LEONARDO
	18	13601	C F HAWN FWY	SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
	19	1800	S BELTLINE RD	MCDONALDS CORP 42 524
	20	1790	S BELTLINE RD	SEAGOVILLE ONE LP

AGENDA ITEM # 55

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 26 J; N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 750 for certain mixed uses on property generally located on the northwest corner of North Central Expressway and Walnut Hill Lane

Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, revised development plan and revised landscape plan for Tract A, new street plan and corresponding street sections, revised site plan, mixed use development parking chart, Conceptual Walnut Hill Traffic and Pedestrian Improvements street section, Central Expressway street section, Stone Canyon at Meadow Park Drive street section, and conditions

Z156-155(SH)

FILE NUMBER: Z156-155(SH) **DATE FILED:** December 4, 2015

LOCATION: Generally located on the northwest corner of North Central Expressway and Walnut Hill Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 26 J; N

SIZE OF REQUEST: Approx. 42.148 acres **CENSUS TRACT:** 131.04

APPLICANT / OWNER: 75 and Walnut Hill LP and Walnut Hill Phase 1 LP

REPRESENTATIVE: Suzan Kedron with Jackson Walker, LLP

REQUEST: An application to amend Planned Development District No. 750 for certain mixed uses.

SUMMARY: The purpose of this request is to allow for the continued construction of a mixed use development on a 42.148-acre tract of land. The applicant has submitted a conceptual plan for the entirety of PDD No. 750, which is divided into eight separate tracts. Tract A will also be subject to a development plan for a maximum of 122 dwelling units, inclusive of single family units on individual lots and "flats". The proposed PDD amendment defines "flats" as three dwelling units stacked on top of each other with the air-conditioned living area of an individual flat located on a single level. The request also seeks to update certain exhibits, identify the location of vehicular access points, and provide for revisions to the PDD conditions including the following: definitions and permitted uses; yard, lot, and space regulations; parking requirements; landscaping and open space requirements; and, allowable signage.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan, revised development plan and revised landscape plan for Tract A, new street plan and corresponding street sections, revised site plan, mixed use development parking chart, Conceptual Walnut Hill Traffic and Pedestrian Improvements street section, Central Expressway street section, Stone Canyon at Meadow Park Drive street section, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, revised development plan and revised landscape plan for Tract A, new street plan and corresponding street sections, revised site plan, mixed use development parking chart, Conceptual Walnut Hill Traffic and Pedestrian Improvements street section, Central Expressway street section, Stone Canyon at Meadow Park Drive street section, and conditions.

DESIGNATED ZONING CASE

BACKGROUND INFORMATION:

- On November 8, 2006, the City Council approved Planned Development District No. 750, on property located at the northwest corner of North Central Expressway and Walnut Hill Lane. The PDD contains approximately 42.148 acres of land and is currently divided into eight separate tracts.

- According to the PDD, this district is conceived as a vision of true urban fabric, encompassing a mix of low and high density uses and creating a vibrant vertically integrated mixed use core where human scaled plazas, together with tree-lined streetscapes, foster a pedestrian-friendly urban character.

- The subject site is partially developed with mixed uses, including retail, office, and multifamily units.

- The applicant has submitted a revised conceptual plan for the entirety of PDD No. 750. Tract A, located along the western portion of the site, will also be subject to a revised development plan and revised landscape plan for a maximum of 122 dwelling units, comprised of single-family and "flats", which will serve as a transitional buffer between the adjacent neighborhood to the west and the remainder of the subject site.

- The proposed PDD amendment seeks to: add an exhibit list section and update certain exhibits for clarity and ease of review; consolidate and define street sections for increased clarity; identify the location of vehicular access points and provide for limited access through Tract A; update the construction phasing standards to allow for the orderly development of the remainder of the site; and establish regulations for the creation a three-acre park and community green space. The proposed amendment also provides for revisions to certain PDD conditions including definitions and permitted uses; yard, lot, and space regulations; parking requirements; landscaping and open space requirements; and, allowable signage.

- On February 16, 2017, the City Plan Commission held this case under advisement to allow time for neighborhood stakeholders to collaborate with the applicant and further analyze the details of the case. A neighborhood meeting was held on February 13, 2017. The applicant met with staff on March 28, 2017, to discuss the status of the case and additional proposed changes.

- On April 6, 2017, the City Plan Commission held this case under advisement to allow more time for further negotiations between the applicant and the Neighborhood Joint Task Force Coalition. Additional neighborhood meetings were held and the proposed PDD conditions and plans provided are a result of this joint initiative between the neighborhood and the applicant.

Zoning History: There have been two zoning changes requested in the area during the past five years.

1. Z167-156 On April 12, 2017, the City Council approved an amendment to Planned Development District No. 206 for a pre-retirement home and a private community center to revise the parking regulations and update the uses to MF-2(A) Multifamily District uses.

2. Z123-115 On January 23, 2013, the City Council approved an amendment to Planned Development District No. 121, and approval of an LO-2 District on a portion of the site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Central Expressway	US Highway	Variable
Walnut Hill Lane	Principal Arterial	100 feet
Meadow Park Drive	Local	60 feet
Stone Canyon Road	Local	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 comprehensive plan does not make a specific land use recommendation related to the request.

The Plan identifies the request site as being within an Urban Neighborhood Building Block. According to the PDD, the area of request is located in a district that is conceived as a vision of true urban fabric, encompassing a mix of low and high density uses and creating a vibrant vertically integrated mixed use core where human scaled plazas, together with tree-lined streetscapes, foster a pedestrian-friendly urban character. It also asserts that a network of landscaped public and private open spaces, including street, sidewalks, parks, plazas, and courtyards

The proposed PDD amendment seeks to further this vision by ensuring that the development proposed for Tract A will serve as a buffer between the established residential community adjacent to the site to the west and the existing mixed-used

development. It also provides for designated open space areas and a balanced distribution of land uses. The proposed PDD amendment is characteristic of the Building Block and existing land uses on the subject site.

Finally, the request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 750	Mixed use development (under construction)
North	MF-2(A) and MU-3 (SAH)	Multifamily and Hotel/Motel
South	R-7.5(A) and PD No. 121	Walnut Hill Lane, then across: Single Family, Multifamily, and Retail
East	MU-1 and MU-2	North Central Expressway, then across: Retail and Institutional
West	R-7.5(A)	Single Family

Land Use Compatibility:

The subject site is generally located on the northwest corner of Walnut Hill Lane and North Central Expressway. It is partially developed with mixed uses, including retail, restaurant, office, and multifamily units. The abutting properties to the north are zoned MF-2(A) and MU-3 (SAH) and consists of multifamily and hotel/motel uses, respectively. The adjacent properties to the west are zoned R-7.5(A) and are developed with single family uses. North Central Expressway borders the site to the west with mixed uses and zoning (MU-1 and MU-2) located beyond. Across Walnut Hill Lane to the south of the subject site is a mix of single family and multifamily uses, with a retail development situated on the southwest corner of Walnut Hill Lane and North Central Expressway.

On November 8, 2006, the City Council approved Planned Development District No. 750 to provide for a pedestrian-friendly, architecturally diverse mixed-use development that would coalesce seamlessly with the existing built environment. It was contemplated that the development would encompass a mix of both low and high density uses, with the residential components engaging the commercial areas through a network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas and courtyards that would encourage pedestrian activity.

The proposed PDD amendment also seeks to: add an exhibit list section and update certain exhibits for clarity and ease of review; consolidate and define street sections for increased clarity; identify the location of vehicular access points and provide for limited access through Tract A; incorporate construction phasing standards to allow for the orderly development of the remainder of the site; establish regulations for the creation a 3-acre park and community green space. The proposed amendment also provides for revisions to certain PDD conditions including definitions and permitted uses; yard, lot, and space regulations; parking requirements; landscaping and open space requirements; and, allowable signage.

The applicant has submitted a revised conceptual plan for the entirety of PDD No. 750. Tract A, located along the western portion of the site, will also be subject to a revised development plan and landscape plan. This portion of the development will accommodate a maximum of 122 dwelling units which, along with a 20-foot landscape buffer, minimum eight-foot tall screening wall, and meandering lighted pathway located along the western property line, will serve as a low-density transition between the adjacent neighborhood to the west and the remainder of the subject site.

The dwelling units in Tract A will consist of single family and "flats". The proposed PDD defines flats as "no more than three dwelling units stacked on top of each other". In addition, the conditioned living area of an individual flat must be on a single level with a maximum of 45 dwelling units allowed on one lot. To ensure that the design of the flats remains compatible with the single family dwelling units, the PDD conditions stipulate that the exterior building facades that do not face the large open space must have a façade that is similar in appearance to the façade of other buildings in Tract A. Furthermore, the roof pitch of the flats must be similar to the pitch of the other buildings in Tract A.

In order to protect the integrity of the established residential community located immediately west of the subject site, the PDD amendment asserts that the only access permitted from Tract A to Walnut Hill Lane are for the flats and single family residential development. This limited access will be accomplished by a private street network with controlled access gates at all access points, thus reducing the potential negative impact of increased traffic from the mixed-use development onto the adjacent residential uses.

Development Standards Comparison:

DISTRICT	SETBACKS	DENSITY	HEIGHT	PRIMARY Uses
Planned Development District No. 750 ***Existing Standards*** Residential Tract A	Western Prop. Line – 20 feet Meadow Park Drive – 20 feet NE Property Line – 20 feet Walnut Hill Lane – 20 feet	140 SF units	30'	Single Family (TH)A uses
Planned Development District No. 750 ***Proposed Standards*** Residential Tract A	Western Prop. Line – 20 feet Meadow Park Drive – 20 feet NE Property Line – 20 feet Walnut Hill Lane – 22 feet	122 dwelling units	AMSL* (see height section below)	Single Family "Flats" (TH)A uses
Planned Development District No. 750 ***Existing Standards*** Mixed Use Tracts	Walnut Hill Lane – min 84/max 106 North Central Expy – see PD NE Property Line in Tract D – 20 feet** NE Property Line in Tract F – 30 feet**	1,200 units***	Tract C – 60 ft. Tract C1 – 72 ft. Tract D – 96 ft. Tract E1 – 96 ft. Tract E2 – 140 ft. Tract G – 140 ft. Tract F – 160 ft.	Mixed Uses (MU-2)
Planned Development District No. 750 ***Proposed Standards*** Mixed Use Tracts	Walnut Hill Lane – min 49/max 106 North Central Expy – see PD NE Property Line in Tract D – 20 feet** NE Property Line in Tract F – 20 feet**	1,310 units***	Tract C – 60 ft. Tract C1 – 72 ft. Tract D – 96 ft. Tract E1 – 96 ft. Tract E2 – 160 ft. Tract G – 160 ft. Tract F – 140 ft.	Mixed Uses (MU-2)

* Within 200 feet of the western property line, the top of the roof ridge line may not exceed 35 feet above grade
** The NE Street and required and excess surface parking may encroach into setback
*** This includes dwelling units, retirement housing, and hotel or motel rooms combined within the entire PDD

Floor Area:

In order to foster a distribution of land uses that is more conducive to the surrounding area, the PDD amendment modifies the maximum floor area for certain uses within the mixed-use tracts in the development, as follows:

	Existing PDD No. 750	Proposed PDD No. 750
Nonresidential Uses Combined	300,000 sq. ft.	475,000 sq. ft.
Max. Floor Area of Office Uses	175,000 sq. ft.	325,000 sq. ft.
Max. Floor Area of Retail/Personal Service Uses	175,000 sq. ft.	125,000 sq. ft.*

* Max floor area increases to 150,000 sq. ft. if a movie theatre which sells more than concessions is included

Although the total nonresidential floor area is increasing by 175,000 square feet, the majority of the increase will be for office uses. The additional office space will encourage a development where residents can live, work, and play. The applicant has offered to decrease the floor area allotted to retail and personal services as a way to reduce additional traffic generated by the development.

Height:

The current PDD conditions state that, in Tract A, maximum structure height is 30 feet and the top of the roof ridge line of any building in Tract A may not exceed 35 feet above grade. However, to accommodate for the topography of the site, the PDD amendment proposes to control the building height by utilizing absolute heights above mean sea level (AMSL) as described on both the conceptual plan and Tract A development plan. Where applicable, it further limits the height of structures within 200 feet of the western property line by restricting the top of the roof ridge line to no more than 35 feet above grade.

Another modification proposed by the PDD amendment seeks to interchange the maximum height of structures in Tracts E-2 and G, currently 140 feet, with the maximum height of structures in Tract F, currently 160 feet. The maximum height within the other mixed use tracts will remain the same. Staff is supportive of the requested revisions since the taller structures will now be located closer to the roadway as opposed to less intense land uses. However, to prevent a tunnel effect and to protect the adjacent land uses across Meadow Park Drive, staff has recommended that the structures within Tracts D and F be subject to an urban form setback as outlined below:

Urban form setback in Tract D. If any structure is erected or altered on Tract D that exceeds 40 feet in height, an additional setback must be provided that is equal to one-half the height of that portion of the structure that exceeds 40 feet in height.

Urban form setback in Tract F. If any structure is erected or altered on Tract F that exceeds 60 feet in height, an additional setback must be provided that is equal to one-half the height of the portion of the structure that exceeds 60 feet in height.

Traffic:

As a way to promote an inviting pedestrian streetscape that would encourage walkability, the applicant has offered to enhance both sides of Walnut Hill Lane, from Reflection Way to the western property line, as depicted on the proposed Conceptual Walnut Hill Traffic and Pedestrian Improvements street section (Exhibits 750N-1 and 750N-2). These improvements will be subject to staff review and, upon approval, will be installed at the sole cost of the applicant. Staff is amenable to the proposed modifications to Walnut Hill Lane. However, in consultation with the Engineering Division, we are recommending that the existing median opening closest to Central Expressway on the west side of Walnut Hill be permanently closed with a raised curb to replace the existing double yellow button row currently in place, which will eliminate the potential traffic hazard that is caused by left turns into and out of the existing development on the south side of Walnut Hill Lane.

The applicant has coordinated with our Engineering staff on various ways to alleviate the impact of the increased traffic on adjacent roadway systems. As a result of these discussions, the PDD proposes to employ methods such as a 'no right-turn' sign and raised channelized islands, that will discourage passengers from accessing Meadow Park Drive, as depicted on the Stone Canyon at Meadow Park Drive street section (Exhibit 750P).

The construction of raised channelized islands and larger radius to assist turning movements are additional traffic control measures that have been offered by the applicant which seek to improve access to and from the development along the southbound frontage road. These enhancements, which will require TXDOT approval prior to installation, are illustrated on the Central Expressway street section (Exhibit 750O).

Off-Street Parking:

The proposed PDD amendment includes the following requested changes to the parking requirements:

- An added provision which asserts that, except for residential uses, required off-street parking may be located anywhere on the Property, except Tract A;
- For restaurant uses, no parking is required for outdoor seating areas; and
- The addition of a mixed use development parking chart and guidelines.

Staff is mostly supportive of the requested changes as they promote a cohesive development that encourages walkability and they also seek to clarify the relationship of parking throughout the mixed-use development. Furthermore, the mixed-use parking reduction will add efficiency to the parking demand by allowing uses with varying hours of operation to share parking with compatible uses. However, staff recommends that for outdoor seating areas, parking must be provided at the same parking ratio as indoor restaurant seating, for any floor area greater than 25 percent of the indoor area of the restaurant use.

Environmental Performance Standards:

The development will meet Article VI standards.

Landscaping:

The PDD conditions necessitate that any development plan for each phase of new construction that is submitted to the City Plan Commission for approval must be accompanied by a landscape plan for the same area. As such, the applicant has submitted a revised landscape plan for Tract A. The landscaping for this portion of the development must be provided as shown on the attached landscape plan.

The changes to the landscape section of PDD No. 750 include the following:

- The PDD currently states that evergreen trees, spaced no more than 40 feet apart, must be planted within 20 feet of the west property line of this district in the required setback area. The proposed PDD amendment requests that the distance be extended to 70 feet apart and can be planted within 30 feet of the west property line of this district if there is a conflict with utilities. It also requests that the trees within this area be planted within two years of the final certificate of occupancy for a minimum of 500 dwelling units. Staff is supportive of the proposed change.
- The proposed PDD amendment meets the intent of the vision statement for the development by requiring the creation of a three-acre park and community green space for the enjoyment of the entire neighborhood. The PDD conditions stipulate that the park will contain trees, a dog park, pedestrian lighting, paths, benches, and open shelters. In addition, a minimum of 0.25 acres of publicly accessible open space must be located in Tract G or E2 and a minimum of two water features must be located within the development. The revised conditions propose to decrease the width of the three-acre open space area from 31 feet to 25 feet, and contend that it must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units. Staff is supportive of the proposed change.

Signage:

The proposed PDD amendment seeks to streamline the required sign provisions within the district by stating that, with an exception to Tract A, all signs within the development must comply with the regulations for business zoning districts as outlined in Article VII of the Development Code. Signs in Tract A must comply with the provisions for non-business zoning districts. Staff is supportive of this modification as it allows for a simplified approach to applying the sign standards.

CPC Action – April 27, 2017

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 750 for certain mixed uses, subject to a revised conceptual plan, revised development plan with removal of references to special event access through Tract A and revised landscape plan for Tract A, new street plan and corresponding street sections, revised site plan, mixed use development parking chart, Conceptual Walnut Hill Traffic and Pedestrian Improvements street section, Central Expressway street section, Stone Canyon at Meadow Park Drive street section, and conditions with removal of all references to special event in the development plan and the planned development district on property generally on the northwest corner of North Central Expressway and Walnut Hill Lane.

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Shidid, Anantasomboon, Haney, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Davis
Vacancy: 0

Notices: Area: 500 Mailed: 506
Replies: For: 6 Against: 86

Speakers: For: Jerry Jackson, 5510 Merrimac Ave., Dallas, TX, 75206
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Linda Hollar, 3608 High Bluff Dr., Dallas, TX, 75234
Lawrence Worden, 10109 Regal Park Ln., Dallas, TX, 75230
Against: None

LIST OF OFFICERS

OWNERS/APPLICANTS:

75 and Walnut Hill LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

- Michael Decker
- R. Otto Maly
- Leon J. Backes
- E. Stanley Kroenke

Walnut Hill Phase 1 LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

- Michael Decker
- R. Otto Maly
- Leon J. Backes
- E. Stanley Kroenke

PROPOSED PDD CONDITIONS

ARTICLE 750.

PD 750.

SEC. 51P-750.101. LEGISLATIVE HISTORY.

PD 750 was established by Ordinance No. 26510, passed by the Dallas City Council on November 8, 2006. (Ord. 26510)

SEC. 51P-750.102. PROPERTY LOCATION AND SIZE.

PD 750 is established on property located at the northwest corner of North Central Expressway and Walnut Hill Lane. The size of PD 750 is approximately 42.148 acres. (Ord. 26510)

SEC. 51P-750.103. VISION STATEMENT.

(a) This district is conceived as a vision of true urban fabric, encompassing a mix of low and high density uses, and creating a vibrant, vertically integrated mixed use core where human scaled plazas, together with tree-lined streetscapes, foster a pedestrian-friendly urban character.

(b) Architecture in this district should be generally consistent with mixed urban use developments that include residential, commercial, and hotel or motel uses. Because retail tenants desire different storefronts and certain hotel or motels require unique facades, it is contemplated that this district will appear as a village of buildings, where diverse styles of architecture will be designed to work together in a compatible urban context. Streets, sidewalks, and landscape architecture should be scaled to the end user to encourage pedestrian traffic and ultimate enjoyment of the environment. This district endeavors to use the existing mature trees as much as practicable to enhance the quality and scale of the architecture. ~~A minimum three-acre park feature will be created and will include a small lake, with residential, hotel or motel, and commercial uses enjoying this amenity.~~ A large open space with additional connected open spaces and water features will be created to engage the community.

(c) The residential components should be designed as neighborhoods that engage the commercial areas of this district to encourage pedestrian traffic. A network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas, and courtyards, should be developed to create a socially active and environmentally-responsive development. An inviting pedestrian streetscape will play an important role in creating an integrated landscape, pedestrian, and community framework for this district. Quality exterior materials consisting of brick and stone should be used in concert with other materials, including plaster and metals, to create a pleasing palette of urban architecture.

(d) Exhibits 750J: residential guideline images, 750K: retail guideline images, and 750L: site plan are illustrations of the tenor and tone of the development envisioned for this district. These exhibits are included for illustration purposes only and are not binding in any way on development of this district. (Ord. 26510)

SEC. 51P-750.104. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions and interpretations. Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) DEDICATED RETAIL ANCHOR AREA means the area identified on the conceptual plan (Exhibit 750B) as the dedicated retail anchor area.

(3) EAST-WEST STREET means a street generally parallel to Walnut Hill Lane and intersecting North Central Expressway in the area between 300 and 600 feet north of the south property line of this district and is a minimum of 450 linear feet in length and extends at least 50 feet west of the north-south street.~~that means the requirements of Section 51P-750.107(b)(2)(B).~~

(4) ENTRANCE means an area adjacent to a street with an entrance to this district, with aesthetic features such as enhanced landscaping, walls, fences, or decorative structures other than buildings.

(5) FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate building faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

(#) FLATS mean no more than three dwelling units stacked on top of each other. In addition, the conditioned living area of individual FLAT must be on a single level. A maximum of 45 dwelling units may be located on a lot. Exterior building facades not facing the large open space must have a façade that is similar in appearance to the façade of the other buildings in Tract A. The roof pitch of the flats must be similar to the pitch of the other buildings in Tract A.

(6) HARDSCAPE AREA means an area serving as a lighted pathway within the ~~potential contiguous~~ large open space, or a pedestrian bridge, plaza, fountain, or similar feature.

(7) HEALTH CLUB means a personal service use with any combination of the following facilities and services: exercise equipment, weights, workout rooms, fitness instruction (such as classes in aerobics and yoga), locker rooms with showers, restrooms, whirlpools, saunas, steam rooms, snack bars, game courts, swimming pools, therapeutic massages, and facials.

(8) LARGE RETAIL USE means a retail and personal service use that meets the requirements of Section 51P-750.111(c)(3)(B)(iii).

~~(8)~~(9) LANDSCAPE AREA means an area 100 percent of which is covered by:

(A) grass, ground cover, or other plant materials;

(B) water features; or

(C) hardscape area.

~~(9)~~(10) MAJOR RETAIL USE means a retail or personal service use that meets the requirements of Section 51P-750.111(c)(3)(B)(ii~~iv~~).

(11) MEWS means a green or open space on which residential units may front.

~~(10)~~(12) NEW CONSTRUCTION means a structure built after November 8, 2006, the date of creation of this district. Any increase in floor area of a structure existing on November 8, 2006 is also considered to be new construction.

~~(11)~~(13) NORTH-SOUTH STREET means a street generally perpendicular to and intersecting Walnut Hill Lane provided in the area between 500 and 800 feet east of the west property line of this district and is a minimum of 450 linear feet in length.~~that meets the requirements of Section 51P-750.107(b)(2)(A).~~

~~(12)~~(14) ~~OPTIONAL~~ NORTHEAST STREET means an ~~optional~~ street that~~, if provided in whole or in part,~~ runs along the northeast property line of this district between Meadow Park Road/Stone Canyon Road and North Central Expressway which may interconnect.

~~(13) POTENTIAL CONTIGUOUS~~ LARGE OPEN SPACE means the area identified on the conceptual plan as ~~potential contiguous~~ large open space.

~~(14) RESIDENTIAL ACCESS CONNECTOR STREET means a street that meets the requirements of Section 51P-750.107(b)(2)(D).~~

~~(15) RESIDENTIAL ACCESS STREET means a street that meets the requirements of Section 51P-750.107(b)(2)(C).~~

~~(16)~~(15)

~~(17)~~(16) SUBDIVISION SIGN means a sign that identifies a single family, multifamily, duplex, or townhouse residential neighborhood.

~~(18)~~(17) TATTOO PARLOR OR BODY PIERCING SALON means an establishment in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

~~(19)~~(18) THIS DISTRICT means all of the property in PD 750.

(b) References. Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Residential and nonresidential tracts. Tract A is considered to be a residential zoning district. All other tracts are considered to be nonresidential districts.

(d) Conflicts.

(1) In the event of a conflict between the text of this article and the exhibits, the text of this article controls.

(2) In the event of a conflict between the standards for streets and sidewalks in this article and Article VIII, the standards in this article control. (Ord. 26510)

SEC. 51P-750.104A. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 750A1: Tract A detailed development plan.

(2) Exhibit 750A2: Tracts A landscape plan.

(3) Exhibit 750B: conceptual plan.

(4) Exhibit 750C: street plan.

(5) Exhibit 750D: retail street section.

(6) Exhibit 750D-1: mixed-use street section.

(7) Exhibit 750D-2: buildings both sides; parallel parking on 1 side street section.

(8) Exhibit 750D-3: buildings on one side; parallel parking on 2 sides street section.

(9) Exhibit 750D-4: buildings on both sides; no-parallel parking street section.

(10) Exhibit 750D-5: building on one side; Walnut Hill frontage street section.

(11) Exhibit 750D-6: building on one side; no-parallel parking street section.

(12) Exhibit 750D-7: building on one side; no-parallel parking; wider pedestrian zone street section.

(13) Exhibit 750D-8: building on one side; parallel parking on 1 side street section.

(14) Exhibit 750D-9: building on two sides; parallel parking on 2 sides street section.

(15) Exhibit 750D-10: building on two sides; tandem parking on 1 side and parallel parking on 1 side street section.

(16) Exhibit 750D-11: building on two sides; planter area on both sides for garage access street section.

(17) Exhibit D-11A: building on one side; green area on the other

(18) Exhibit D-11B: flats on one side; townhouse on the other

(19) Exhibit 750D-12: building on one side with 90 degree parking on both sides street section.

(20) Exhibit 750D-13: building on one side with 90 degree parking on 1 side street section.

(21) Exhibit 750D-14: building on one side with one way traffic street section.

(22) Exhibit 750I: residential guidelines.

(23) Exhibit 750J: residential guideline images.

(24) Exhibit 750K: residential guideline images.

(25) Exhibit 750L: site plan.

(26) Exhibit 750M: mixed use development parking chart.

(27) Exhibit 750N-1: Conceptual Walnut Hill Traffic and Pedestrian Improvements Street Section.

(28) Exhibit 750N-2: Conceptual Walnut Hill Traffic and Pedestrian Improvements.

(29) Exhibit 750O: Central Expressway Street Section

(30) Exhibit 750P: Stone Canyon at Meadow Park Drive Street Section

SEC. 51P-750.105. CREATION OF TRACTS.

(a) This district is divided into eight tracts, Tracts A, C, C-1, D, E-1, E-2, F, and G, as shown on the conceptual plan (Exhibit 750B).

(b) The subdivision of each tract by platting is permissible. (Ord. 26510)

SEC. 51P-750.106. CONCEPTUAL PLAN.

Development and use of this district must comply with the conceptual plan, except that the locations of access points shown on the conceptual plan are approximate only. (Ord. 26510)

SEC. 51P-750.107. STREET PLAN AND SECTIONS.

(a) In general. Development and use of streets in this district must comply with the following exhibits:

(1) Exhibit 750D: retail street section.

(2) Exhibit 750D-1: mixed-use street section.

(3) Exhibit 750D-2: buildings both sides; parallel parking on 1 side street section.

(4) Exhibit 750D-3: buildings on one side; parallel parking on 2 sides street section.

(5) Exhibit 750D-4: buildings on both sides; no-parallel parking street section.

(6) Exhibit 750D-5: building on one side; Walnut Hill frontage street section.

(7) Exhibit 750D-6: building on one side; no-parallel parking street section.

(8) Exhibit 750D-7: building on one side; no-parallel parking; wider pedestrian zone street section.

(9) Exhibit 750D-8: building on one side; parallel parking on 1 side street section.

(10) Exhibit 750D-9: building on two sides; parallel parking on 2 sides street section.

(11) Exhibit 750D-10: building on two sides; tandem parking on 1 side and parallel parking on 1 side street section.

(12) Exhibit 750D-11: building on two sides; planter area on both sides for garage access street section.

(13) Exhibit 750D-11A: building on one side; green area on the other.

(14) Exhibit 750D-11B: flats on one side and townhouse on the other.

(13) Exhibit 750D-12: building on one side with 90 degree parking on both sides street section.

(14) Exhibit 750D-13: building on one side with 90 degree parking on 1 side street section.

(15) Exhibit 750D-14: building on one side with one way traffic street section.

~~(a) Exhibit 750D-14 – Building on one side with one way traffic~~Exhibits ~~750C, 750D, 750E, 750E-1, 750E-2, 750E-3, 750E-4, 750E-5,~~ 750F, 750F-1, 750F-2, ~~750F-3, 750F-4, 750F-5, 750F-6,~~ 750G, 750G-1, and 750H, except as provided in Subsection (d) and (f)~~.~~

(b) Street plan.

(1) The street plan (Exhibit 750C) shows the approximate location of access points to, and the streets to be located within, this district. ~~Certain streets must be provided in locations described in Paragraph (2).~~

(2) The actual location of the access points and streets must be shown on development plans. Development plans for this district may include additional streets not shown on the street plan. The number of access points may not be increased. Streets within Tract A must be private and gated at access points shown on the development plan.~~to the residential access street and the optional northeast street. The only access permitted from Tract A to Meadow Park Road is emergency access.~~ The only access permitted from Tract A to Walnut Hill Lane is flats and single family residential ~~and special event emergency~~ access and egress only onto Walnut Hill Lane. Any street marked as optional on the street plan may be constructed only if shown on a development plan.

~~(3) The following streets must be provided in the specified locations:~~

~~(A) The north-south street is a street generally perpendicular to and intersecting Walnut Hill Lane. The street must:~~

~~(i) be provided in the area between 500 and 800 feet east of the west property line of this district; and~~

~~(ii) be a minimum of 450 linear feet in length.~~

~~(B) The east-west street is a street generally parallel to Walnut Hill Lane and intersecting North Central Expressway. The street must:~~

~~(i) be provided in the area between 300 and 600 feet north of the south property line of this district;~~

~~(ii) be a minimum of 450 linear feet in length; and~~

~~(iii) extend at least 50 feet west of the north-south street.~~

~~(iv) The residential access street is a street intersecting Walnut Hill Lane and serving Tract A. The southern end of the residential access street must be constructed along the common boundary of Tracts A and C, and no more than 50 percent of the width of this portion of the residential access street may be located within 385 feet of the western property line of this district. The northern end of the residential access street must be constructed along the common boundary of Tracts A and D on an angle in accordance with the street plan, and no more than 50 percent of the width of this portion of the residential access street may be located within Tract A.~~

~~(v) One residential access connector street must be provided that connects Tract F with the residential access street at a point between 300 and 1,200 feet north of the south property line of this district.~~

~~(b) Street sections (Exhibits 750D, 750E, 750E-1, 750E-2, 750E-3, 750E-4, 750E-5, 750F, 750F-1, 750F-2, 750F-3, 750F-4, 750F-5, 750F-6, 750G, 750G-1, and 750H). Streets must comply with the street standards in this subsection except that where the street becomes a bridge, the only requirement for the vehicular portion of the bridge is that the drive aisle must be at least as wide as the drive aisle of the applicable street section at each end of the bridge, but the drive aisle on the bridge may be tapered as necessary if those widths are different. No~~

pedestrian access is required on the existing bridge shown on the conceptual plan. All other bridges must provide at least one sidewalk along the length of the bridge, with a minimum unobstructed sidewalk width of four feet.

(1) Exhibit 750D: retail street section. The north-south street and east-west street must comply with Exhibit 750D.

(2) Exhibit 750E: residential street section. Except as provided in this section, all streets must comply with Exhibit 750E or Exhibit 750D. The residential access street must comply with Exhibit 750E.

Exhibit 750E-1, 750E-2, and 750E-3: optional northeast street section. The optional northeast street, if provided, must comply with Exhibit 750E-1, 750E-2, or 750E-3.

(3) Exhibit 750E-4 and 750E-5: SExcept as provided, all streets in Tract A mustay comply with Exhibit 750E-4 or 750E-5.

Exhibit 750F: street section (building one side only).

Except as provided in Paragraph (6), the required residential access connector street to Tract F must comply with Exhibit 750F.

(4) Except as provided in this paragraph or Paragraphs (3), (45), (6), (7), (8), and (9), (10), and (11) all streets with a structure on only one side must comply with Exhibits 750F or 750F-1. Exhibit 750F shows sidewalks on one side of the street, and Exhibit 750F-1 shows sidewalks on both sides of the street.

(5) Exhibit 750F-1: street section (building one side only). Except as provided in Paragraphs (3), (4), (56), (7), (8), and (9), (10), and (11) all streets with a structure on only one side must comply with Exhibits 750F or 750F-1. Exhibit 750F shows sidewalks on one side of the street, and Exhibit 750F-1 shows sidewalks on both sides of the street.

Exhibit 750F-2 and 750F-3: potential contiguous open space street section. Streets adjacent to a required landscape area within the potential contiguous open space must comply with Exhibit 750F-2 or Exhibit 750F-3.

(6) Exhibit 750F-4, and 750F-6, and 750F-6: SExcept as provided, all streets in Tract A mayust comply with Exhibit 750F-4, or 750F-5, or 750F-6.

(7) Exhibit 750G: street section.

(A) A street with retail and personal service uses facing Walnut Hill Lane or North Central Expressway and containing two rows of on-street parking (an "Exhibit 750G retail street") must comply with Exhibit 750G.

(B) If an Exhibit 750G retail street is located parallel to and adjacent to North Central Expressway, the 22-foot setback shown on Exhibit 750G is reduced to 20 feet from North Central Expressway, and there is no required wall within the setback from North Central Expressway.

~~(8) Exhibit 750G-1: street section.~~

~~(A) A street with retail and personal service uses facing Walnut Hill Lane or North Central Expressway and containing one row of on-street parking (an "Exhibit 750 G-1 retail street") must comply with Exhibit 750G-1.~~

~~(B) If an Exhibit 750G-1 retail street is located parallel to and adjacent to North Central Expressway, the 22-foot setback shown on Exhibit 750G-1 is reduced to 20 feet from North Central Expressway, and there is no required wall within the setback from North Central Expressway.~~

~~(9) Exhibit 750H: street section. A street within Tract C that is parallel and adjacent to, but does not have any retail and personal service uses facing, Walnut Hill Lane, must comply with Exhibit 750H.~~

(c) Additional right-of-way and amenities are permitted. For all street~~s~~ sections ~~that must comply with Exhibits 750D, 750E, 750E-1, 750E-2, 750E-3, 750E-4, 750E-5, 750F, 750F-1, 750F-2, 750F-3, 750F-4, 750F-5, 750F-6, 750G, 750G-1, or 750H~~, the following are allowed:

(1) the street, pedestrian areas, and landscape areas may be wider than the width shown on the exhibit to accommodate parallel, head-in parking, or meandering streets and drives;

(2) the pedestrian areas or landscape areas may have additional landscaping;

(3) bridges, medians, and other right-of-way enhancements may be provided; and

(4) required parking may be provided in the street (unless otherwise expressly prohibited in this article), but only in the parking areas shown on the applicable street section exhibit, only in compliance with Section 51P-750.113~~3~~2(a~~b~~), and only if no additional street parking is allowed.

(d) Method of determining applicable street section.

(1) The development plan must identify which streetscape exhibit the street will comply with on a blockface by blockface basis.

(2) If any use on a blockface facing Walnut Hill Lane or North Central Expressway is a retail or personal service use, then the adjacent street along the length of that blockface is considered to be a street with a retail and personal service use.

(3) If no use on a blockface facing Walnut Hill Lane or North Central Expressway is a retail and personal service use, then the adjacent street along the length of that blockface is considered to be a street that does not have retail and personal service uses.

(4) If the street has already been built and it is not built to at least the standard of a street with a retail and personal service use along a specific blockface, then a certificate of occupancy may not be issued for a retail and personal service use along that blockface.

(5) If a street along a blockface is designated on a development plan as a street that does not have retail and personal service uses, no certificate of occupancy may be issued for a retail and personal service use on that blockface.

(e) Walnut Hill Pedestrian Street Section.

(1) The Walnut Hill Pedestrian Street Section must comply with Exhibits 750N-1 and 750N-2 unless compliance is made impossible due to the director's denial.

(2) The Walnut Hill Pedestrian Street Section must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units unless compliance is made impossible due to the director's denial.

(f) Alternate street sections.

(1) To deviate from the street sections, an alternate street section must be approved by ~~the director of public works and transportation and~~ the city plan commission along with the development plan.

(2) To be approved, an alternate street section must provide a street width that is designed to reduce vehicle speed and promote a pedestrian-friendly environment.

(g) Visual obstruction regulations. The visual obstruction regulations in Section 51A-4.602(d) apply. In this district VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

~~(e)~~(h) Pedestrian circulation pathways. A minimum four feet average pedestrian circulation pathway width must be provided within 100 feet of the primary ground floor entrance of a restaurant. (Ord. 26510)

SEC. 51P-750.108. DEVELOPMENT PLAN.

(a) A development plan for any area in which new construction is requested must be approved by the city plan commission prior to the application for any building permit for that new construction. The development plan may cover only the building site and adjacent streets; the plan is not required to cover the entire tract, except as necessary to comply with the mixed use project requirements in Subsection (d).

(b) All development plans and any amendments must comply with the conceptual plan and this article. All streets shown on a development plan must be labeled to indicate what type of street it is and which street section it complies with. Development plans may include additional internal streets not shown on the conceptual plan.

(c) Development and use of the Property must comply with the approved development plans.

(d) The following uses must be shown on the development plan for the tract:

Use Category	**Percentage of Total Floor Area**
Office	**15%**
Residential and lodging (hotel or motel)	**20%**
Retail and personal service	**15% for Tracts C and C-1 combined;**
	~~8~~15 % for Tracts E-1, E-2, and G combined
	~~3~~5% for Tract D
	~~3~~5% for Tract F

(1) At least 20 percent of the uses within Tracts C and C-1 combined must be residential (excluding lodging).

(2) At least 20 percent of the uses within Tracts E-1, E-2, and G combined must be residential (excluding lodging).

(3) All development plans covering Tracts C and C-1 considered together as one tract; Tract D; Tracts E-1, E-2, and G considered together as one tract; and Tract F must show a mixed use project unless the tract (or combination of tracts) is 100 percent residential. For a tract (or combination of tracts) to qualify as a mixed use project for purposes of this paragraph:

(A) the tract (or combination of tracts) must contain uses in two or more of the following categories; and

(B) the combined floor areas of the uses in each applicable category must equal or exceed the following percentages of the total floor area of that tract (or combination of tracts):

(e) All development plans and any amendments must provide a table showing:

(1) the existing and proposed combined number of dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms within this district (as determined by building permits issued and not revoked or expired); and

(2) the existing and proposed lot coverage within this district (as determined by building permits issued and not revoked or expired).

(f) For development plans in Tract A (Exhibit 750A1), in addition to the requirements in Subsection (e), the table must also include:

(1) the total number of existing and proposed dwelling units on Tract A;

(2) the average size in square feet of air-conditioned space for existing and proposed dwelling units on Tract A;

(3) streets, sidewalks, street parking, common drives, alleys, easements, parks, common open space, building sites, and the potential building area for each platted lot;

(4) the location of buildings which must comply with the residential guidelines (Exhibit 750I) for building sites within 60 feet of the western property line of this district;

(5) all required and provided off-street parking; and

(6) all Tract A required and provided visitor parking.

(g) For development plans in all tracts other than Tract A, in addition to the requirements in Subsection (e), the table must also include:

(1) the existing and proposed floor area for all nonresidential uses;

(2) the mixed use project calculations required by Paragraph (d)(3) or a notation that the tract or combination of tracts is 100 percent residential;

(3) existing and proposed floor area for all retail and personal service uses prior to new construction on Tract G;

(4) existing and proposed floor area for all retail and personal service uses after new construction on Tract G;

(5) number of large retail uses;

(6) cumulative floor area for all large retail uses;

(7) cumulative floor area for a major retail use and large retail uses;

(8) number of retail and personal service uses whose aggregate floor area exceeds 100,000 square feet;

(9) number of retail and personal service uses whose aggregate floor area exceeds 125,000 square feet;

(10) number of retail and personal service uses whose aggregate floor area exceeds 150,000 square feet;

(11) percentage of total floor area for all retail and personal service uses less than or equal to 150,000 square feet that is located in the dedicated retail anchor area;

(12) cumulative restaurant floor area and outdoor seating area;

(13) outdoor seating floor area that exceeds 20 percent or 7,000 square feet whichever is less, of all restaurant indoor seating area;

(14) number of restaurants containing greater than 7,500 square feet of floor area;

(15) cumulative ground floor area for all hotel and motel uses;

(16) cumulative floor area greater than 5,000 square feet of floor area (excluding areas for kitchens, banquet halls, health clubs, and uses exclusively for hotel or motel guests) for all accessory retail and personal service uses in all hotels or motels, combined; and

(17) cumulative floor area greater than 15,000 square feet for all outdoor seating area for restaurants (including accessory to a main use), accessory retail and personal service uses in a hotel or motel (excluding kitchens, banquet halls, and meeting rooms), and health clubs used exclusively by occupants of the district (excluding health clubs used exclusively by residents of the district).

(18) existing and proposed floor area for office uses.

(h) For any development plans in Tracts C, C-1, E-1, E-2, and G, in addition to the requirements in Subsections (e) and (g), the table must also include the percentage of uses in Tracts C and C-1 combined or E-1, E-2, and G combined that are residential (minimum 20 percent).

~~(h)~~(i) For Tract A, final lot lines will be determined at time of plat. An amendment to the development plan is not required if the plat shows less lots than what is on the development plan. (Ord. 26510)

SEC. 51P-750.109. APPLICATION PROCESS.

(a) Notice.

(1) At least 30 days prior to filing any of the following applications, the applicant must provide a copy of the application and any plan to the entities listed in Paragraph (2):

(A) Change in zoning district classification or boundary.

(B) Development plan.

(C) Landscape plan.

(D) Amendment, including minor amendment, to an approved development plan or landscape plan.

(E) Variance or special exception.

(2) The following entities must be notified of the applications listed in Paragraph (1):

(A) The Neighborhood Coalition, which consists of the following entities (each must receive individual notice):

(i) Glen Lakes Homeowners Association, 4 Glenchester Court, Dallas, Texas 75225.

(ii) Meadows Neighborhood Association (c/o Eric Anderson), P.O. Box 12858, Dallas, Texas 75225-0858.

(iii) Windsor Park Homeowners Association (c/o Jerome J. Bradley), 7273 Ashington, Dallas, Texas 75225.

(B) ~~Stone Canyon Neighbors (c/o Brian Bergersen), 10448 Stone Canyon, Suite 105, Dallas, Texas 75230 (the "Stone Canyon Neighbors")~~Paridiso Condo Homeowners Association (c/o Gina Bender, BDMI), P.O. Box 595249, Dallas, TX 75359.

(3) Addresses for the preceding entities may be revised by written notice to the director from that entity.

(b) Hearing. The city plan commission must hold a public hearing to consider the applications listed in Subparagraphs (a)(1)(A)-(D), and shall allow, along with other speakers, the owners of the Property, the applicant, and members of the Neighborhood Coalition and the Paridiso Condo Homeowners Association ~~Stone Canyon Neighbors~~ (or their representatives) to speak.

(c) Minor amendments to development plans. Any amendment that does not qualify as a minor amendment must be processed as a zoning amendment under Section 51A-4.701. The city plan commission shall, after a public hearing, authorize minor changes in a development plan that otherwise comply with this article and do not:

(1) alter the basic relationship of the proposed development to property adjacent to this district;

(2) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(3) decrease the amount of required off-street parking shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking;

(4) reduce setbacks at the external property lines of the district as shown by a specified building line on the original development plan; or

(5) exceed any maximum provision or provide less than any minimum provision in this article.

For purposes of this subsection, "original development plan" means the earliest approved development plan for that new construction. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process. To determine whether an amendment to a development plan is minor, the cumulative effect of all

previous changes to the development plan must be considered and compared to the original development plan.

(d) Minor amendments to landscape plans. Any amendment that does not qualify as a minor amendment must be processed as a zoning amendment under Section 51A-4.701. The city plan commission shall, after a public hearing, authorize minor changes in a landscape plan that otherwise comply with this article and do not:

(1) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(2) detrimentally affect to any material extent the aesthetic function of the original landscape plan relative to adjacent public right-of-way or property adjacent to the property included in the applicable landscape plan; or

(3) detrimentally affect to any material extent the screening or buffering function of the original landscape plan.

For purposes of this subsection, "original landscape plan" means the earliest approved landscape plan for that new construction. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process. To determine whether an amendment to a landscape plan is minor, the cumulative effect of all previous changes to the landscape plan must be considered and compared to the original landscape plan. (Ord. 26510)

SEC. 51P-750.110. USES PERMITTED.

(a) Residential tract: Tract A.

(1) Permitted uses.

(A) Except as provided in this subsection, the only main uses permitted in Tract A are those uses permitted in the TH(A) Townhouse Districts, subject to the same conditions applicable in the TH(A) Townhouse Districts, as set out in Chapter 51A. For example, a use permitted in the TH(A) Townhouse Districts only by specific use permit (SUP) is permitted in Tract A only by SUP; a use subject to development impact review (DIR) in the TH(A) Townhouse Districts is subject to DIR in Tract A; etc.

(B) Private streets, drives, and ~~private~~ alleys are permitted by right in Tract A.

(C) Flats.

(2) Prohibited uses. Except as provided in this paragraph, the following uses are prohibited:

(A) Agricultural uses.

-- Crop production.

(B) Industrial uses.

-- Temporary concrete or asphalt batching plant.

(C) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum.
-- Child-care facility.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home.
-- Hospital.
-- Library, art gallery, or museum.
-- Public or private school.

(D) Lodging uses.

-- Lodging or boarding house.

(E) Office uses.

-- Alternative financial establishment.

~~(E)~~(F) Recreation uses.

-- Country club with private membership.
~~-- Public park, playground, or golf course.~~

~~(F)~~(G) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Duplex.
-- Retirement housing.

~~(G)~~(H) Transportation uses.

-- Transit passenger station or transfer center.

~~(H)~~(I) Utility and public service uses.

-- Electrical substation.
-- Police or fire station.
-- Radio, television, or microwave tower.
-- Utility or government installation other than listed.

~~(I)~~(J) Wholesale, distribution, and storage uses.

-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(3) Accessory uses in Tract A.

(A) As a general rule, an accessory use is permitted in any tract in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Accessory outside display or sale of merchandise.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(C) An accessory community center (private) located in Tract A may serve the residents of Tract A. An accessory community center (private) may include a health club for the use of residents of Tract A.

(b) Mixed use tracts: Tracts C, C-1, D, E-1, E-2, F, and G.

(1) Permitted uses.

(A) Except as provided in this subsection, the only main uses permitted in Tracts C, C-1, D, E-1, E-2, F, and G are those uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable to the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in these tracts only by SUP; and a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in these tracts; etc.

(B) Private streets, drives, and ~~private~~ alleys are permitted by right in these tracts.

(C) Single family uses are permitted by right in these tracts. Handicapped group dwelling unit uses are permitted by right in these tracts subject to the spacing and specific use permit requirements in Section 51A-4.209(b)(3.1) for single family districts.

(D) Health clubs are permitted by right in these tracts.

(E) For Tracts C and C-1 combined, Tract D, Tracts E-1, E-2, and G combined, and Tract F certain main uses must be provided. See Subsection 51P-750.108(d).

(2) Prohibited uses in certain parts of Tracts C and C-1. No retail and personal service use is permitted in Tract C or C-1 if the use is both within 150 feet of Walnut Hill Lane and within 500 feet of the west property line of this district.

(3) Prohibited uses. Except as provided in this paragraph, the following uses are prohibited:

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Labor hall.
-- Technical school. *[culinary schools are allowed.]*
-- Tool or equipment rental. *[Industrial tool or equipment rental is prohibited; other types of tool or equipment rentals are allowed.]*
-- Medical or scientific laboratory. *[Laboratory of 5,000 square feet or more is prohibited; a smaller laboratory is allowed.]*

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant.

(D) Institutional and community service uses.

-- Child-care facility. *[A child-care facility that is provided by a commercial occupant within a nonresidential use and is used solely by its employees, or that is a limited use in a nonresidential structure, is allowed.]*
-- Cemetery or mausoleum.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Foster home.
-- Halfway house.
-- Public or private school.
-- Hospital.

(E) Lodging uses.

-- Lodging or boarding house.
-- Overnight general purpose shelter.

(F) Miscellaneous uses.

-- Attached non-premise sign.
-- Carnival or circus (temporary). *[Activities permitted by Section 51P-750.~~116~~1178~~8~~(g) are allowed.]*

(G) Recreation uses.

-- Country club with private membership.

(H) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Group residential facility.

(I) Retail and personal service uses.

-- Alcoholic beverage establishments. *[An alcoholic beverage establishment that is accessory to a hotel or motel use is allowed. In all of Tracts C, C-1, D, E-1, E-2, F, and G combined, one alcoholic beverage establishment is allowed as a main use if it is less than 3,500 ~~2,500~~ square feet and is not a dance hall as defined by Chapter 14 of the Dallas City Code.]*
-- Animal shelter or clinic.
-- Auto service center.
-- Billiard hall. *[As defined by Chapter 9A of the Dallas City Code.]*
-- Bingo parlor.
-- Bowling alley. *[Bowling alleys in combination with food service or other entertainment uses are allowed. Standalone bowling alleys are prohibited.]*
-- Business school.
-- Car wash *[Car wash when accessory to an existing building or use is allowed]*.
-- Commercial amusement (inside). *[An accessory commercial amusement (inside) use is allowed.]*
-- Commercial amusement (outside).
-- Commercial parking lot or garage.
-- Household equipment and appliance repair. *[A use exceeding 3,000 square feet is prohibited; a use that is 3,000 square feet or less is allowed.]*

-- Liquor store. *[Liquor stores with a food component are allowed provided the area where pre-packaged liquor is displayed does not exceed 25% of the floor area of the overall liquor store floor area.]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Pawn shop.
-- Swap or buy shop.
-- Restaurant with drive-in or drive-through service.
-- Skating rink. *[~~Temporary,~~ Seasonal outdoor skating rinks are allowed.]*
-- Theater. *[Any number of accessory theater uses are allowed. ~~Temporary~~ Seasonal outdoor viewing theaters in any open space is allowed. One theater as a main use is allowed if it has a maximum of 850 seats, a maximum of ~~four~~ eight screens, a maximum of 450 seats per screening room~~, does not provide any live theatrical performances,~~ is located within the Tracts E-2 and G~~Dedicated Retail Anchor area, and is limited to operation between 6:00 a.m. and midnight.~~]*

(J) Transportation uses.

-- Heliport.
-- Helistop.
-- Railroad passenger station.
-- Transit passenger station or transfer center.

(K) Utility and public service uses.

-- Electrical substation.
-- Police or fire station. *[In all of Tracts C, C-1, D, E-1, E-2, F, and G combined one police station that does not handle bookings or contain an overnight holding facility is allowed.]*
-- Radio, television, or microwave tower. *[A radio, television, or microwave tower mounted on the roof of a building is allowed.]*
-- Tower/antenna for cellular communication. *[A tower/ antenna for cellular communication mounted on the roof of a building is allowed.]*
-- Utility or government installation other than listed.

(L) Wholesale, distribution, and storage uses.

-- Mini-warehouse.
-- Office showroom/warehouse.
-- Recycling buy-back center.

-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.
-- Trade center.

(4) Accessory uses.

(A) As a general rule, an accessory use is permitted in any tract in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted:

-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Motor vehicle fueling station. *[Electric vehicle charging stations are allowed.]*
-- Private stable.

(c) Additional prohibited uses. The following uses (both as main uses and accessory uses) are prohibited in this district:

-- Bail bond office.
-- Tattoo parlor or body-piercing salon.

(Ord. 26510)

SEC. 51P-750.111. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A 4.400. In the event of a conflict between this section and Division 51A 4.400, this section controls.)

(a) All tracts. The following regulations apply to all tracts:

(1) Density. No more than ~~1,200~~1,310 dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms combined are allowed in this district.

(2) Lot coverage.

(A) No maximum lot coverage for individual lots.

(B) Maximum lot coverage for the district is 80 percent. This district is considered to be one lot for the purpose of the maximum lot coverage calculation.

(3) Lot size. No minimum lot size.

(4) Stories. No maximum stories.

~~(3)~~(5) Projections. Building overhangs, balconies, eaves, cornices, blade signs, awnings, landscape walls, steps, and stoops are allowed in the required setbacks.

(b) Residential tract: Tract A. Except as otherwise provided in this subsection, the following regulations apply in Tract A.

(1) Front, side, and rear yards.

(A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots.

(B) Western property line setback. Minimum setback from the western property line of Tract A is 20 feet. Parking and streets may not be located within the required setback from the western property line.

(C) Meadow Park Drive setback. Minimum setback from Meadow Park Drive is 20 feet. Building sites with frontage on Meadow Park Drive may have frontage on two opposite sides. Parking and streets may not be located within the required setback from Meadow Park Drive, except that portions of the following streets are permitted within this setback where those streets connect ~~to the emergency access point located at~~ Meadow Park Drive as shown on the street plan:

(i) A street that is perpendicular to Meadow Park Drive.

(ii) The ~~optional~~ northeast street.

(D) Northeast property line setback. Minimum setback from the northeast property line of Tract A is 20 feet~~. The optional northeast street and on-street parking complying with Exhibit 750E-1, 705E-2, 750E-3, 750E-4, 750E-5, 750F-4, 750F-5, 750F-6,~~ or an alternate street section approved on a development plan may be located within the required setback in Tract A.

(E) Walnut Hill Lane setback. Minimum setback from Walnut Hill Lane is 22 feet.

~~(E) The residential access street may be located within the setback from Walnut Hill Lane.~~

(F) Roof slope setbacks and building facade setbacks from the western property line. All residential building facades and roofs within 60 feet of the west property line of this district must comply with the residential guidelines (Exhibit 750I), except that chimneys may project up to 12 feet above the slope shown on the residential guidelines. If the residential building has a third floor, the windows on the western façade may be no lower to the third floor than six feet (6'). In addition, no balconies may be constructed along the western façade. If there is a balcony on the third floor there must be a western wall along the entire length of the balcony.

(2) Density. Maximum number of dwelling units in Tract A is 122~~140~~. See Paragraph 51P-750.111(a)(1) for district-wide limits on density.

(3) Floor area.

(A) Maximum floor area. No maximum floor area.

(B) Minimum floor area. Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor area for dwelling units.

(4) Height.

(A) Except as provided in Subparagraph (B), ~~maximum structure height is 30 feet in Tract A. In addition, the top of the roof ridge line of any building in Tract A may not exceed 35 feet above grade.~~

(i) Within 550 feet of the southern property line, the roof ridge may not exceed 622.00 AMSL and within 200 feet of the western property line the top of the roof ridge line of any building in Tract A may not exceed 35 feet, or whichever is less.

(ii) Within 551 feet and 950 feet of the southern property line, the roof ridge may not exceed 627.00 AMSL and within 200 feet of the western property line the top of the roof ridge line of any building in Tract A may not exceed 35 feet, or whichever is less.

(iii) Within 951 and 1350 feet of the southern property line, the roof ridge may not exceed 620.00 AMSL and within 200 feet of the western property line the top of the roof ridge line of any building in Tract A may not exceed 35 feet, or whichever is less.

(iv) Within 1351 feet and the northern property line, the roof ridge may not exceed 625.00 AMSL and within 200 feet of the western property line the top of the roof ridge line of any building in Tract A may not exceed 35 feet, or whichever is less.

(B) Chimneys may project to a height not to exceed 12 feet above the maximum structure height.

~~(5) Lot size. No minimum lot size.~~

~~(6)~~ Platted lots. Except for flats, e~~E~~ach dwelling unit in Tract A must be on a separately platted lot. Each lot must comply with Article VIII, except that platted lots may have frontage on two opposite sides. Frontage may be on open space, a street, or a mews. Shared access developments may have any number of lots served by a shared access area and any number of shared access points, except that the city plan commission may deny a shared access development plat if it finds that adequate water, police, fire, transportation, or other public services or infrastructure cannot be provided.

(5)

~~(7) Stories. Maximum number of stories above grade in Tract A is two.~~

(c) Mixed use tracts: Tracts C, C-1, D, E-1, E-2, F, and G. Except as otherwise provided in this subsection, the following regulations apply in Tracts C, C-1, D, E-1, E-2, F, and G.

(1) Front, side, and rear yards.

(A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots, except as provided in this subsection.

(B) Walnut Hill Lane setback.

(i) Minimum and maximum setbacks from Walnut Hill Lane. Except as provided in Subparagraph (B)(ii), in Tracts C, C-1, E-1, E-2, and G:

~~(aa) For structures containing retail or personal service uses facing Walnut Hill Lane, minimum setback is 84 feet and maximum setback is 106 feet.~~

~~(bb)~~(aa) ~~Otherwise,~~ Minimum setback for structures is 49 feet, and maximum setback is 106 feet.

~~(cc)~~(bb) Maximum setback from Walnut Hill Lane does not apply to any structure north of the east-west street, or to a structure located behind another structure that is closer to Walnut Hill Lane if the length of the further structure's facade facing Walnut Hill Lane extends no more than 30 percent beyond the closer structure's facade facing Walnut Hill Lane, as measured by perpendicular lines extending from the ends of the two facades to Walnut Hill Lane.

~~(dd)~~(cc) The further structure may be built before the closer structure, provided that:

[1] the location of the further structure and closer structure, as shown on the approved development plan, complies with Subparagraph (B);

[2] the area where the closer structure will be located and landscaping shown on the approved development plan may not be used for parking other than construction staging; and

[3] the portion of the further structure visible from Walnut Hill Lane is complementary in design, building materials, and appearance to the closest existing structures shown on the approved development plan.

(ii) Items permitted within the setback from Walnut Hill Lane.

(aa) Movement control signs consistent with Section 51A-7.205(e), driveway access to the street, and required acceleration and deceleration lanes are allowed within the required setback from Walnut Hill Lane.

(bb) Monument signs are allowed in that portion of the required setback area that is at least 10 feet away from Walnut Hill Lane if they do not exceed six feet in height, and have a maximum effective area of 50 square feet.

(cc) Parking, maneuvering lanes, and all other permitted signs are allowed in that portion of the required setback area that is at least 2~~2~~0 feet away from Walnut Hill Lane.

(C) Building separation along the north-south street.

(i) If parallel parking is provided along the north-south street, the east-west separation between the buildings fronting on the opposite sides of the north-south street must be at least 80 feet.

(ii) If there is any head-in parking on either side of the north-south street, the east-west separation between the buildings fronting on the opposite sides of the north-south street must be at least 100 feet.

(iii) Building overhangs, balconies, eaves, and cornices may extend into the required building separation area.

(D) North Central Expressway setback.

(i) Minimum setback from North Central Expressway. Except as provided in Subparagraph (D~~B~~)(ii), in Tracts E-2, F, and G, minimum setback from North Central Expressway is:

(aa) 50 feet if a street between the structures facing North Central Expressway and North Central Expressway (the North Central Expressway slip street) is constructed with no parking;

(bb) 82 feet if street level parking is provided on one side of the North Central Expressway slip street;

(cc) 100 feet if street level parking is provided on both sides of the North Central Expressway slip street; and

(dd) 20 feet in all other cases.

(ii) Items permitted within the setback from North Central Expressway.

(aa) Movement control signs consistent with Section 51A-7.205(e), driveway access to North Central Expressway, and required acceleration and deceleration lanes are allowed within the required setback from North Central Expressway.

(bb) Monument signs are allowed within the required setback from North Central Expressway to the extent allowed in business zoning districts in Article VII.

(cc) Parking, maneuvering lanes, and all other permitted signs are allowed in that portion of the required setback area that is at least 20 feet away from North Central Expressway.

~~(cc)~~(dd) Blade signs, awnings, building overhangs, balconies, eaves, cornices, landscape walls, steps and stoops are allowed in the required setback from North Central Expressway.

(E) Northeast property line setback in Tract D. Minimum setback in Tract D from the northeast property line of Tract D is 20 feet. The ~~optional~~ northeast street and required and excess surface parking may be located within the required 20-foot setback.

Staff's Recommendation

(F) Urban form setback in Tract D. If any structure is erected or altered on Tract D that exceeds 40 feet in height, an additional setback must be provided that is equal to one-half the height of that portion of the structure that exceeds 40 feet in height.

Applicant's Request

~~(F) Urban form setback in Tract D. If any structure is erected or altered on Tract D that exceeds 40 feet in height, an additional setback must be provided that is equal to one-half the height of that portion of the structure that exceeds 40 feet in height.~~

(G) Northeast boundary setback in Tract F. Minimum setback in Tract F from the northeast property line of Tract F is ~~30~~ 20 feet. The ~~optional~~ northeast street and required and excess surface parking may be located within the required 20~~30~~-foot setback.

Staff's Recommendation

(H)~~(F)~~ Urban form setback in Tract F. If any structure is erected or altered on Tract F that exceeds 60 feet in height, an additional setback must be provided that is equal to one-half the height of the portion of the structure that exceeds 60 feet in height.

Applicant's Request

~~(H)(F) Urban form setback in Tract F. If any structure is erected or altered on Tract F that exceeds 60 feet in height, an additional setback must be provided that is equal to one-half the height of the portion of the structure that exceeds 60 feet in height~~.

(2) Density. A maximum of 210 hotel or motel guest rooms are permitted in Tracts C, C-1, D, E-1, E-2, F, and G combined. See Paragraph 51P-750.111(a)(1) for district-wide limits on density.

(3) Floor area.

(A) Nonresidential floor area. Except as provided in Paragraph (3), maximum floor area for nonresidential uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is ~~5~~300,000475,000 square feet. All accessory nonresidential uses are included in this calculation unless otherwise provided in Paragraph (3).

(B) Retail and personal service uses.

~~(i) Until the existing motor vehicle fueling station in Tract G is demolished, maximum floor area for all retail and personal service uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is 150,000 square feet. The floor area of the existing motor vehicle fueling station in Tract G is not included in the calculation of floor area for all retail and personal service uses.~~

~~(ii) After the existing motor vehicle fueling station in Tract G is demolished, maximum floor area for all retail and personal service uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is 175,000 square feet.~~

~~(iii)~~(i) All accessory retail and personal service uses are included in these totals unless otherwise provided in Paragraph (3).

~~(iv)~~(ii) A major retail use is a single-occupant retail or personal service use with a floor area of more than 34,000 square feet.

(aa) One major retail use is permitted in this district, but only in the dedicated retail anchor area.

(bb) The public entrance to the major retail use may not face either Walnut Hill Lane or North Central Expressway.

(cc) Maximum ground-level floor area for a major retail use is 50,000 square feet. Maximum floor area for a major retail use that occupies two stories or a main story and a mezzanine is 66,000 square feet. A mezzanine is an intermediate level between the floor and ceiling of any story with a floor area of less than one-third of the floor area of the story in which it is located.

~~(v)~~(iii) A large retail use is a single-occupant retail and personal services use with a floor area that exceeds 15,000 square feet, up to a maximum of 34,000 square feet.

(aa) Except as permitted in Subparagraph (B)(iii~~v~~)(bb), a maximum of two large retail uses are permitted in Tracts C, C-1, D, E-1, E-2, F, and G, up to a maximum combined floor area of 54,000 square feet. The two large retail uses must be located in any of the following:

[1] the dedicated retail anchor area;

[2] Tract C, Tract C-1, and/or Tract E-1, provided the large retail use has a facade facing the north-south street and a facade facing Walnut Hill Lane; or

[3] at least partly in Tract G, provided the large retail use has a facade facing North Central Expressway and a facade facing Walnut Hill Lane.

For the purpose of this subparagraph, a facade facing a specific street means that there must be no intervening structure between the large retail use and the specific street for the width of the facade of the large retail use.

(bb) In addition to the two large retail uses described in Subparagraph (B)(iii~~v~~)(aa), if there is no major retail use in the district, additional large retail uses may be located in the dedicated retail anchor area. Maximum ground-level floor area of the additional large retail uses combined is 50,000 square feet. Maximum floor area of the additional large retail uses combined that occupy two stories or a main story and a mezzanine is 66,000 square feet.

(cc) A maximum of two of the large retail uses permitted by Subparagraphs (B)(iii~~v~~)(aa) and (B)(iii~~v~~)(bb) may have a public entrance facing Walnut Hill Lane.

~~(vi)~~(iv) Maximum floor area for a major retail use and all large retail uses combined is 100,000 square feet.

~~(vii)~~(v) Except as provided in Subparagraphs (B)(ii~~v~~) and (B)(iii~~v~~), no single-occupant retail and personal service use may exceed 15,000 square feet.

~~(viii)~~(vi) One of the objectives of this district is to have several smaller retail and personal service uses in place before any large retail uses or a major retail use is installed. To ensure that this objective is met, retail and personal service uses must comply with the following provisions:

(aa) A minimum of nine different retail or personal service uses must exist in this district before a certificate of occupancy may be issued for a retail or personal service use if the combined floor area of the existing and proposed retail and personal service uses exceeds 100,000 square feet.

(bb) A minimum of 12 different retail or personal service uses must exist in this district before a certificate of occupancy may be issued for a retail or personal service use if the combined floor area of the existing and proposed retail and personal service uses exceeds 125,000 square feet.

(cc) A minimum of 15 different retail or personal service uses must exist in this district before a certificate of occupancy may be issued for a retail or personal service use if the combined floor area of the existing and proposed retail and personal service uses exceeds 150,000 square feet.

(dd) Prior to issuance of a certificate of occupancy that would result in more than 150,000 square feet of cumulative floor area for certificates of occupancy for all retail and personal service uses in this district combined, at least 40 percent of the floor area for all certificates of occupancy for retail and personal service uses in this district (including the floor area for which the certificate of occupancy is requested) must be in the dedicated retail anchor area.

~~(ix)~~(vii) If any health club is used solely by residents of this district, and there are no outside memberships, then that health club shall not be counted towards ~~the~~ any applicable floor area limitation in Subparagraphs (B)~~(i) and (ii)~~, or towards the total maximum floor area restrictions of Paragraph (3).

~~(C)~~ Restaurant uses.

(C) Any floor area for outdoor seating for all restaurants combined that exceeds ~~the lesser of~~ 20 percent of the total indoor seating area for all restaurants ~~or 7,000 square feet,~~ counts toward the maximum floor area restrictions of Paragraph (3). Outdoor seating floor area for restaurants is measured by calculating the area within a perimeter that includes all tables, designated waiting areas, and service areas that are outdoor, regardless of whether the area is covered, and regardless of whether the restaurant is a main use or an accessory use. ~~See Subparagraph (F) for additional floor area limitations for outdoor seating for restaurants~~.

~~(D) .~~

~~One restaurant use may contain up to 12,000 square feet of floor area. All other restaurant uses may not exceed 7,500 square feet of floor area.~~

~~(E)~~(D) Office uses. Maximum total floor area in Tracts C, C-1, D, E-1, E-2, F, and G combined, for all office uses combined, ~~(exclusive of service areas, elevator cores, and similar common areas),~~ is ~~173~~250,~~000~~325,000 square feet.

~~(F)~~(E) Hotel or motel.

(i) Maximum ground floor area of all hotel or motel uses (whether main or accessory) is 50,000 square feet.

(ii) Limited or accessory uses within a hotel or motel are not subject to the floor area limitations for limited or accessory uses in Chapter 51A.

(iii) Hotel or motel uses will not be counted for the purpose of the floor area limitations of Paragraph (3), except as provided in Subparagraph (E) ~~or in Subparagraph (F)~~.

(iv) Any floor area in excess of 5,000 square feet of all accessory retail and personal service uses within all hotel or motels combined, excluding areas used as kitchens, banquet halls, health clubs used exclusively by hotel or motel guests, and meeting rooms, shall count toward the maximum floor area limitations of Paragraph (3).

~~(G) Floor area limitations for certain combined uses. Any floor area in excess of 15,000 square feet of the following uses combined counts toward all applicable maximum floor area limitations of Paragraph (3).~~

~~(i) Outdoor seating for all restaurant uses combined, whether accessory or not.~~

~~(ii) Accessory retail and personal service uses within all hotel or motel uses combined, excluding areas used as kitchens, banquet halls, and meeting rooms.~~

~~(iii) Accessory health clubs used solely by occupants of this district with no outside memberships. Occupants of this district means residents of dwelling units in this district; or a combination of residents of dwelling units in this district with people or entities who occupy nonresidential space in this district as owners or tenants, and their employees; and guests of hotel or motel uses in this district. Floor area of an accessory health club used exclusively by residents of dwelling units in this district is not included in the floor area calculation in Subparagraph (F).~~

(4) Height.

(A) Maximum height. Except as further restricted in Paragraph (B) maximum structure height in each tract is as follows:

(i) Tract C: 60 feet.

(ii) Tract C-1: 72 feet.

(iii) Tracts D and E-1: 96 feet.

(iv) Tracts E-2 and G: 160 feet.

(v) Tract F: 146 feet.

~~(B)~~ Residential proximity slope. No portion of a structure may be located above a residential proximity slope. The site of origination for the residential proximity slope shall be as determined by Section 51A-4.412, except that no residential proximity slope shall originate within this district to restrict height of a structure within this district. For residential proximity slope purposes, this district shall be considered a single building site. (

~~(C) Lot size. No minimum lot size.~~

~~(D) Stories. Maximum number of stories above grade in each tract is as follows:~~

~~(E) Tract C: four.~~

~~(F) Tract C-1: five.~~

~~(G) Tracts D and E-1: seven.~~

~~(H) Tracts E-2 and G: 10.~~

~~(I)~~(B) ~~Tract F: 12. (~~Ord. 26510)

SEC. 51P-750.112. MAXIMUM DENSITY AND FLOOR AREA.

Except as provided in this section, the maximum number of dwelling units in this district is 1,310, and the maximum floor area ~~(exclusive of service areas, elevator cores, and similar common areas)~~ is 325,000 square feet of office uses; and 125,000 square feet of retail and personal service uses or 150,000 square feet of retail and personal service uses if a movie theatre which sells more than concessions is included.

~~SEC. 51P-750.112.~~SEC. 51P-750.113. PARKING AND LOADING.

(a) In general.

(1) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking requirements for each use. Consult the off-street loading regulations in Division 51A-4.300 for information regarding off-street loading generally. The off-street parking provisions for nonresidential districts, Section 51A-4.301(c), apply in this district.

~~(1)~~(2) Except for residential uses, required off-street parking may be located anywhere on the Property, except Tract A.

(3) Except as provided in this subsection, on-street parking may be used to satisfy the parking requirements of any use, whether the use is adjacent to the parking space or not. Required parking may be provided in a street only in the parking areas shown on the applicable street section exhibit. No additional on-street parking is allowed. An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project. To count as required parking, on-street parking must be available for use at all times except during outside activities permitted in Section 51P-750.117~~6~~(g).

~~(2)~~(4) Section 51A-4.301(9) does not apply provided the enclosed space can be accessed with an automated device.

(b) For a general merchandise or food store 3,500 square feet or less use, and for a general merchandise or food store greater than 3,500 square feet use, one parking space is required for every 200 square feet of floor area.

(c) For an office use as set forth in Section 51A-4.207(5), three parking spaces are required for every 1,000 square feet of floor area.

Staff's Recommendation

(d) For restaurant uses, one parking space is required for every 100 square feet of floor area. ~~Parking for outdoor seating for restaurants must be provided at the same parking ratio as is required for indoor restaurant seating~~. For outdoor seating areas, parking must be provided at the same parking ratio as indoor restaurant seating for any floor area greater than 25 percent of the indoor area of the restaurant use. Outdoor seating floor area for restaurants is measured by calculating the area within a perimeter that includes all tables, designated waiting areas, and service areas that are outdoor, regardless of whether the area is covered, and regardless of whether the restaurant is a main use or an accessory use.

Applicant's Request

(d) For restaurant uses, one parking space is required for every 100 square feet of floor area. ~~Parking for outdoor seating for restaurants must be provided at the same parking ratio as is required for indoor restaurant seating. Outdoor seating floor area for restaurants is measured by calculating the area within a perimeter that includes all tables, designated waiting areas, and service areas that are outdoor, regardless of whether the area is covered, and regardless of whether the restaurant is a main use or an accessory use.~~

(e) If the floor area for all accessory retail and personal service uses within all hotel or motel uses combined (excluding areas used as kitchens, banquet halls, and meeting rooms) exceeds 5,000 square feet, that portion of the floor area exceeding 5,000 square feet is considered a main use for determining required parking.

(f) Visitor parking must be provided for residential uses in Tract A at a ratio of one parking space for every two dwelling units and must be located within Tract A.

(g) If any portion of a parking structure is visible from Walnut Hill Lane, all openings in the facade that are visible from Walnut Hill Lane, other than openings for ingress or egress, must be constructed so as to screen vehicle headlights from shining into the airspace above Walnut Hill Lane.

(h) Except for structured parking i~~I~~n Tracts C, C-1, D, E-1, E-2, F, and G, parking within 100 feet of either Walnut Hill Lane or North Central Expressway is limited to no more than two rows of parking of any kind.

(i) Two rows of angle parking that is less than 90 degrees, or parallel parking, is permitted on a one-way street within 100 feet of either Walnut Hill Lane or North Central Expressway.

(j) Parking for retail or personal service uses is not allowed on Tract A.

(k) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 750 __).

(B) For purposes of this section, mixed use development means a tract with more than one main use.

(C) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(l) Parking structures. Underground parking structures may project to the lot line.

~~(k)~~(m)The board of adjustment may grant a parking special exception as specified in Chapter 51A prior or subsequent to the approval of a development plan. (Ord. 26510)

~~SEC. 51P-750.113.~~SEC. 51P-750.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26510)

~~SEC. 51P-750.114.~~SEC. 51P-750.115. LANDSCAPING AND SCREENING.

(a) Any development plan for each phase of new construction that is submitted to the city plan commission for approval must be accompanied by a landscape plan for the same area. Landscape plans must be consistent with this section and with the tree replacement requirements in Article X, as modified by this section. Landscaping must be provided as shown on the approved landscape plans. Landscaping must be installed within six months after the issuance of a certificate of occupancy to authorize the operation of any use within the area covered by the landscape plan.

(b) All development plans and any amendments must provide a table showing:

(1) the existing and proposed square feet of landscape area (including the allowable one and one-half acres of hardscape area);

(2) percentage of landscape area in the district;

(3) percentage of landscape area and square feet of landscape area within the ~~Potential Contiguous~~ Large Open Space area;

(4) percentage of landscape area other than in Tract A and within the ~~Potential Contiguous~~ Large Open Space area;

(5) percentage of hardscape area in the district; and

(6) cumulative planter area within a public or private ~~the~~ street right-of-way on the side of the street immediately adjacent to a required landscape area.

(c) Protected trees with a caliper of eight inches or greater that are preserved may be used to reduce the number of replacement tree inches by a factor of 1.5. For example, a 14 caliper inch protected tree that is preserved will satisfy 21 caliper inches of required replacement trees.

(d) The number of street trees required in Tracts A, C, C-1, E-1, E-2, F, and G along Walnut Hill Lane and North Central Expressway shall be determined by dividing the length of street frontage by 30 feet. Street trees must be planted within 20 feet of the back of the curb and must have a minimum caliper of four inches. Street trees must be planted within 60 feet of another street tree except when ingress points or visibility triangles prohibit tree planting.

(e) A continuous screening wall at least three-and-one-half feet in height (the "south wall") must be constructed between 17 feet and 22 feet north of, and along the entire length of, the south property line of this district, excluding any areas used for streets, driveways, visibility triangles, and entrances [as defined in 51P-750.104(a)(4)]. The south wall must be constructed prior to the application for a certificate of occupancy for any use located in Tracts C, C-1, D, E-1, E-2 or F~~, except that the south wall is not required in Tract G until the existing motor vehicle fueling station in Tract G is demolished~~.

(f) Prior to the application for a building permit for any new construction on Tract A, a wall that is at least eight feet in height must be provided along the west property line of this district. ~~The wall along the west property line of this district existing as of November 8, 2006, the date of creation of this district, may be used, provided it is increased to at least eight feet in height.~~ The lower six feet of the wall (measured from the ground) must be made of solid building materials. The top two feet of the wall is not required to be solid.

(g) Evergreen trees, spaced no more than 40 feet apart, must be planted within 20 feet of the west property line of this district in the required setback area. The distance may be extended to 70 feet apart and can be planted within 30 feet of the west property line of this district if there is a conflict with utilities. These trees within 20 feet of the west property line, must be planted within two years of the final certificate of occupancy for a minimum of 500 dwelling units~~prior to the issuance of the first building permit for new construction for a non-residential use or the first final inspection of any residential structure in Tract A, whichever occurs first~~. The number of trees to be planted is determined by dividing the length of the west property line of this district by 30 feet. These trees must have a minimum caliper of four inches.

(h) All plant materials must be maintained in a healthy, growing condition.

(i) At least 20 percent of this district must be landscape area (required landscape area). Landscape areas must be labeled "Required Landscape Area" on the landscape plan in order to be counted as part of this 20 percent minimum landscape area.

(1) Hardscape areas are permitted anywhere within this district, including areas that have optional landscaping, but only a maximum of one-and-one-half acres of hardscape area will be counted as part of this required landscape area.

(2) Each portion of the required landscape area must have a minimum size of 26 square feet.

(3) No more than 50 percent of the required landscape area may be located within the ~~potential contiguous~~ large open space.

(4) At least 25 percent of the required landscape area must be located in areas other than Tract A and the ~~potential contiguous~~ large open space.

(5) A minimum of three acres of the required landscape area must be provided and maintained within the ~~potential contiguous~~ large open space area generally shown on the concept plan. Final location of large open space must be shown on a development plan. Other uses are permitted in the ~~potential contiguous~~ large open space area so long as at least three acres are maintained as landscape area. This minimum three-acre area must meet all of the following requirements to be counted as part of the minimum three acres within the ~~potential contiguous~~ large open space:

(A) It must be connected by meandering (i.e. serpentine rather than straight) lighted pathways, including a lighted pathway to Tract A. These pathways may cross streets.

~~(B) It must include a single connected water feature of at least one acre in combined surface area that may include dams, waterfalls, streams and other connecting features.~~

~~(C)~~(B) It must have a minimum width of ~~31~~ 25 feet.

~~(D)~~(C) It must be contiguous except where separated by street right-of-way.

~~(E)~~(D) Landscape areas must be labeled "Required Landscape Area/Minimum Three Acres within ~~Potential Contiguous~~ Large Open Space" on the landscape plan in order to be counted as part of this three-acre minimum ~~landscape area~~open space.

~~(F)~~(E) A maximum of 8,000 square feet of planter area that is within a street right-of-way on the side of the street immediately adjacent to the required landscape area within the ~~potential contiguous~~ large open space may be counted towards the three acre minimum. In order to be counted towards the three acres, all portions of the area within the street planter area being counted must be adjacent to the area designated on the landscape plan as "Required Landscape Area/Minimum Three Acres within ~~Potential Contiguous~~ Large Open Space," and must be labeled as "Street Section Planter Area Counted as Part of Required Landscape Area/Minimum Three Acres within Potential Contiguous Large Open Space."

(F) Open space shown on the concept plan must be available to the public and must contain trees, dog park, pedestrian lighting, paths, benches, and open shelters.

(G) The large open space must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units.

(j) A minimum of two water features must be located in this District.

(k) A minimum of .25 acres of publically accessible open space must be located in Tract G or E2.

~~(j)~~(l) Within 60 days after demolition of any structure in Tract A, the area previously occupied by the structure must be seeded with grass.

~~(k)~~(m)Planting replacement trees at public schools, libraries, parks, and public rights-of-way within two miles of this district may be used as an alternative method of compliance with tree replacement requirements, subject to acceptance of the trees by the owner of the property where the replacement trees are to be planted. (Ord. 26510)

~~SEC. 51P-750.115.~~SEC. 51P-750.116 SIGNS.

Except in Tract A, s~~Residential tract: Tract A.~~

~~Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~Except for subdivision signs, detached illuminated signs are prohibited within 150 feet of Walnut Hill Lane.~~

~~Subdivision signs are limited to six feet in height; must be monument signs; and, if the sign is illuminated, each letter must be backlit or the sign must be lit by external spotlights.~~

~~Internally lit signs other than back-lit signs are prohibited.~~

~~Mixed use tracts: Tracts C, C-1, D, E-1, E-2, F, and G.~~

~~Except as provided in this subsection, s~~igns must comply with the provisions for business zoning districts in Article VII. Signs in Tract A must comply with the provisions for non-business zoning districts.

~~Detached signs are prohibited in Tracts C and C-1, except that one monument sign is permitted for Tract C and C-1 combined if it does not exceed six feet in height, has a maximum effective area of 50 square feet, and is set back a minimum of 10 feet from the property line of this district.~~

~~Signs in Tracts C or C-1 that are located within 150 feet of Walnut Hill Lane and face the west or south may be illuminated only between 9:00 a.m. and 9:00 p.m.~~

~~Signs in Tracts C, C-1, or E-1 that face south and are visible from the main travel lanes of Walnut Hill Lane may not exceed 24 feet in height.~~

~~One attached sign for each restaurant use within any hotel or motel is allowed up to a maximum effective area of 24 square feet provided the sign is not visible from the main travel lanes of Walnut Hill Lane.~~

~~All tracts. Signs facing west may not exceed 24 feet in height.~~ (Ord. 26510)

~~SEC. 51P-750.116.~~SEC. 51P-750.117 ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.

(2) 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.

(b) Outside storage. Except during construction, no outside storage is allowed in Tracts C, C-1, D, E-1, E-2, F, and G.

(c) Loading docks. All loading dock areas must be screened from Walnut Hill Lane and North Central Expressway by solid masonry screening with a minimum height of eight feet extending the entire length of the loading dock area.

(d) Construction phasing.

(1) A minimum of 40% of the dwelling units (49 dwelling units) in Tract A must be completed and able to be occupied according to City of Dallas Building Codes within three years of the passage of this ordinance. A minimum of 28 of those units will be constructed in the southern portion of the property.

(2) Civil engineering for Tract A, including platting, ~~water, wastewater, and storm sewer design~~, and paving of the primary street as labeled on Exhibit 750C must also be completed within three years of the passage of this ordinance.

~~(1)~~(3) After completion of the 49 dwelling units, any undeveloped lot in Tract A will be seeded, irrigated, and maintained in accordance with SWPPP standards~~No certificate of occupancy may be issued for any non-residential use until building permits have been issued for building sites that constitute at least one-fifth of the total area of Tract A.~~

(4) The property owner will use best efforts to complete the northeast street and it must be completed no later than three years after the passage of the ordinance.

~~(d)~~(e) Time restriction on construction. Demolition and new construction, except for interior finish-out, may only occur from 7:00 a.m. through 7:00 p.m., Monday through Friday, and 9:00 a.m. through 6:00 p.m. on Saturday.

~~(e)~~(f) Lighting standards.

(1) Parking lot lights may not exceed 20 feet in height if located within 150 feet of Walnut Hill Lane, North Central Expressway, Meadow Park Road, or the west property

line of this district, and must be fitted with a shield type directional fixture to direct light into the district and away from adjacent properties that are not in this district.

(2) Parking lot lights may not exceed 26 feet in height.

~~(f)~~(g) Outside sales, street festivals, and arts and crafts fairs.

(1) All outside sale or display of merchandise must be on the private property, sidewalks or common areas (subject to consent of the owner of the common area) located adjacent to the main entry to the retail use. Outside sale or display of merchandise is not permitted in any ~~parking areas or in any~~ public right-of-way.

(2) Except in Tract A, s~~S~~treet festivals, arts and craft fairs, and similar special events that include the outside sale or display of merchandise are permitted ~~only in the potential contiguous open space, along the north-south street (with a special event permit to use the right-of-way, or consent of the owner if a private street), the east-west street (with a special event permit to use the right-of-way, or consent of the owner if a private street), the residential access connector (with a special event permit to use the right-of-way, or consent of the owner if a private street) and common areas (subject to consent of the owner of the common area)~~.

~~(g)~~(h) Highly reflective glass. The use of highly reflective glass is prohibited. For purposes of this subsection, highly reflective glass means glass with an exterior visible reflectance percentage in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(i) Private refuse collection. In Tract A, ~~This subsection applies only to lots with new construction and uses located on lots with new construction. Private refuse collection from these lots~~ may only occur between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:30 a.m. and 5:00 p.m., Saturday and Sunday. All trash dumpsters and compactors must be completely screened with a masonry or decorative concrete wall at least eight feet in height, except for one side, which must have a gate approximately equal in height to the screening wall. Trash dumpsters and compactors may not be located within 175 feet of the west property line of this district.

(j) Frontage.

(1) Lots are not required to front upon a dedicated public or private street or drive, provided there is adequate access provided by an access easement.

(2) Frontage may be on a public or private street or drive, access easement or mews.

(3) More than four lots may share a public or private street or drive, access easement or mews.

(4) Section 51A-8.503(b)(4) does not apply.

~~(1)~~(5) Lot may have frontage on two opposite sides.

(k) Traffic control measures.

(1) Traffic control measures must be implemented at Access Point "B" during PM peak traffic times during standard work days as follows:

(A) A trained individual or traffic control device will be located at Access Point "B" to direct traffic to the ~~optional~~ northeast street to the north exit of the project.

(B) If acceptable to the City of Dallas Traffic Department, additional traffic measures will be placed near the north exit of the project to direct people towards Meadow Road.

(2) For special events, a trained traffic control individual must be present to direct the flow of traffic.

(l) Nonconforming uses. All existing uses within this district as of November 8, 2006, the date of creation of this district, are not subject to Section 51A-4.704(a)(1), which authorizes the establishment of compliance dates for nonconforming uses.

~~SEC. 51P-750.117.~~ SEC. 51P-750.118 COMPLIANCE WITH CONDITIONS.

(a) Except as provided in Section 51P-750.107, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance for that use with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26510)

~~SEC. 51P-750.118.~~ SEC. 51P-750.119 ZONING MAP.

PD 750 is located on Zoning Map No. F-8. (Ord. 26510)

Exhibit 750A1 – NEW

Tract A detailed development plan

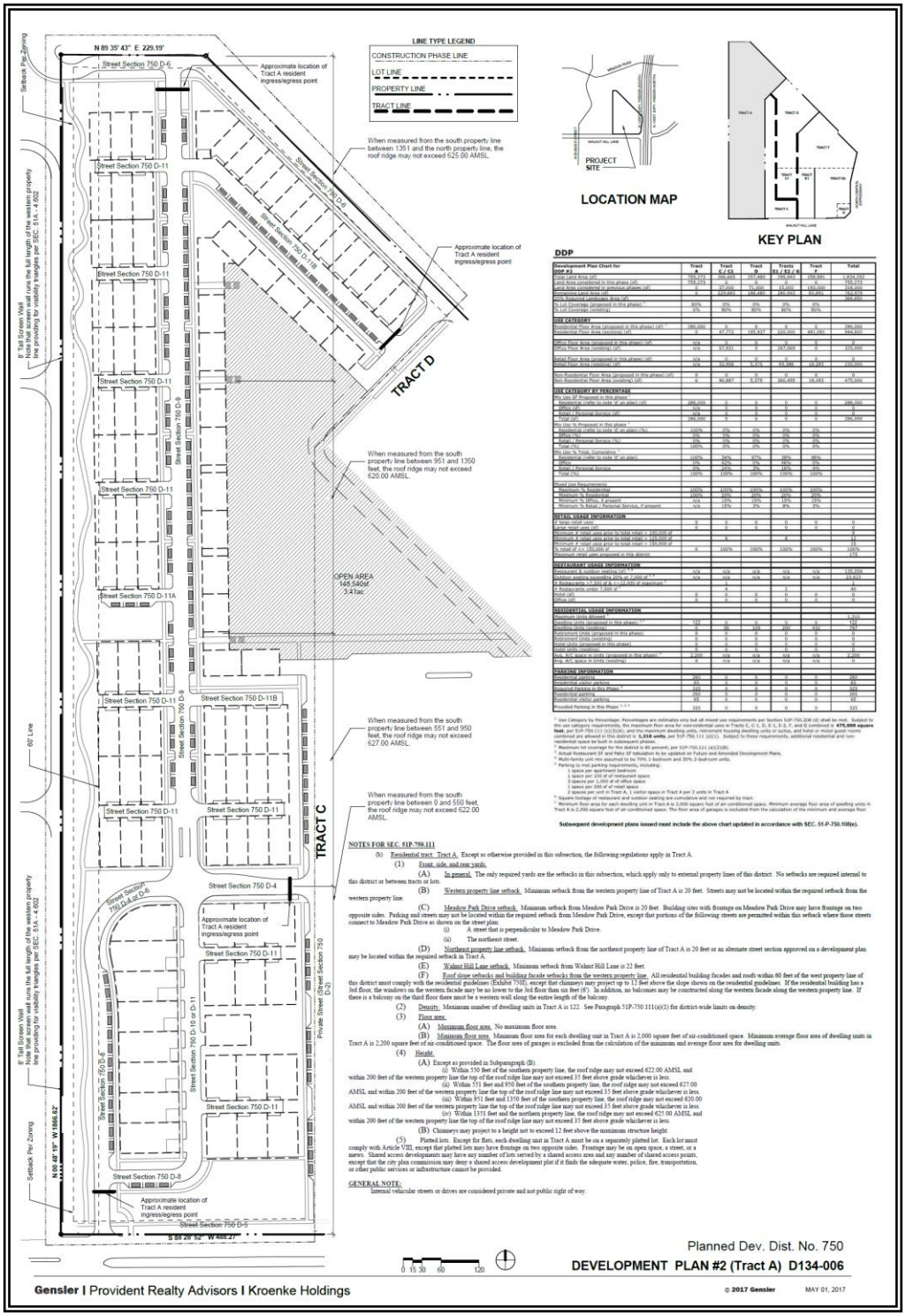


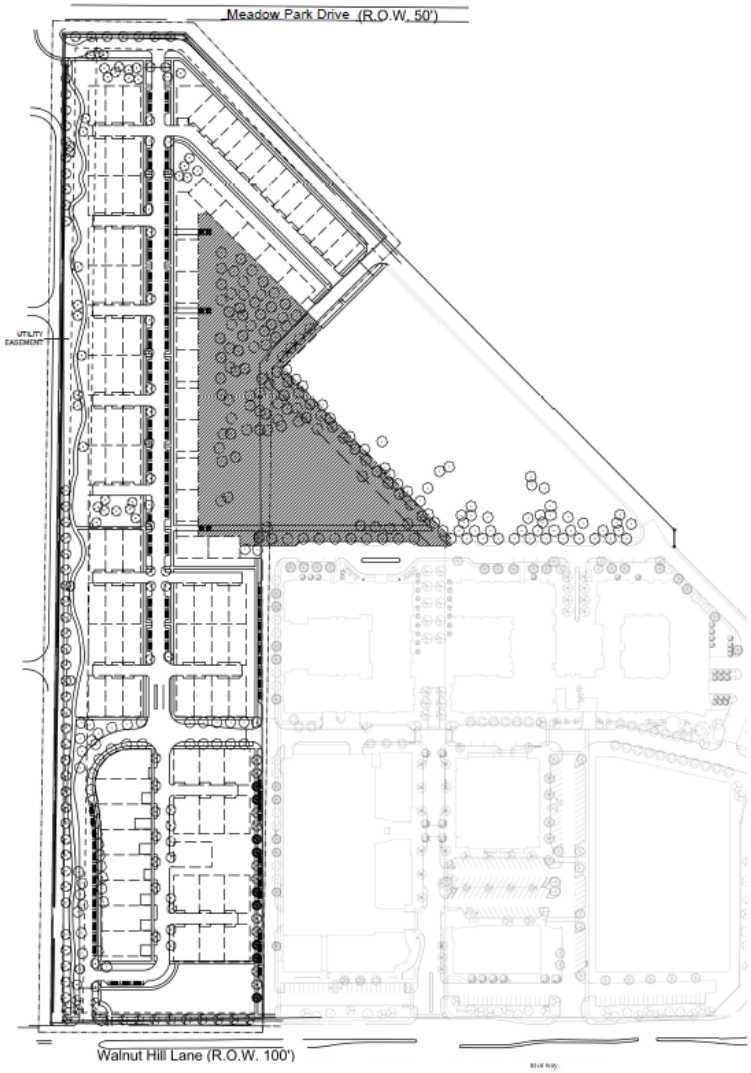
Exhibit 750A2 – NEW

Exhibit 750A2: Tracts A landscape plan.

Landscape Plan Chart for DDP #2	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
Landscape Area (proposed in this phase) (sf)	181,888	36,347	27,401	0	7,316	252,952
Landscape Area (existing) (sf)	0	18,539	18,455	42,855	33,034	112,884
% Total Landscape Area in this District	9.9%	3.0%	2.5%	2.3%	2.2%	20%
Landscape Area within Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	38.5%	33.2%	28.3%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%
Public Right of Way Landscape Area (sf)	1,218					13,552
Landscape Area along West Property Line of District (sf)	41,005					41,005
Hardscape Area (sf)	21,581	23,442	5,771	46,777	17,473	115,044
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%
Hardscape within Large Open Space (sf)	0					46,732
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (sf)	2,122					6,507

New Trees provided	331	Trees
Street Trees along West Property Line of the District - 1254 LF @ 30' O.C. / 492 LF @ 70' O.C.	49	Trees Required - 4" Cal. Min.
	50	Trees Provided - 4" Cal.

A wall 8 feet in height has been provided alon the west property line of the district.
A 20' wide landscape planting area will be provied along the side of the 8' wall.
The west perimeter evergreen tree planting for Tract A will be fully installed for the entire length of Tract A, and will not be phased.
There will be a lighted pathway to Tract A from the "potential contiguous open space" in a future phase of Tract A.
Minimum square foot of planter areas with trees is 70 sf.



LANDSCAPE DEVELOPMENT PLAN

Gensler I Provident Realty Advisors I Kroenke Holdings I studioOutside

Planned Dev. Dist. No. 750
DEVELOPMENT PLAN Tract A D134-006

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Exhibit B – NEW/UPDATED

Conceptual Plan

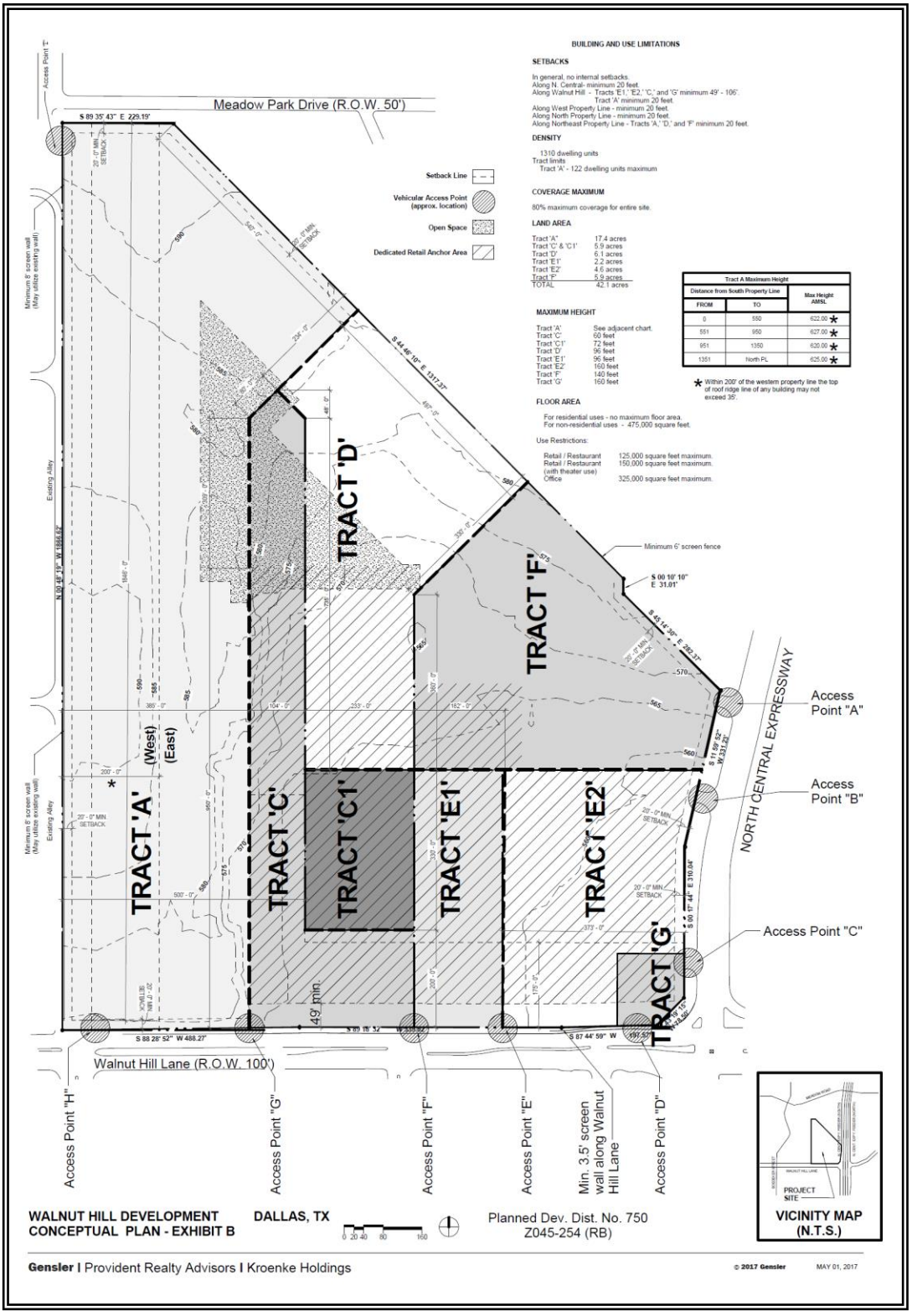


Exhibit C– NEW/UPDATED

Street Plan

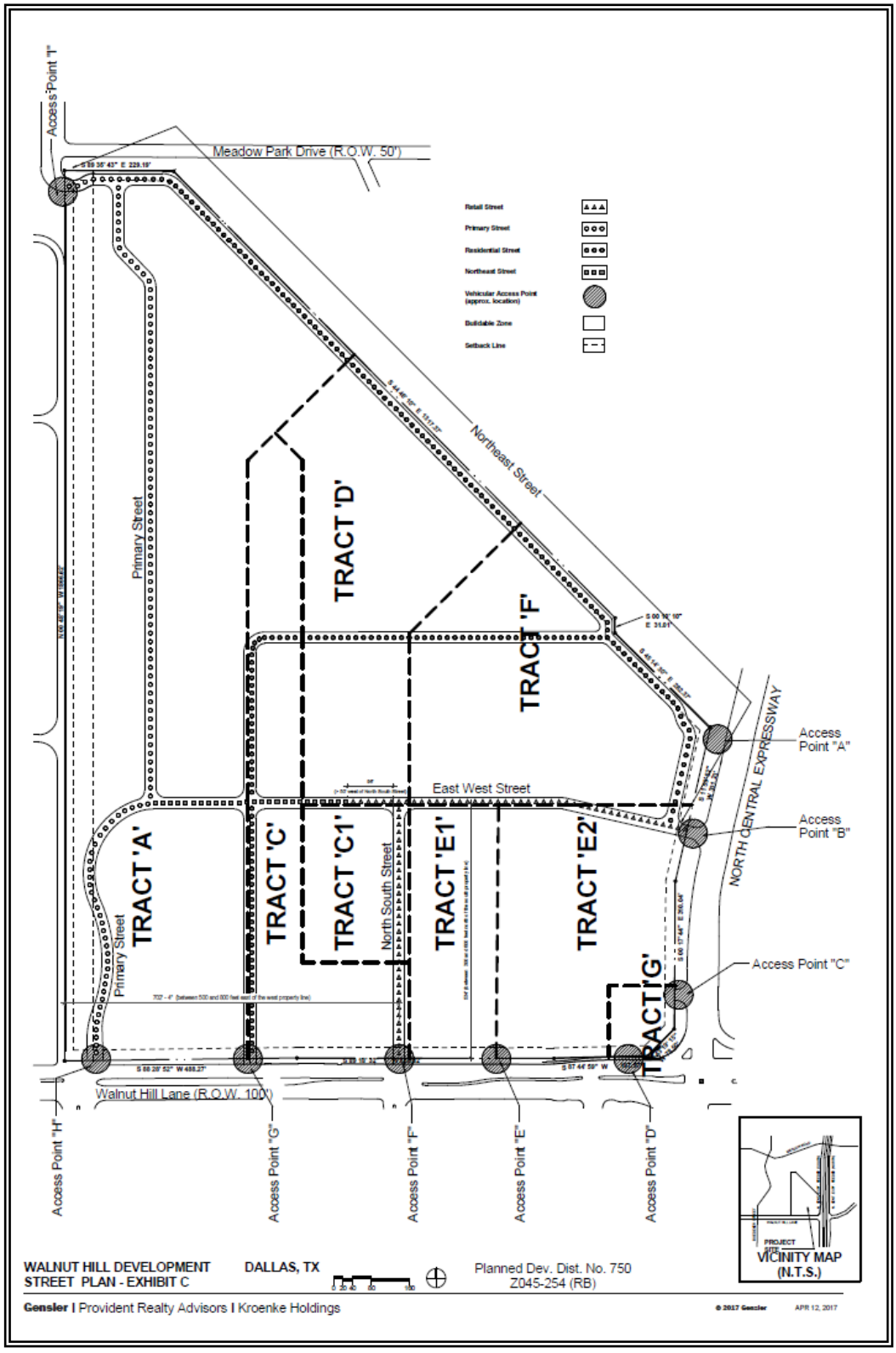


Exhibit D - DELETED

Retail Street Section

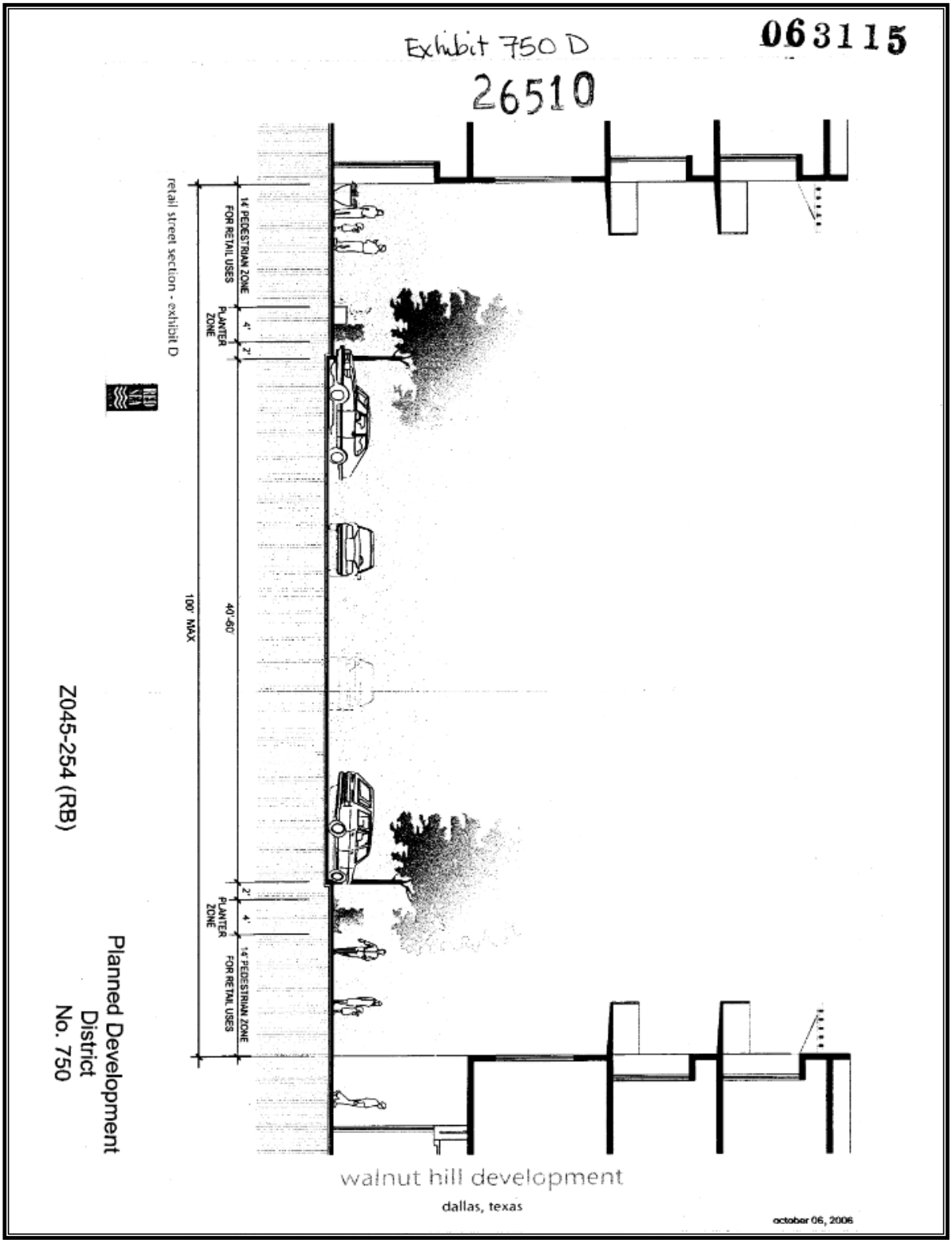


Exhibit E - DELETED

Residential Street Section

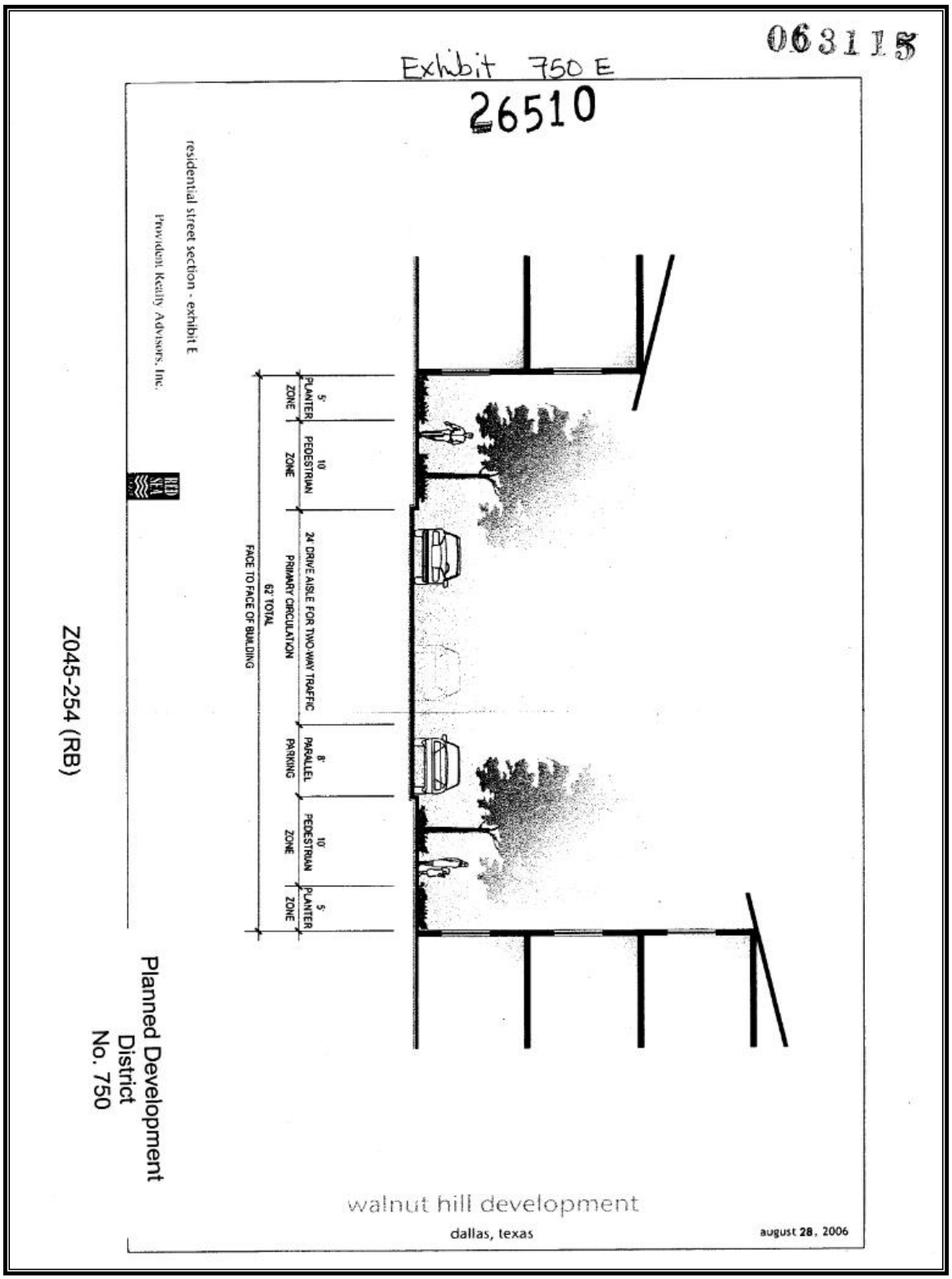


Exhibit E-1 - DELETED

Residential Street Section

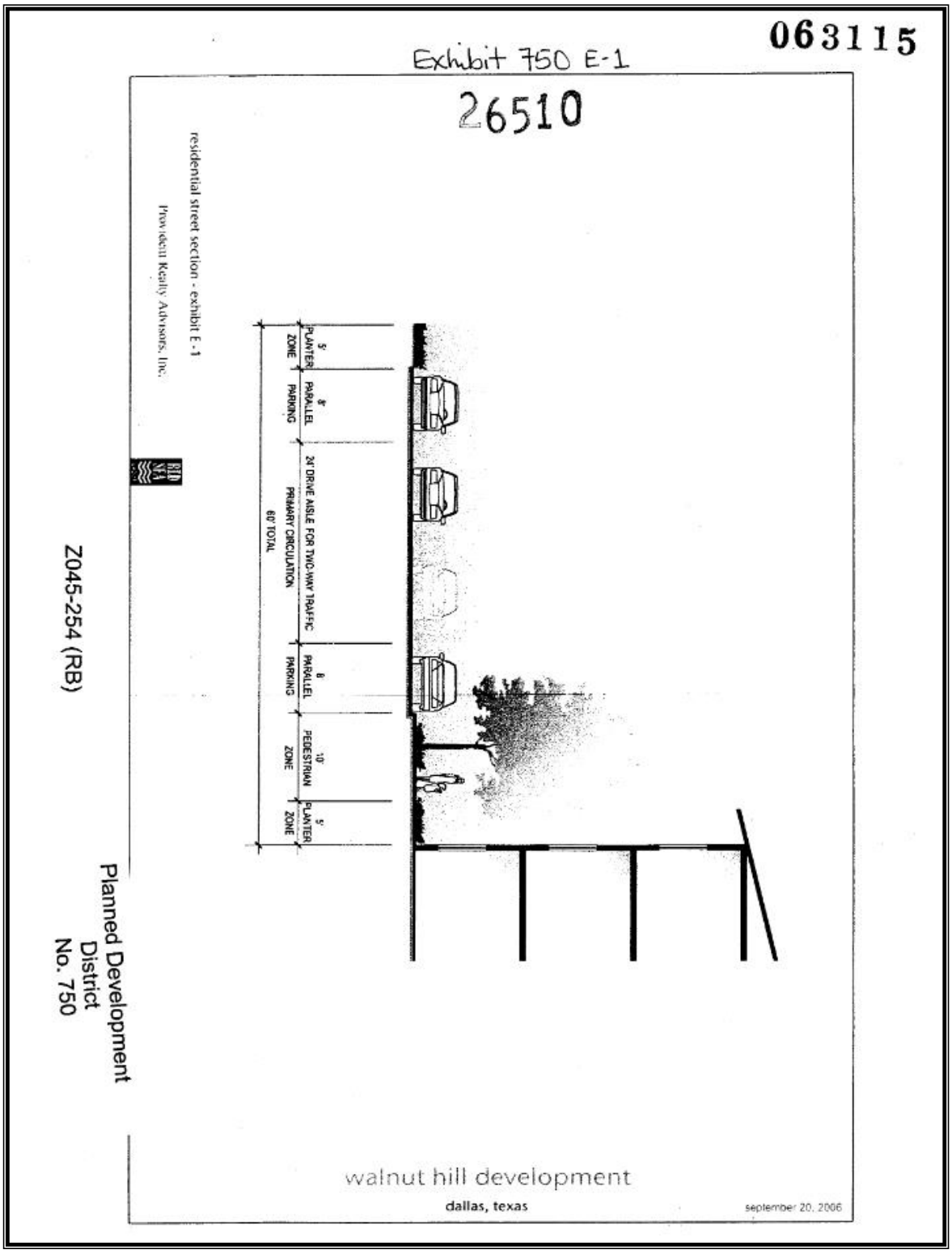


Exhibit F - DELETED

Street Section (building one side only)

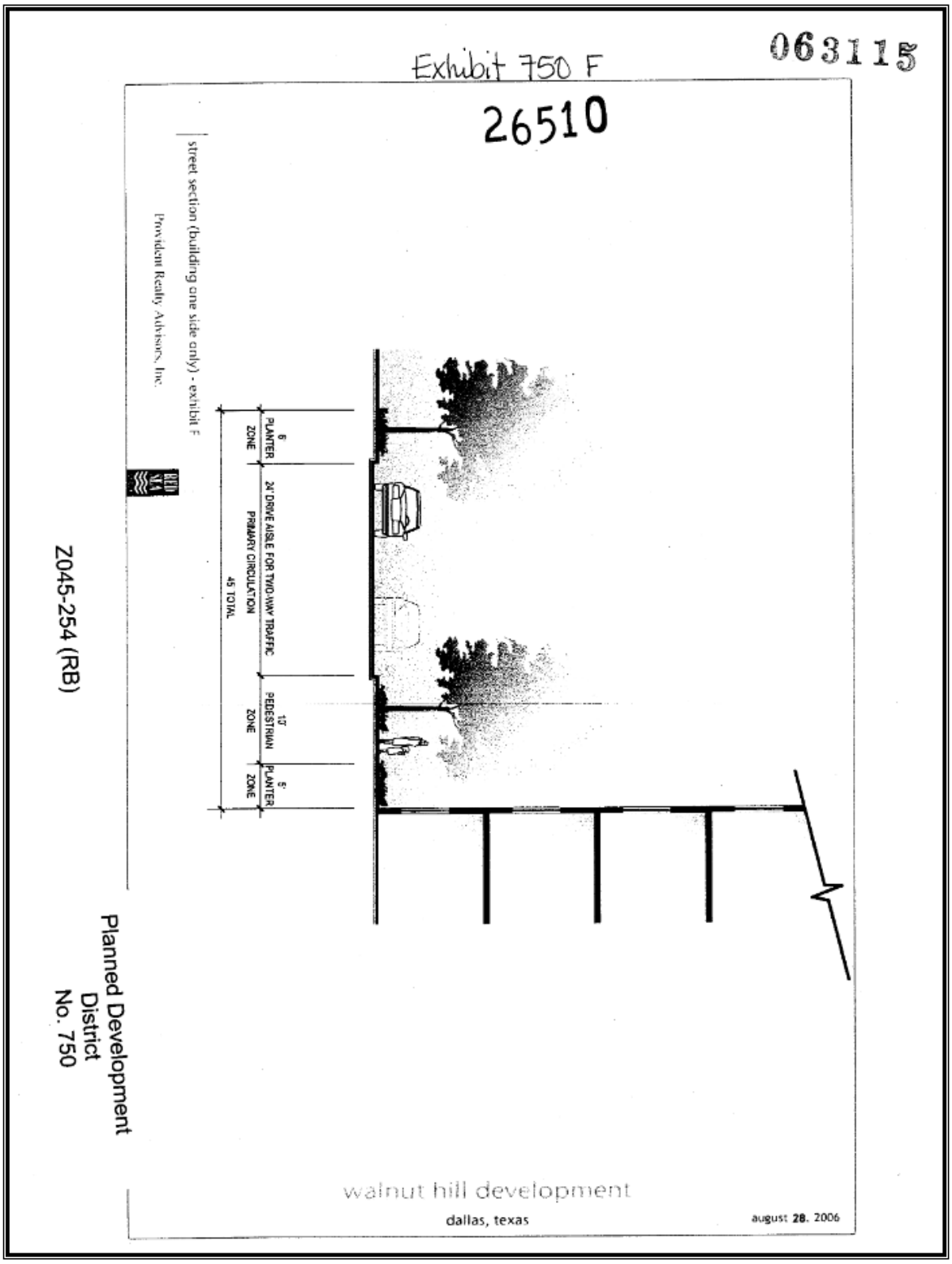


Exhibit F-1 - DELETED

Street Section (building on side only)

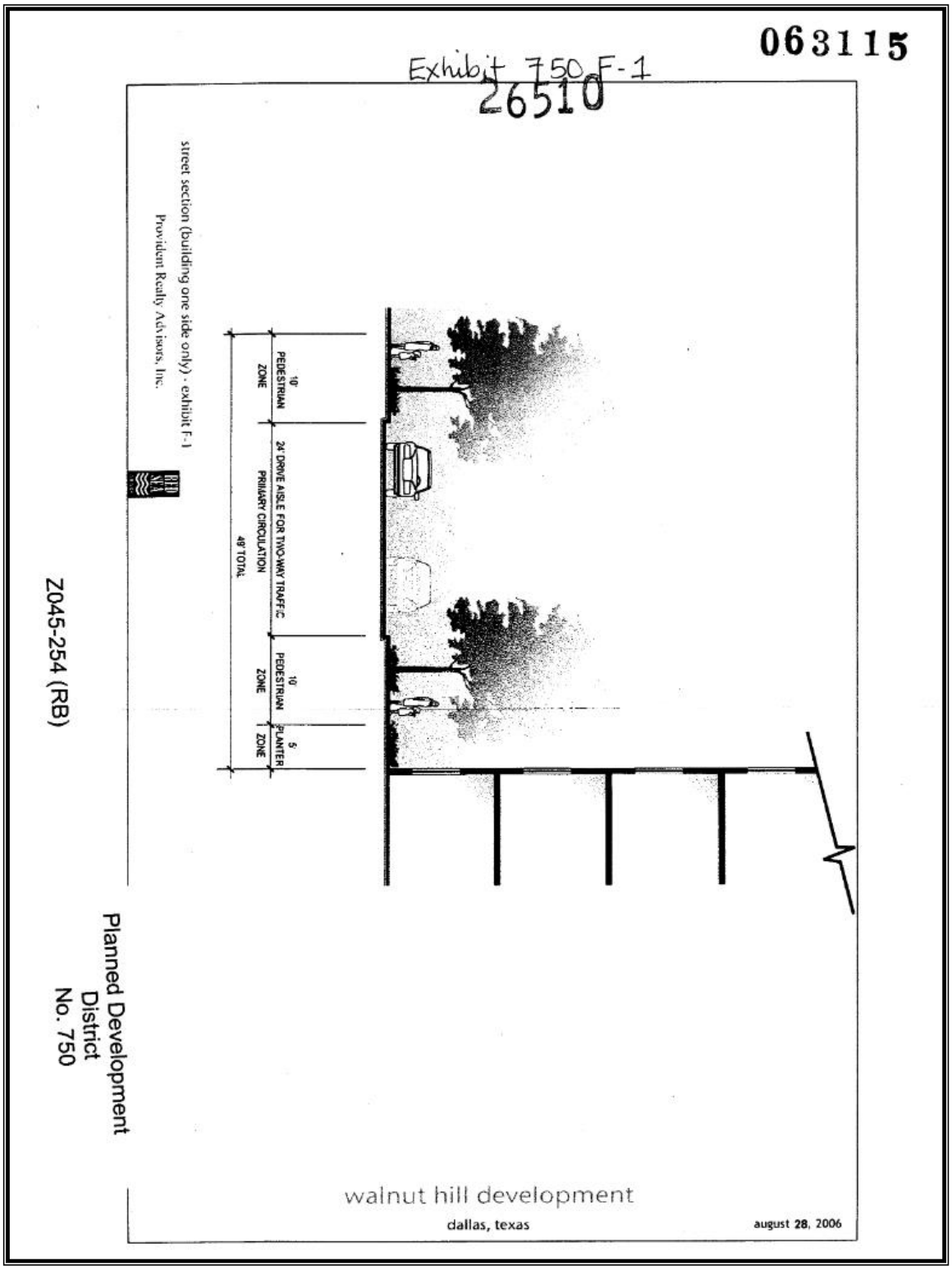


Exhibit F-2 - DELETED

~~Potential Contiguous~~ Large Open Space Street Section

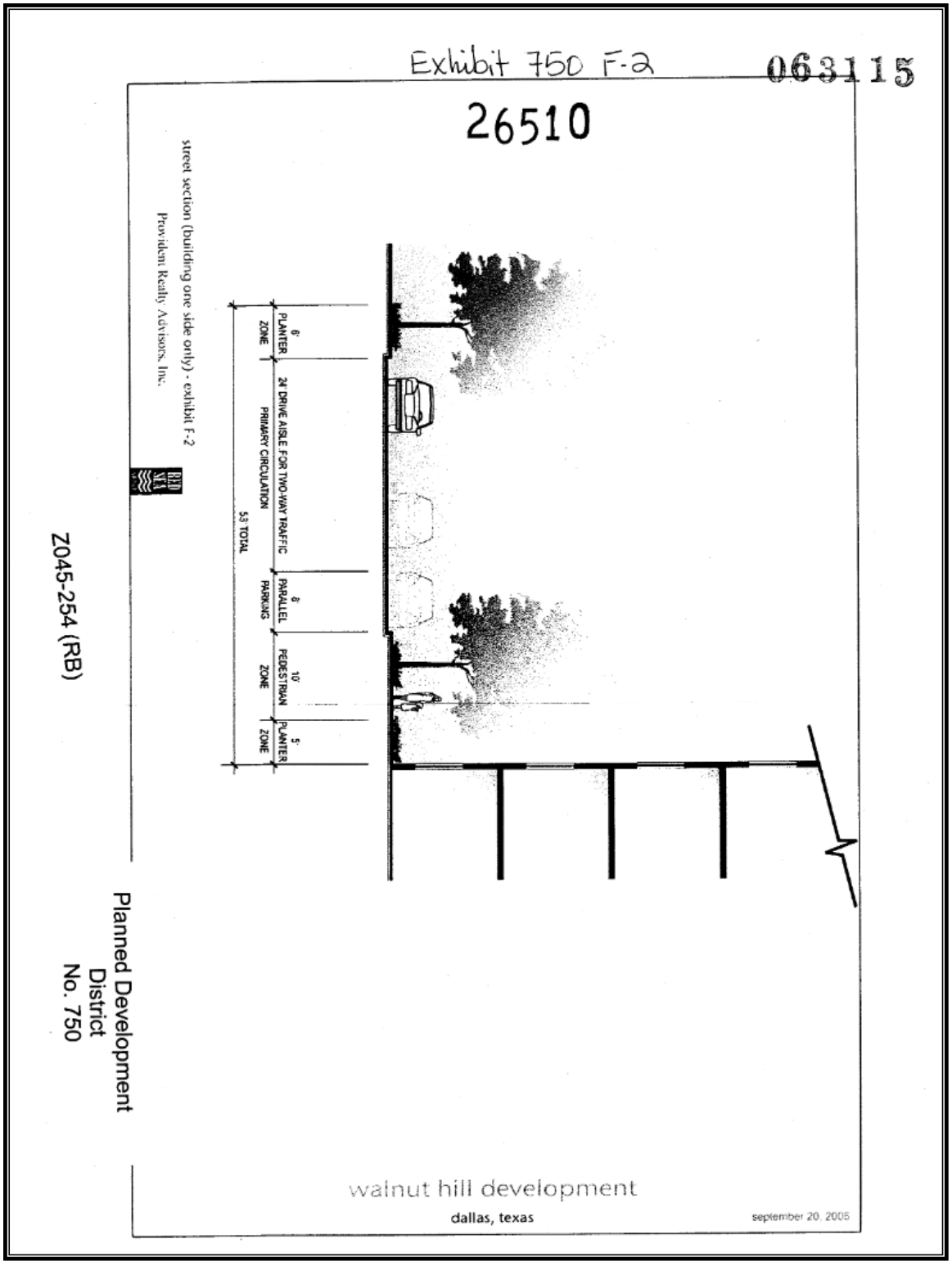


Exhibit G - DELETED

Street Section

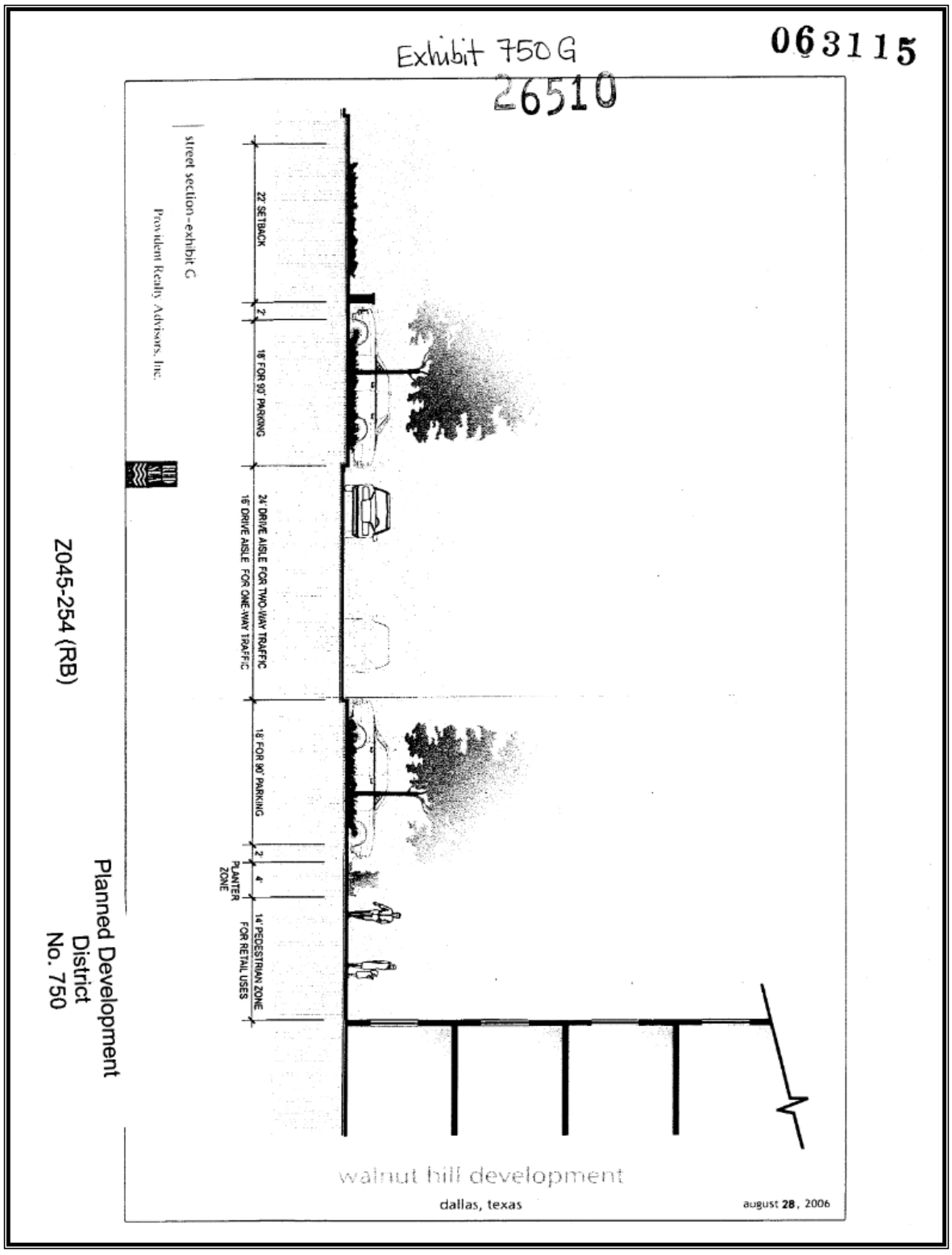


Exhibit G-1 - DELETED

Street Section

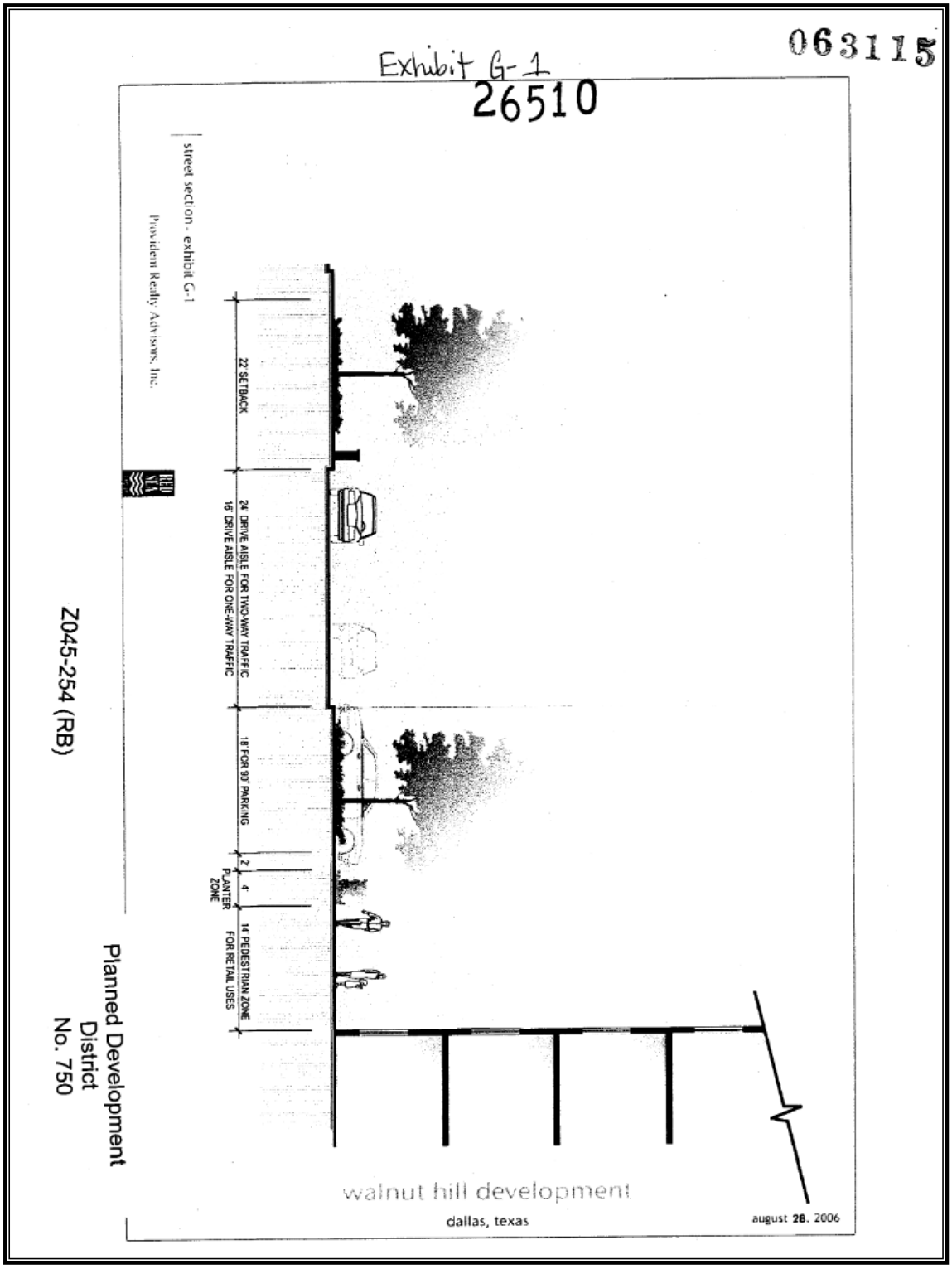


Exhibit H - DELETED

Street Section

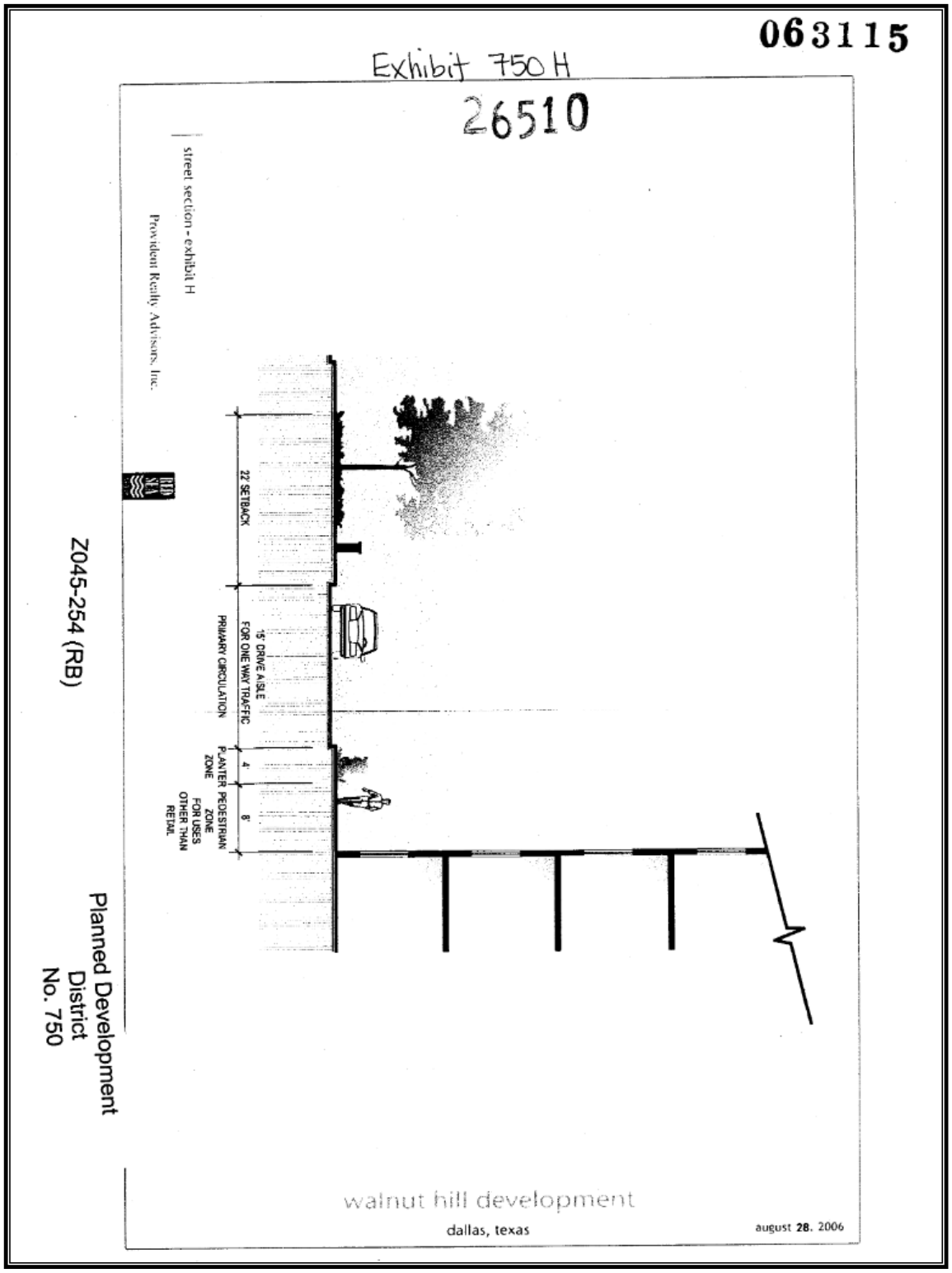


Exhibit 750D – NEW/UPDATED

Retail Street Section

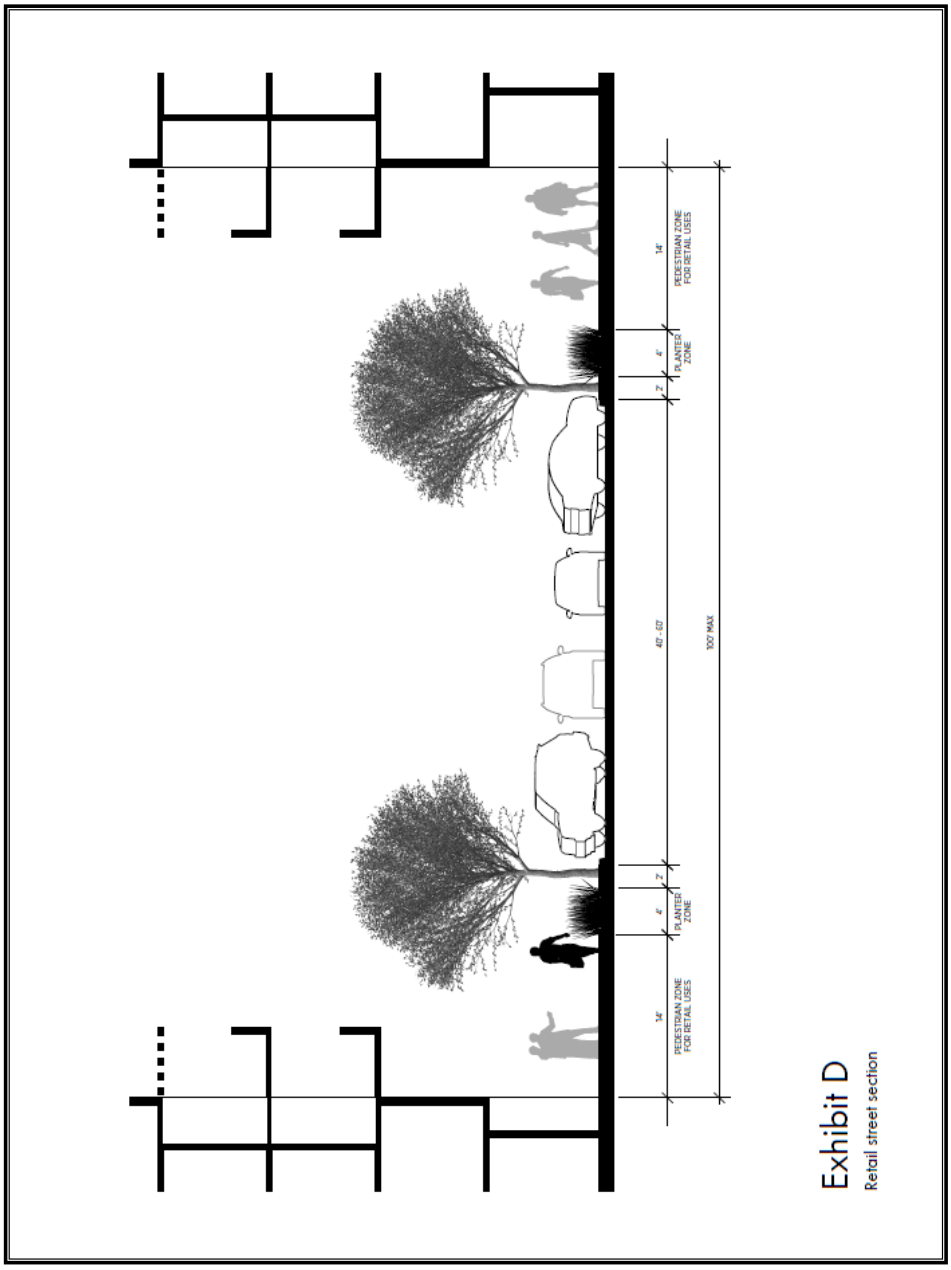


Exhibit 750D-1 – NEW/UPDATED

Mixed-Use Street Section

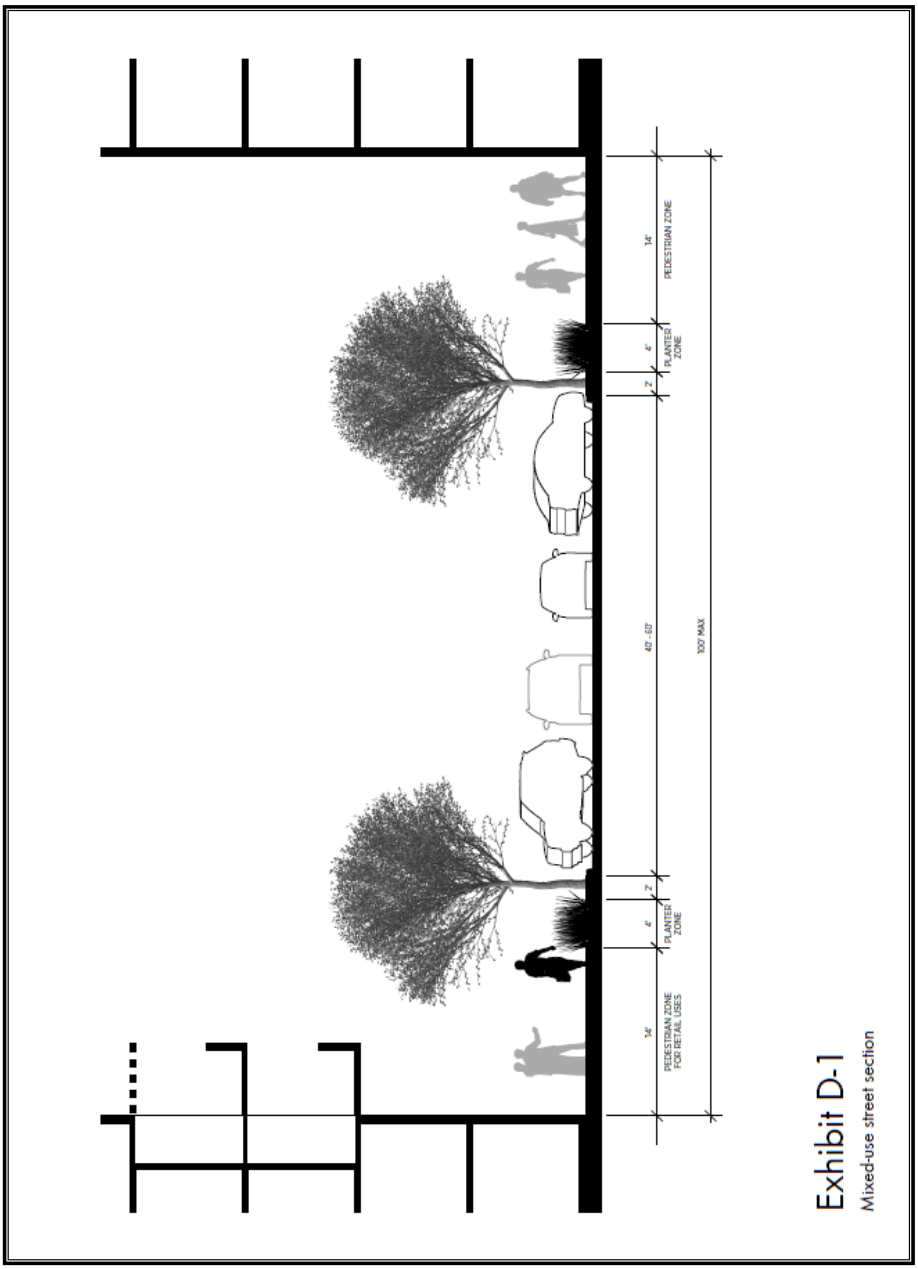


Exhibit 750D-2 – NEW/UPDATED

Buildings Both Sides; Parallel Parking On 1 Side Street Section

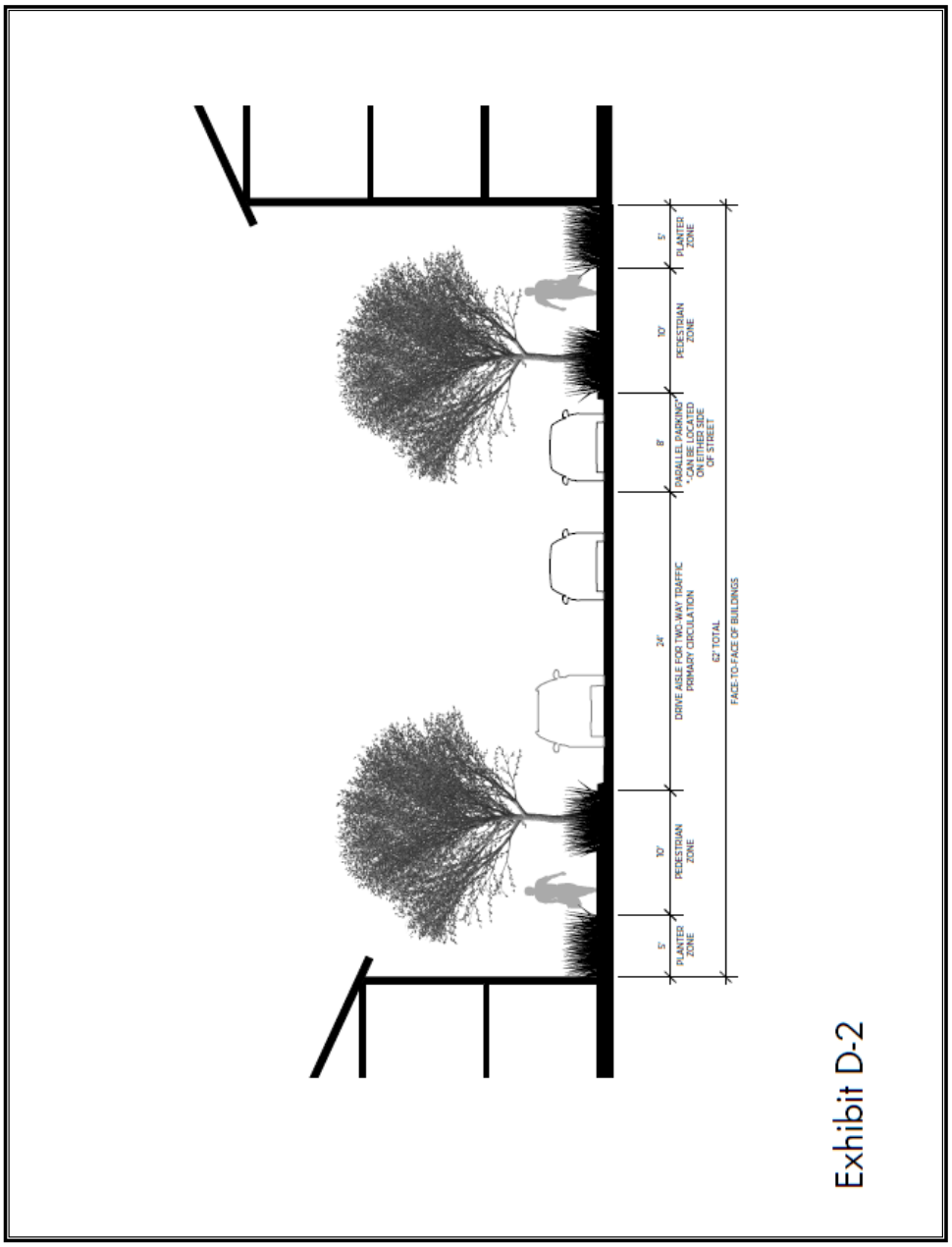


Exhibit 750D-3 – NEW/UPDATED

Buildings On One Side; Parallel Parking On 2 Sides Street Section

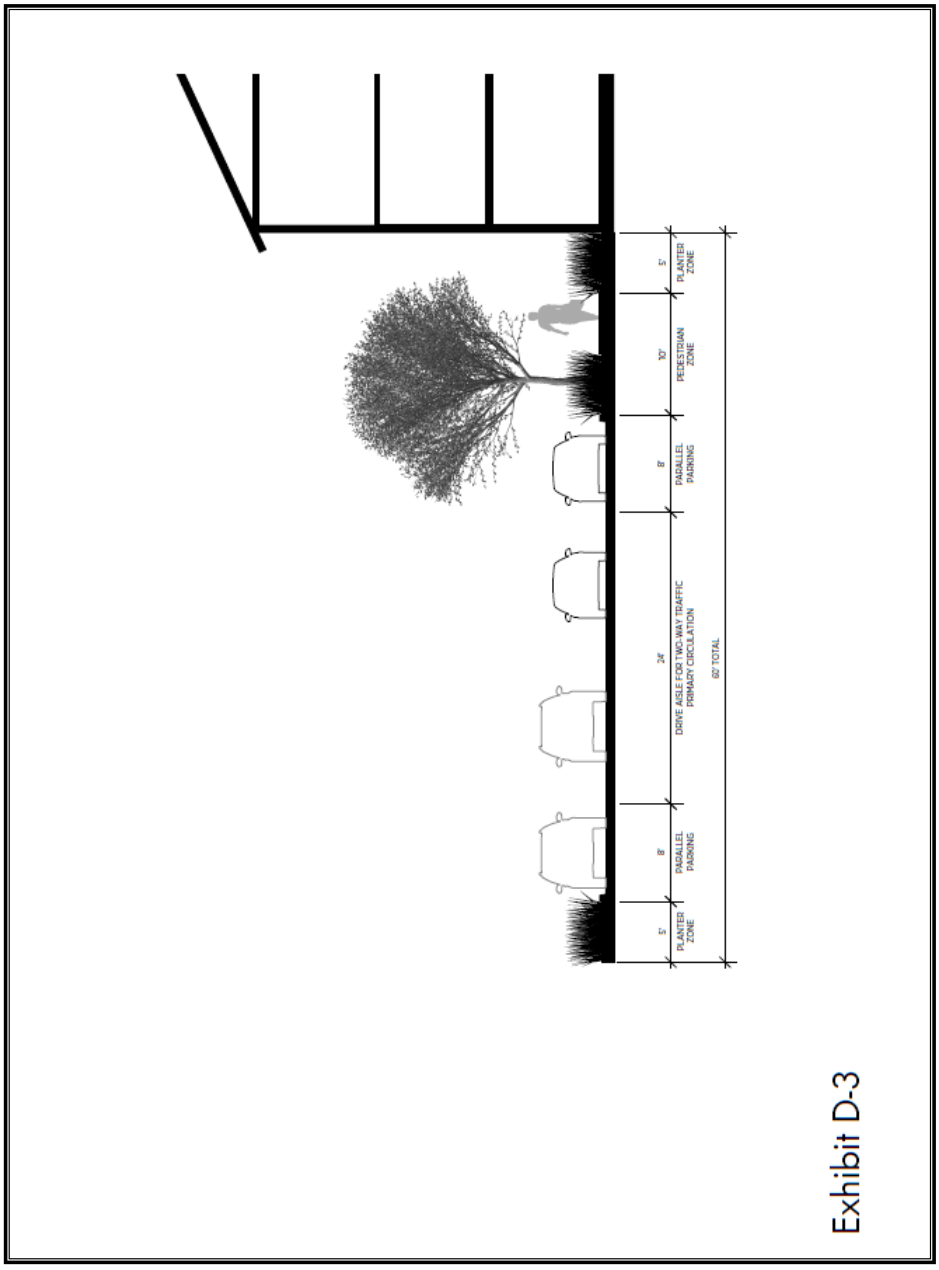


Exhibit 750D-4 – NEW/UPDATED

Buildings On Both Sides; No-Parallel Parking Street Section

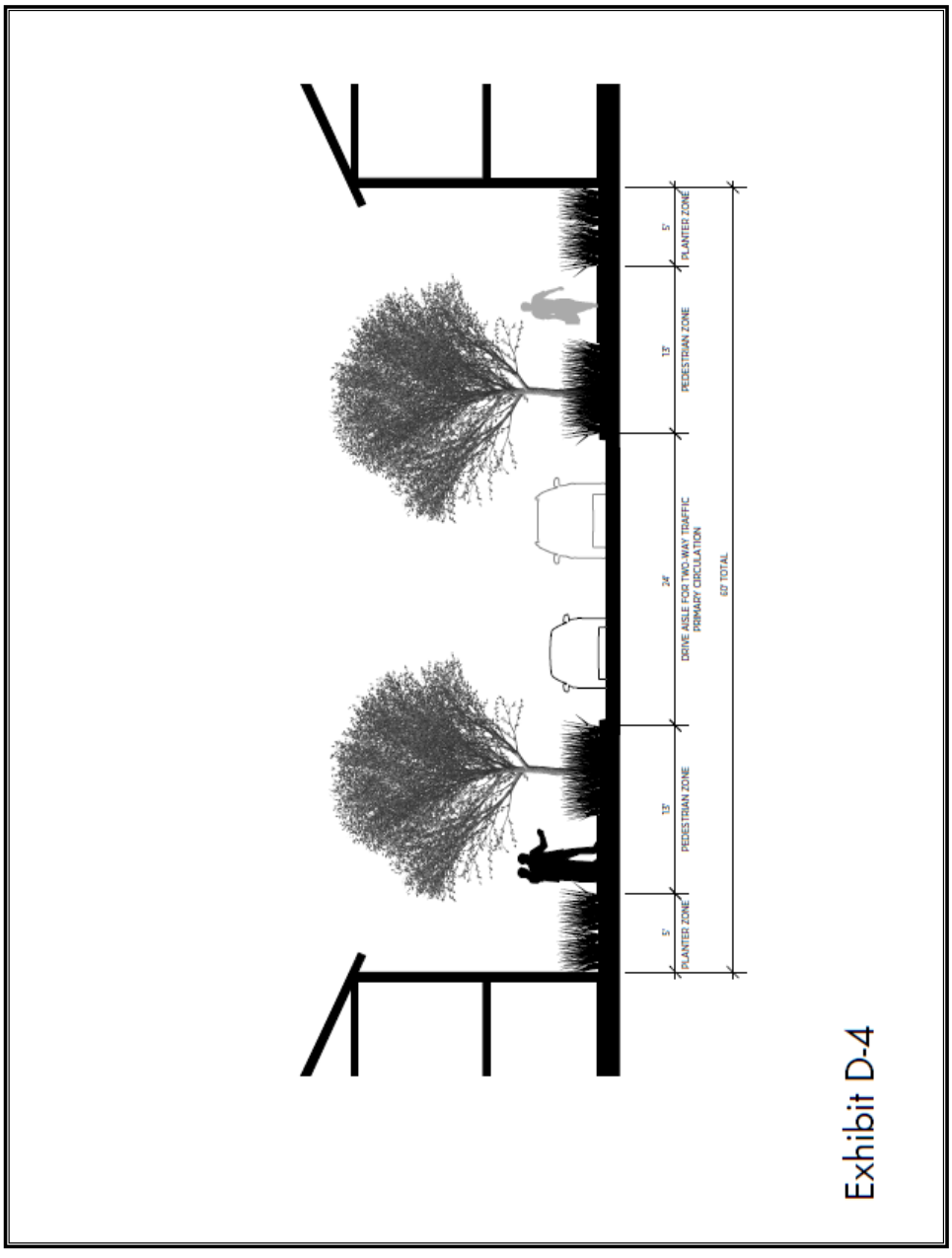


Exhibit 750D-5 – NEW/UPDATED

Building On One Side; Walnut Hill Frontage Street Section

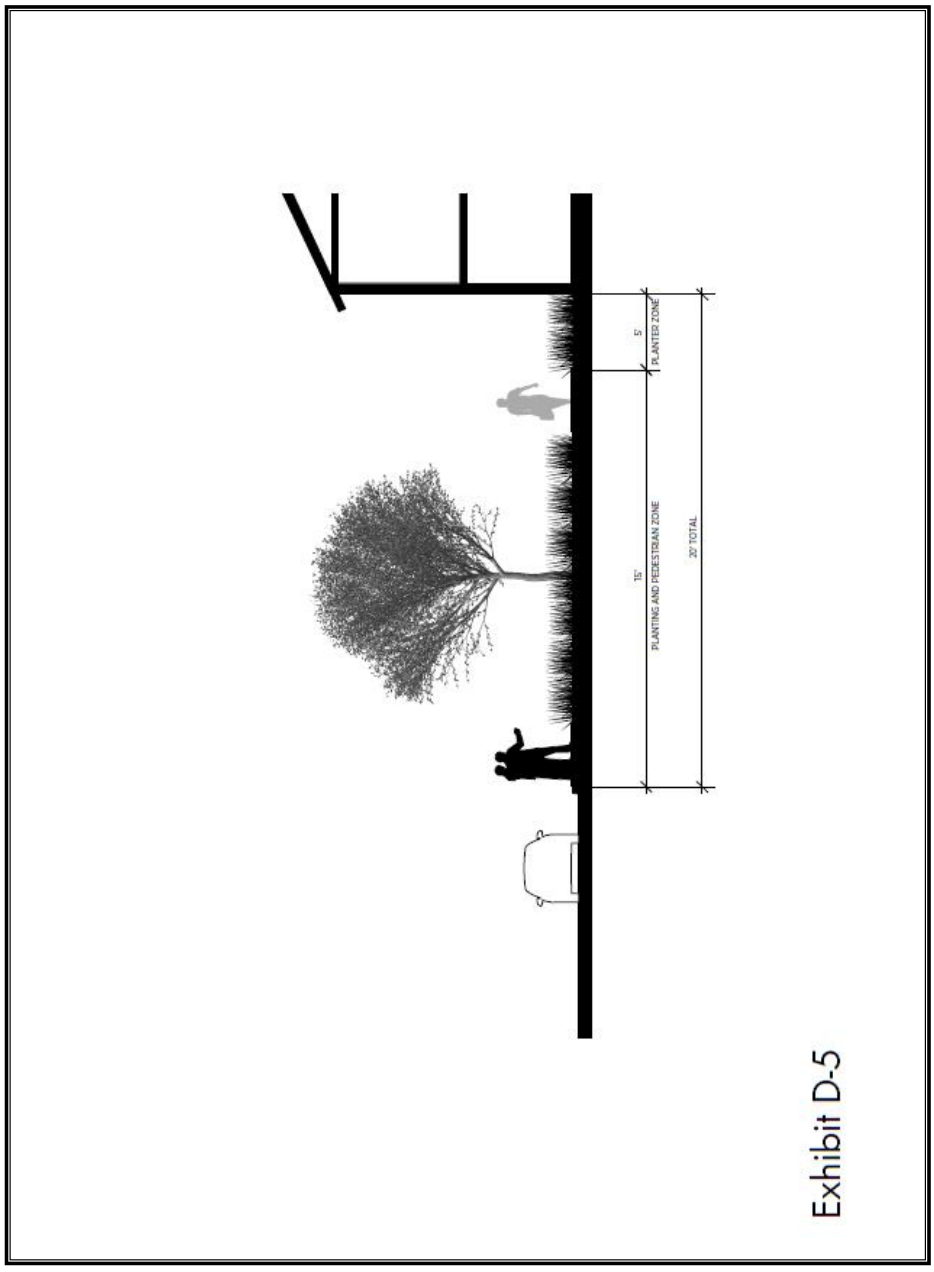


Exhibit 750D-6 – NEW/UPDATED

Building On One Side; No-Parallel Parking Street Section

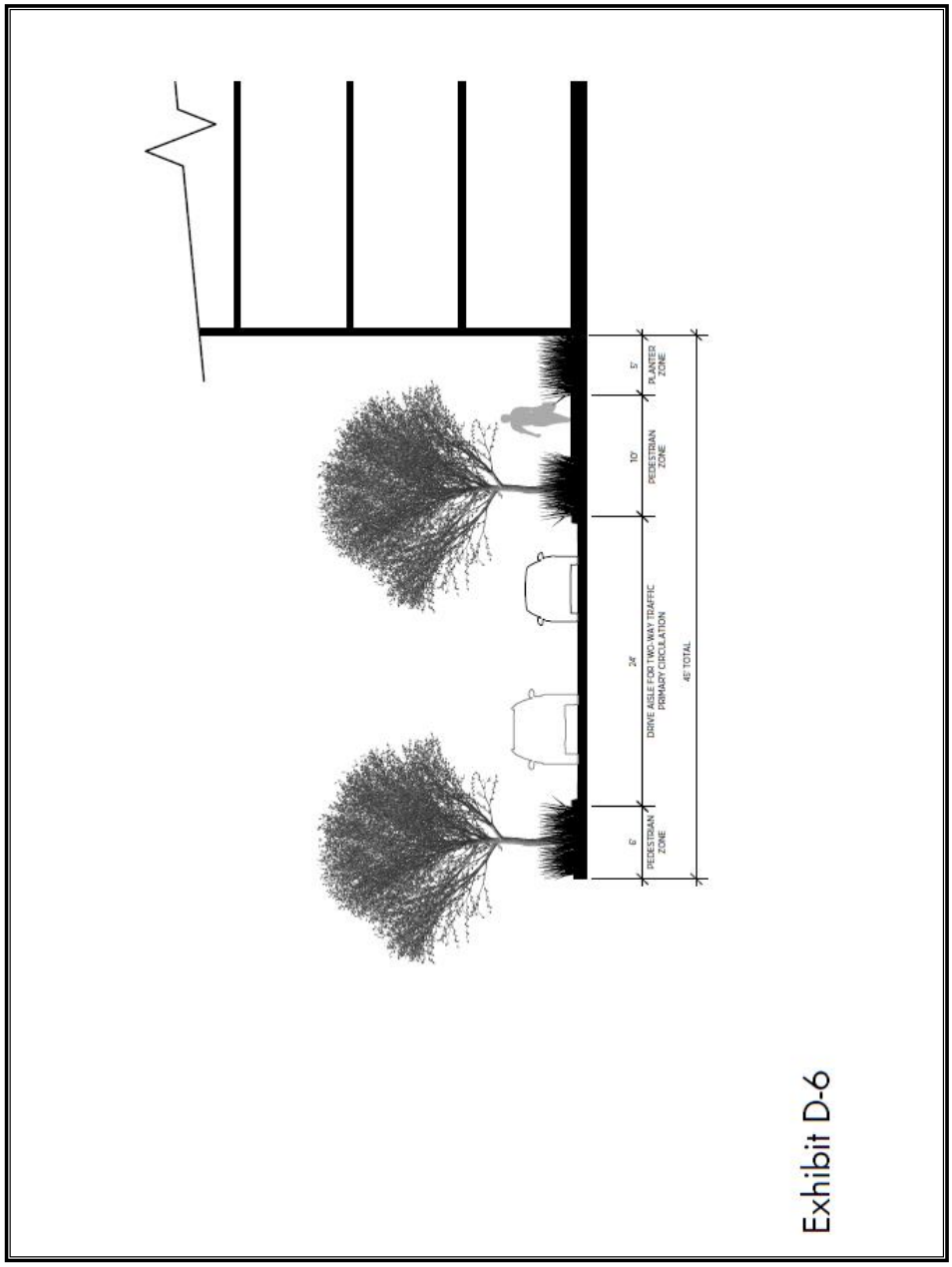


Exhibit 750D-7 – NEW/UPDATED

Building On One Side; No-Parallel Parking; Wider Pedestrian Zone Street Section

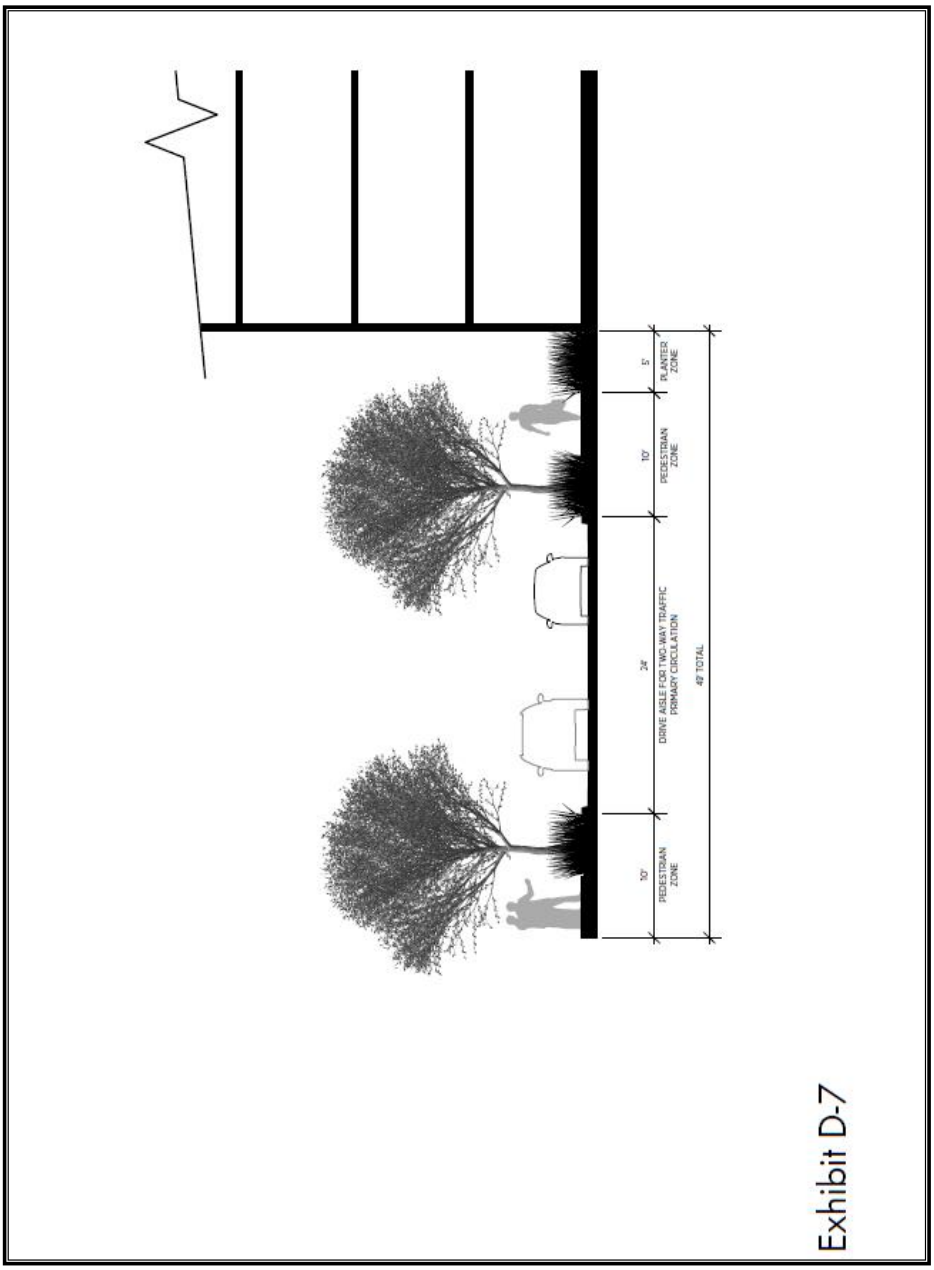


Exhibit 750D-8 – NEW/UPDATED

Building On One Side; Parallel Parking On 1 Side Street Section

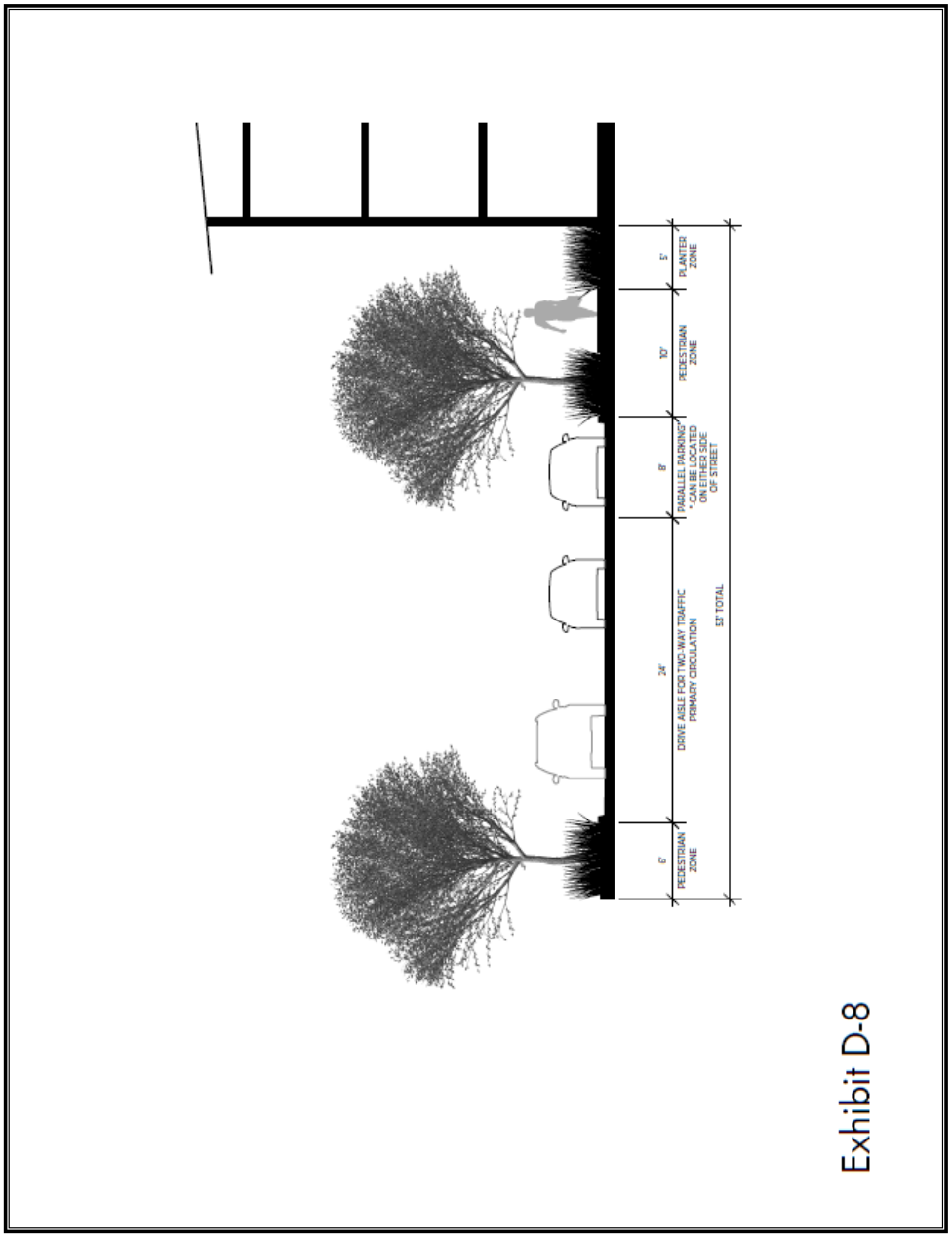


Exhibit 750D-9 – NEW/UPDATED

Building On Two Sides; Parallel Parking On 2 Sides Street Section

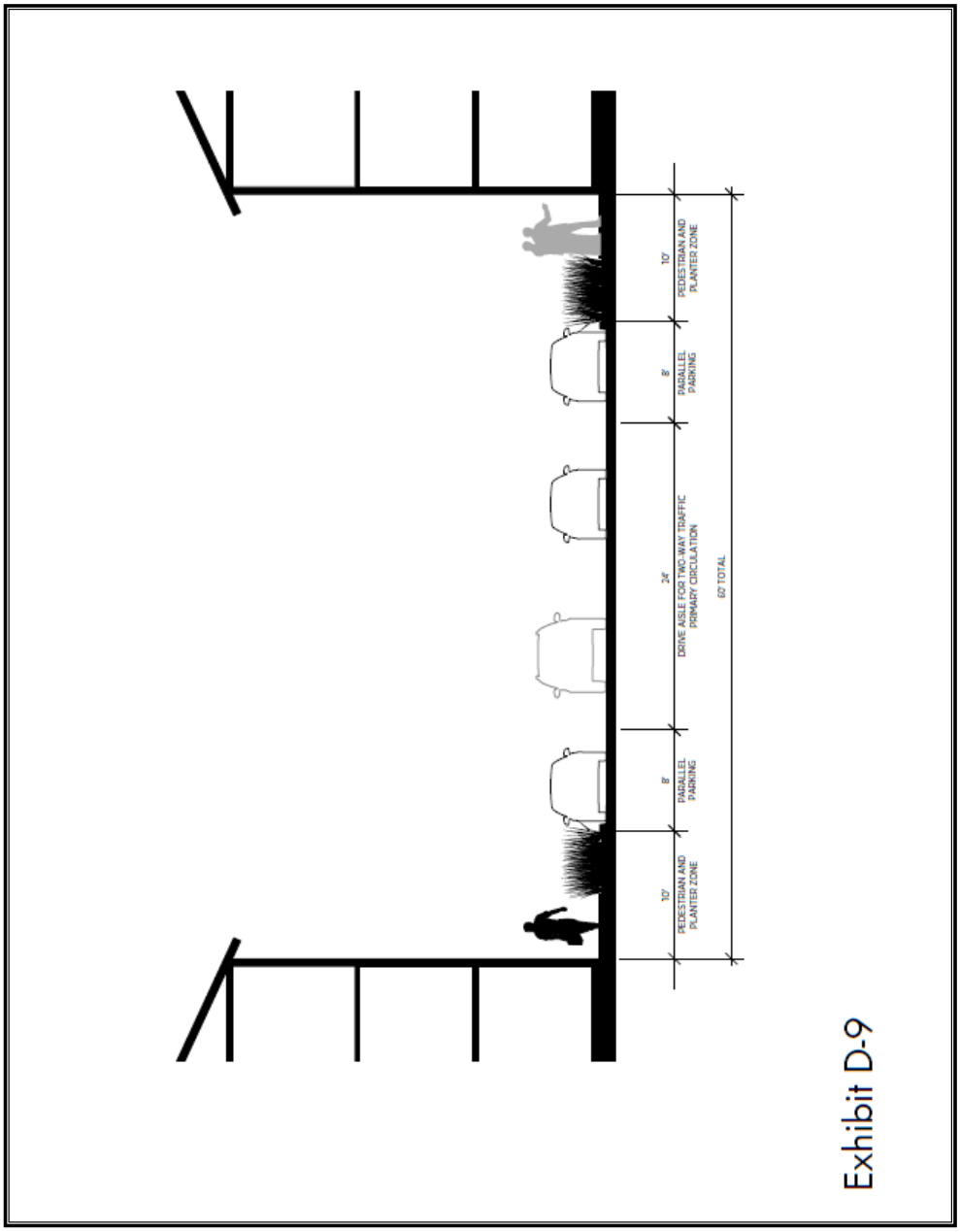


Exhibit 750D-10 – NEW/UPDATED

Building On Two Sides; Tandem Parking On 1 Side And Parallel Parking On 1 Side Street Section

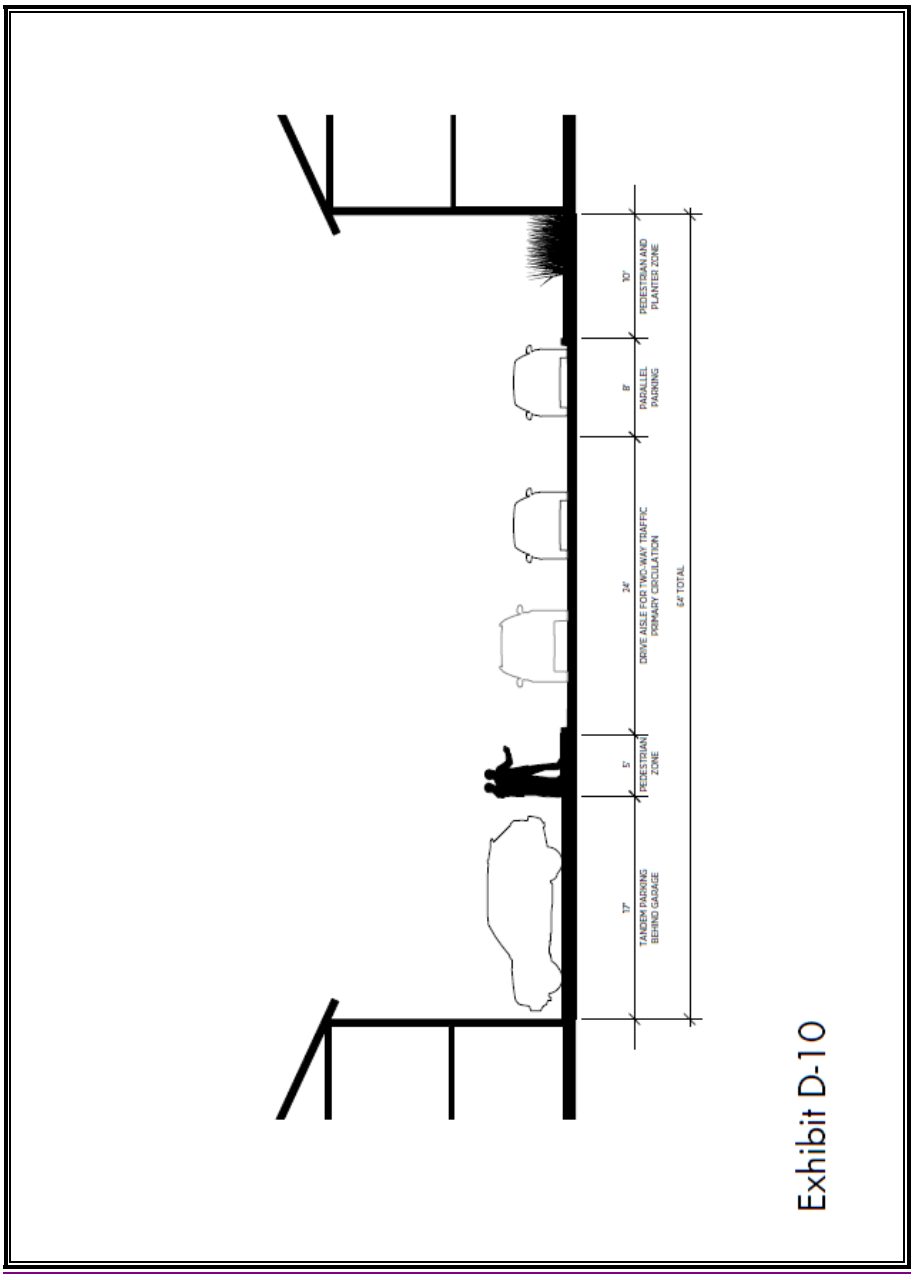


Exhibit 750D-11 – NEW/UPDATED

Building On Two Sides; Planter Area On Both Sides For Garage Access Street Section

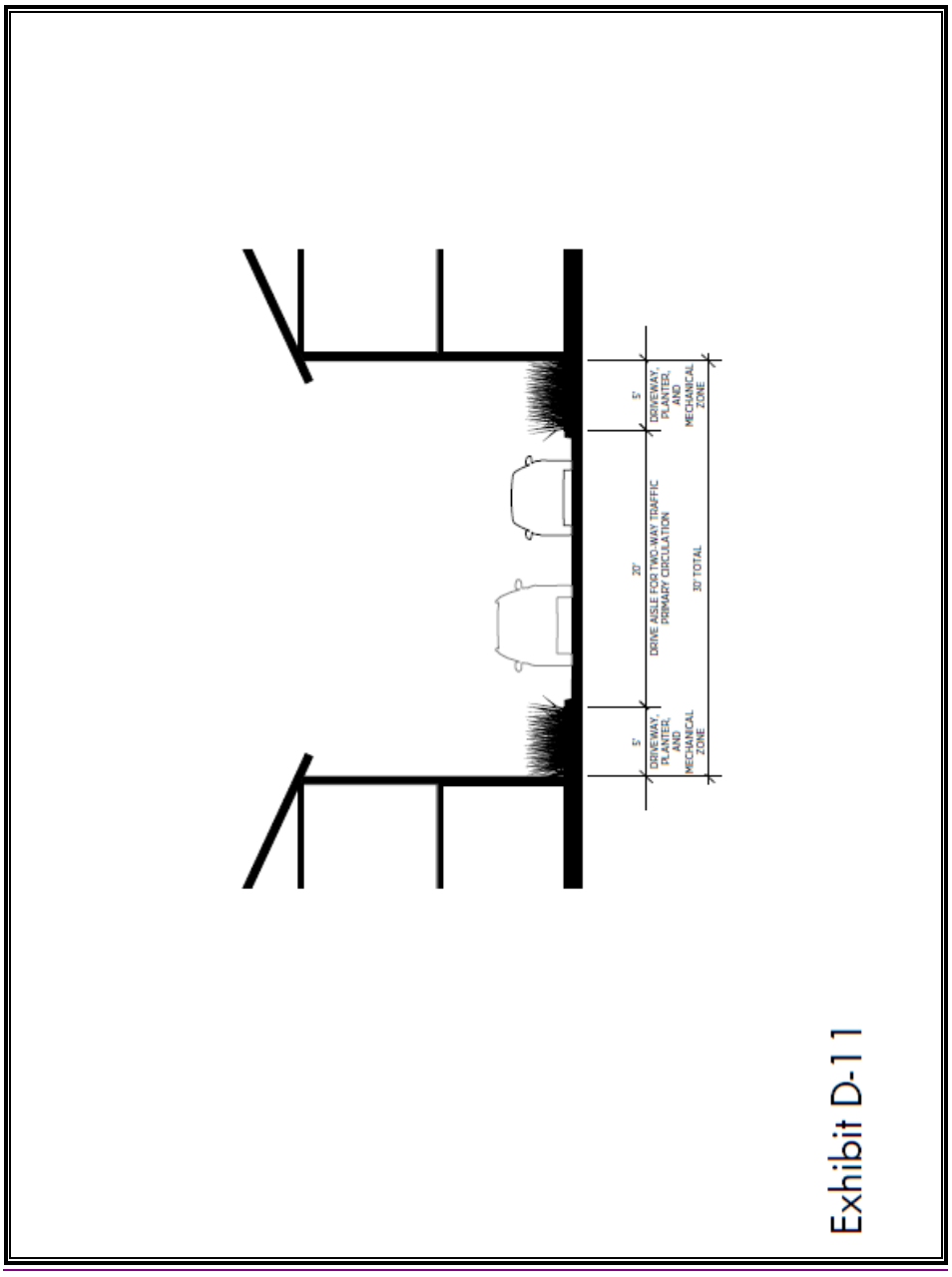


Exhibit 750D-11A – NEW/UPDATED

Building On One Side; Green Area on Other Street Section

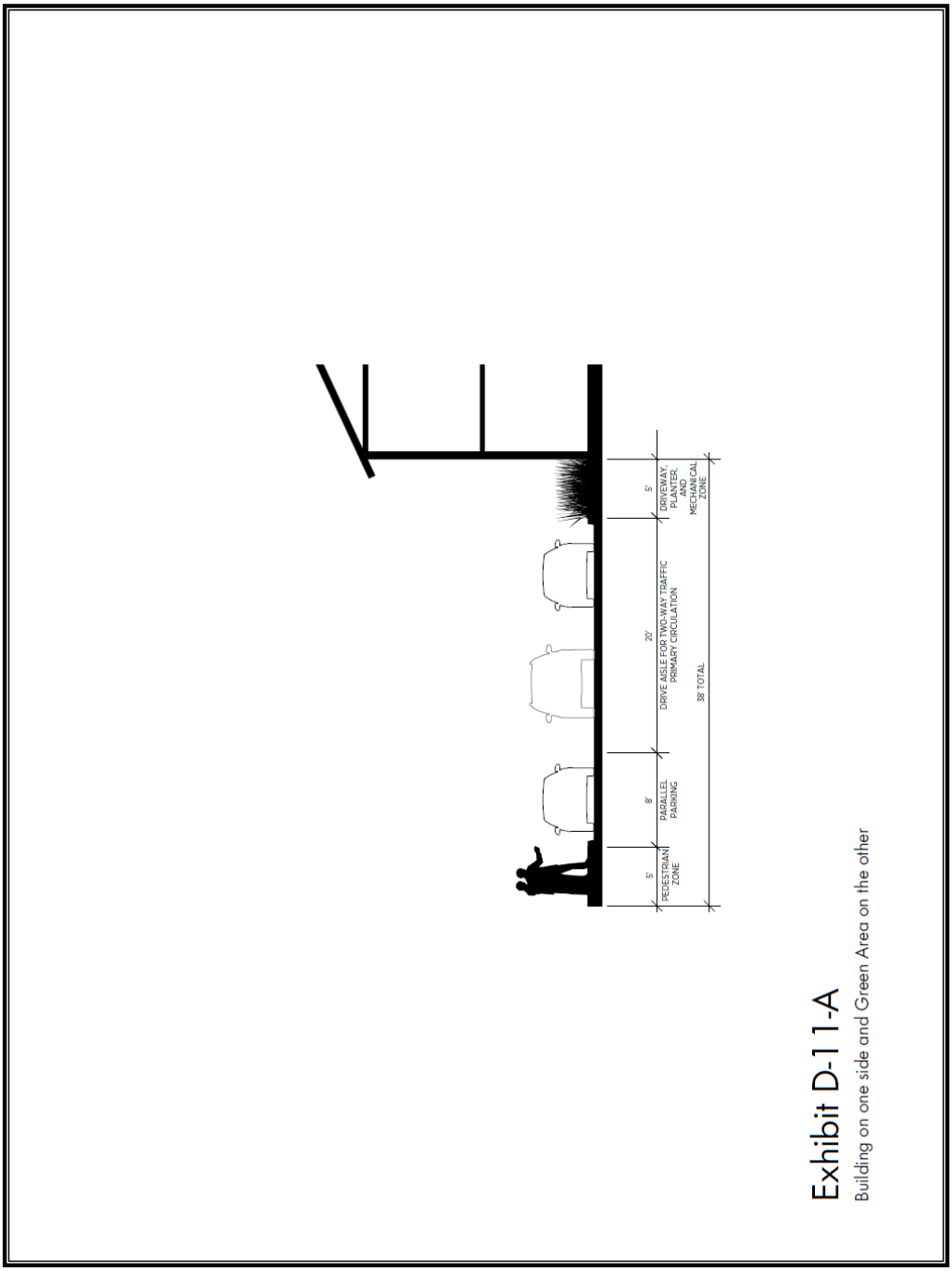


Exhibit 750D-11B – NEW/UPDATED

Flats on One Side; Townhouse on the Other Street Section

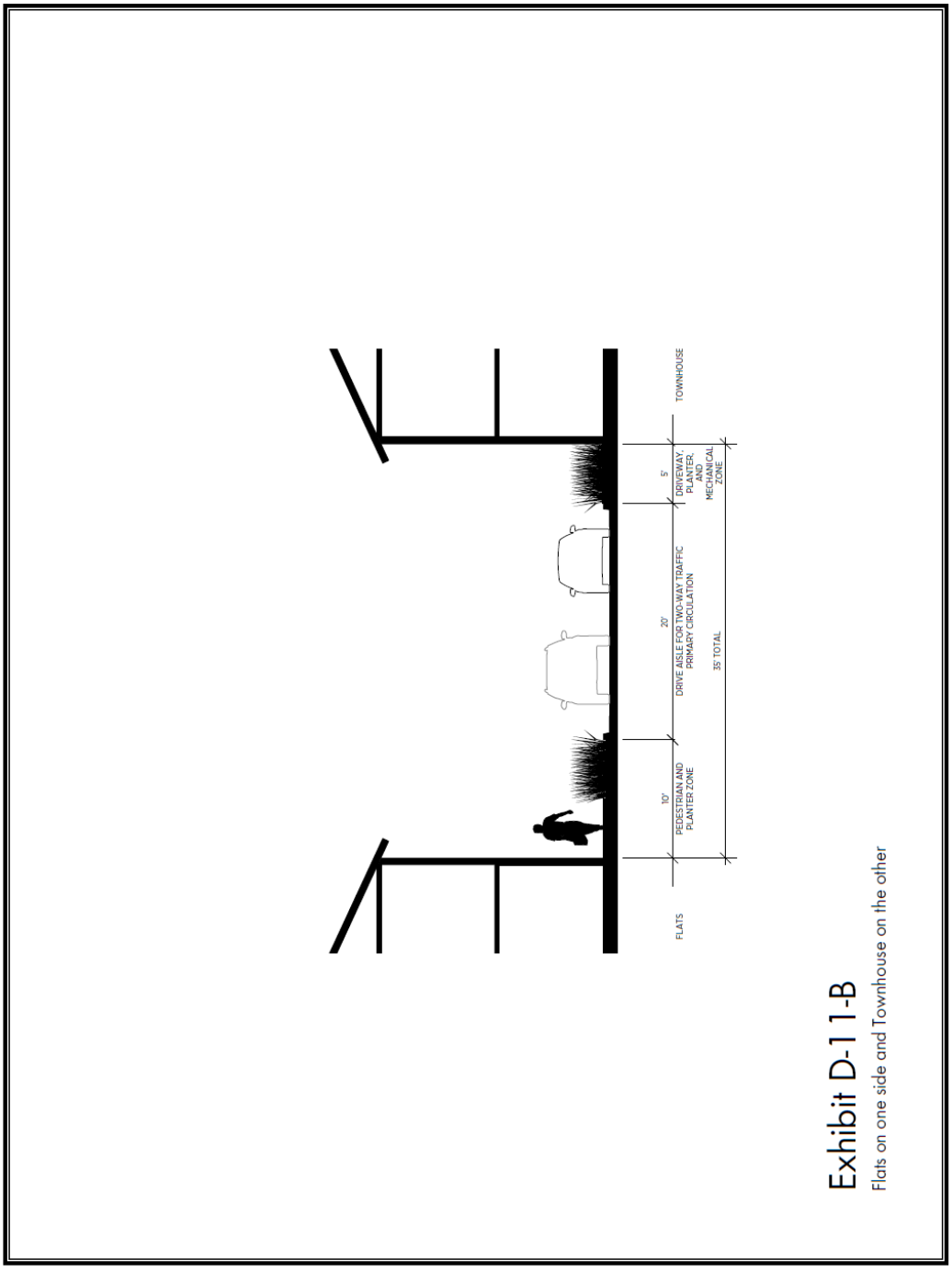


Exhibit 750D-12 – NEW/UPDATED

Building On One Side With 90 Degree Parking On Both Sides Street Section

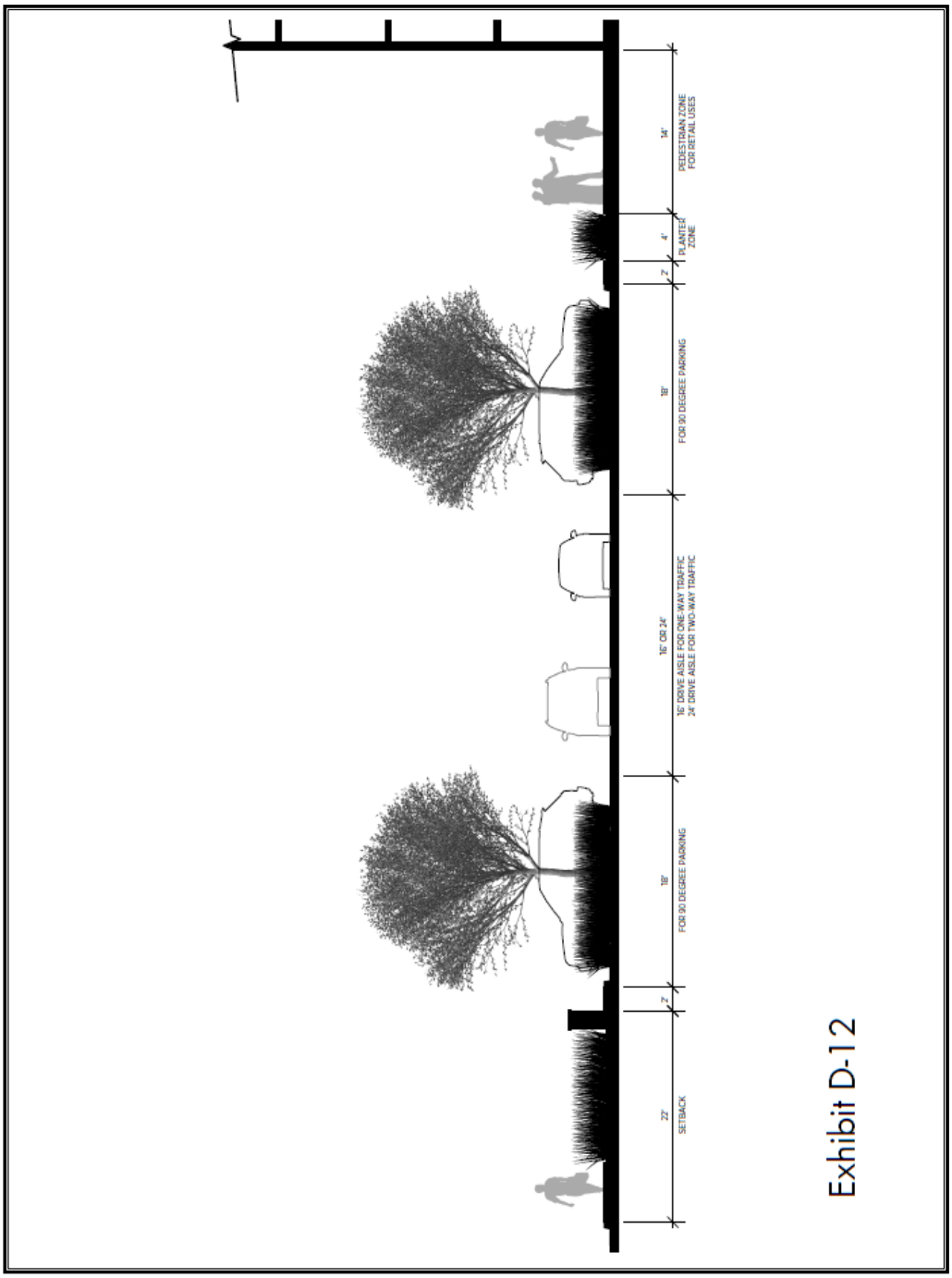


Exhibit 750D-13 – NEW/UPDATED

Building On One Side With 90 Degree Parking On 1 Side Street Section

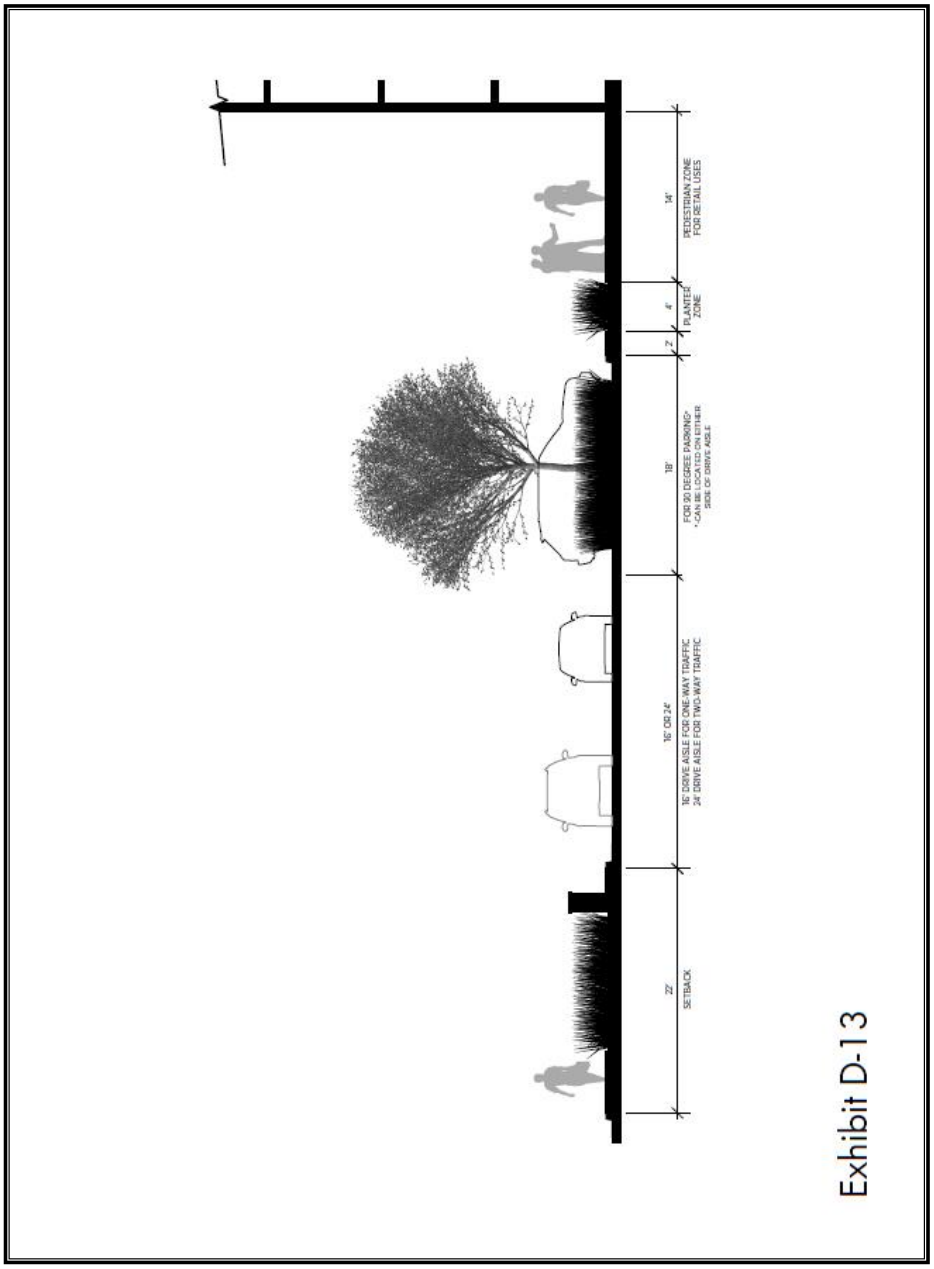


Exhibit 750D-14 – NEW/UPDATED

Building On One Side With One Way Traffic Street Section

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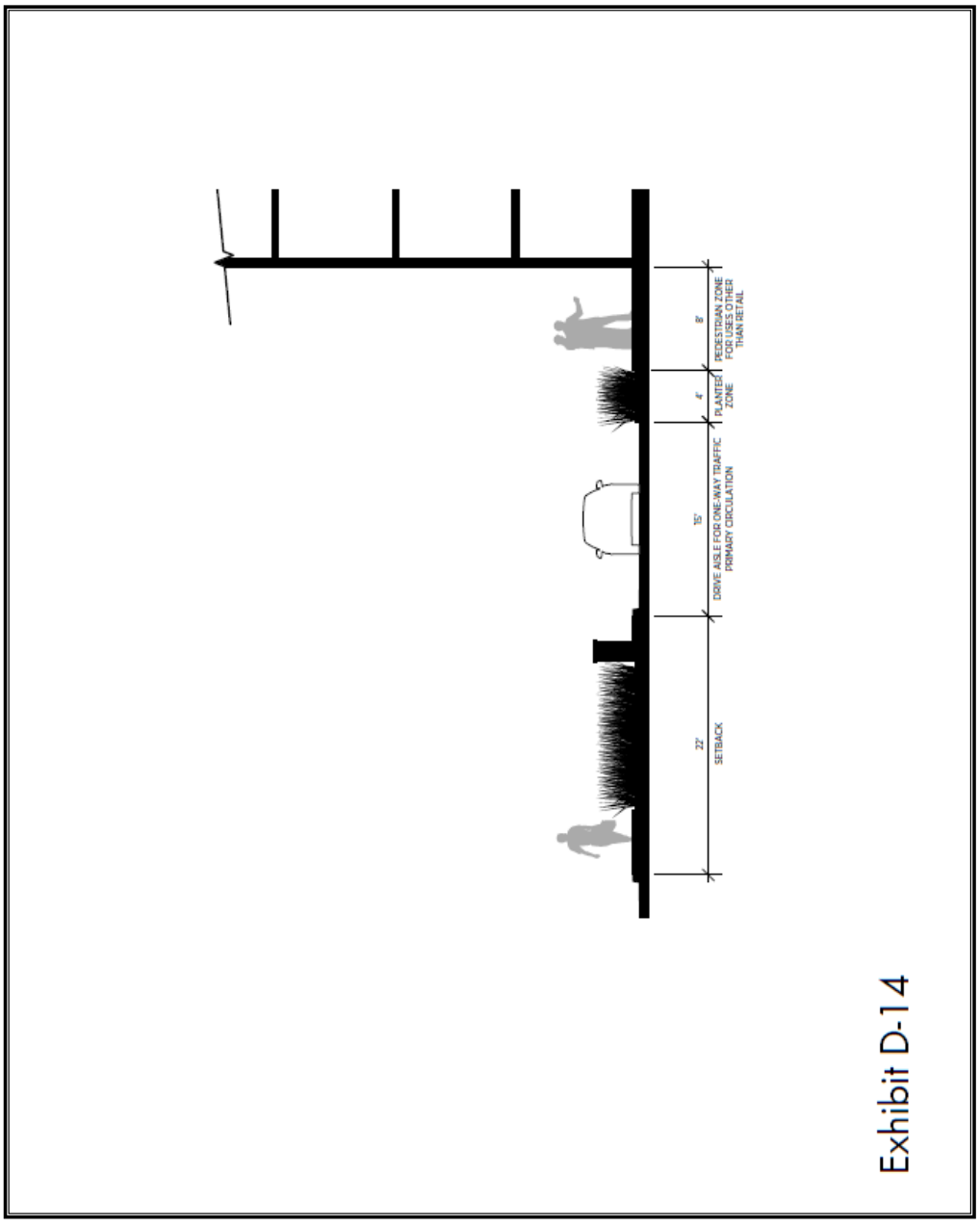


Exhibit I - UNCHANGED

Residential Guidelines

Exhibit 750 I

063115

26510

residential guidelines - exhibit I

Z045-254 (RB)

Planned Development
District
No. 750

Residential Design Guidelines for Buildings Immediately Adjacent to Facades Facing the Alley and Western Most Property Line

Design guidelines for residences along western most property line shall include the following measures to reduce the massing along the face of any building fronting the western property line.

A. Roofs parallel to the property line shall be "hip roofs," therefore sloping away from the adjacent residential neighborhood.

B. Where possible the eave and plate height on that side shall be lower than the majority of the eave and plate height for balance of the building. See Diagram 'A'

Diagram 'A' - Elevation Massing

C. The facade parallel to that property line shall be modulated by providing an offset in the building face no less that two feet for a distance of at least five feet parallel to the western most property line. See Diagram "B"

Diagram 'B' - Roof Plan Example

walnut hill development

dallas, texas

three 2006
may 18, 2006

Exhibit J - UNCHANGED

Residential Guideline Images

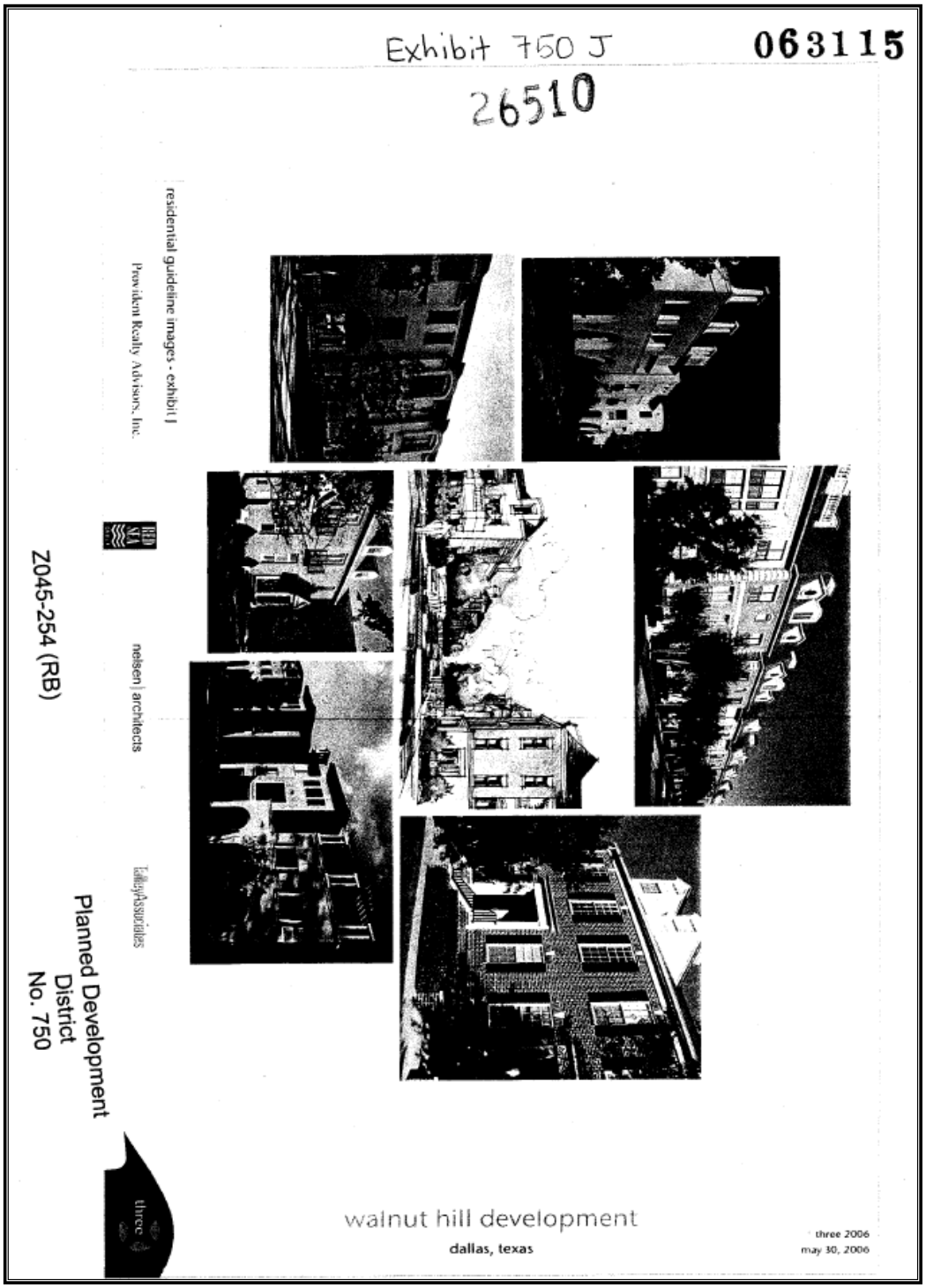


Exhibit K - UNCHANGED

Retail Guideline Images

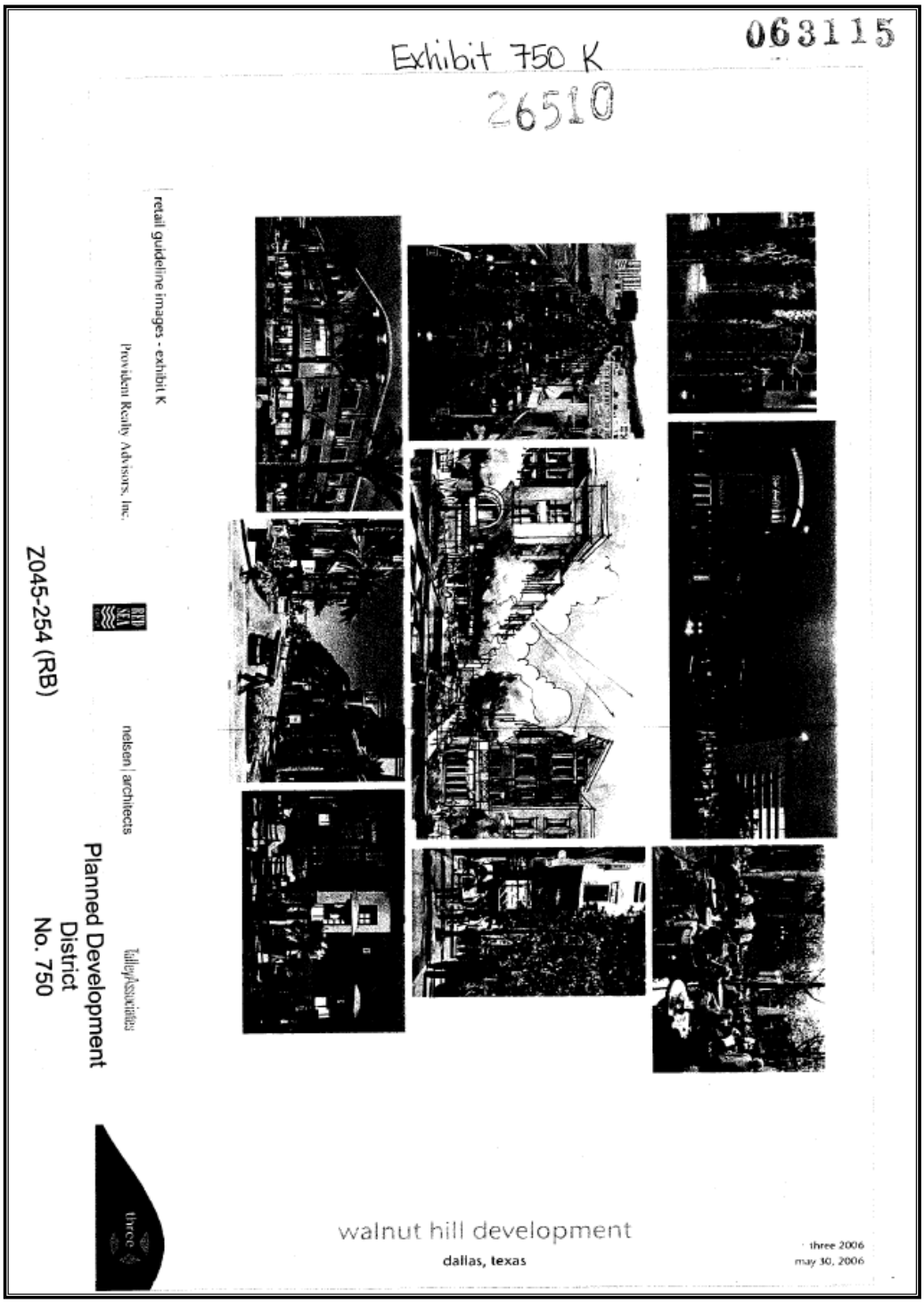


Exhibit L – NEW/UPDATED

Site Plan

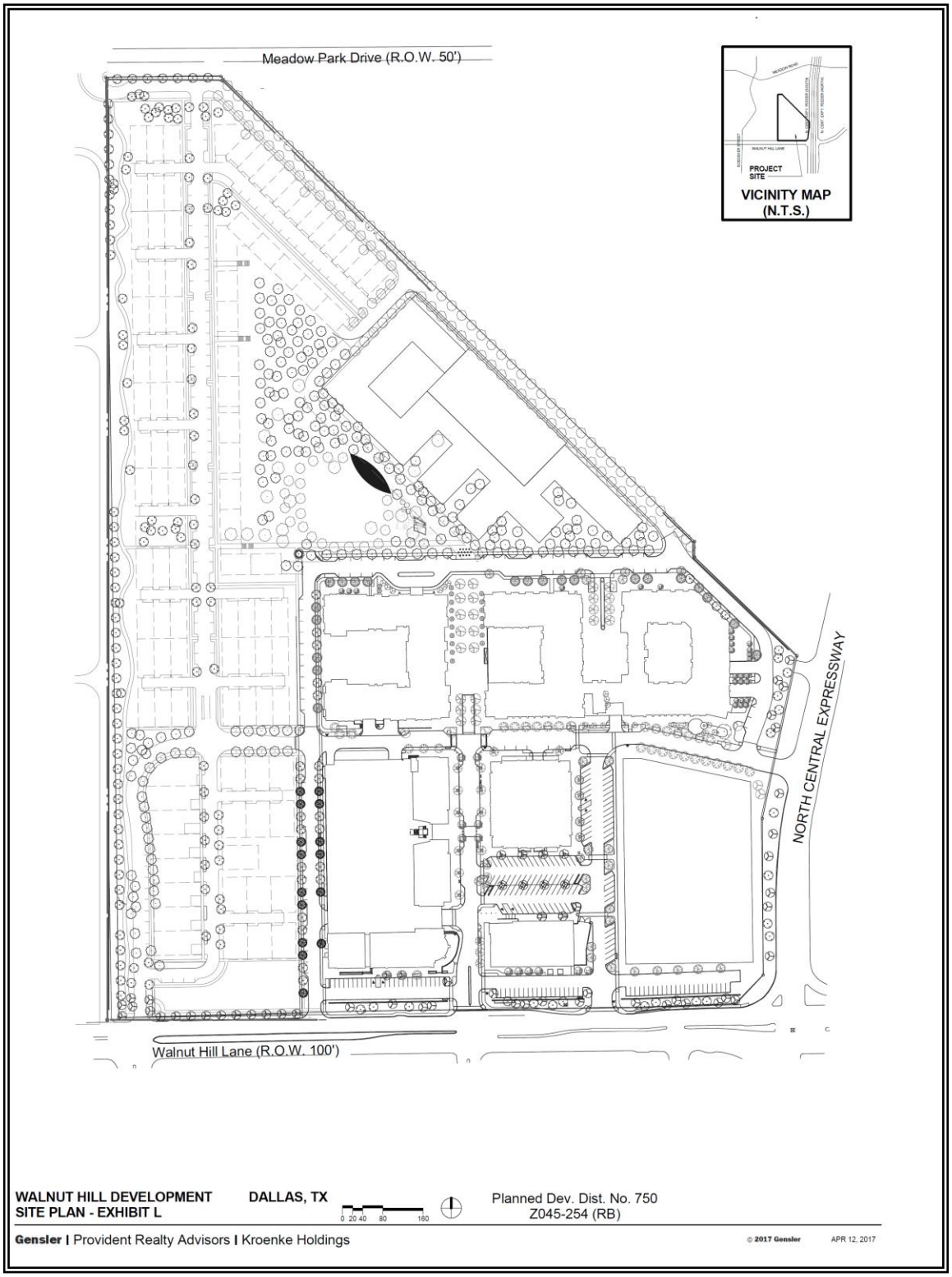


EXHIBIT 750M– NEW
Mixed Use Development Parking Chart
(for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
Residential Uses	per Code	80%	60%	60%	70%	100%
Multifamily Uses	per Code	80%	60%	60%	70%	100%
Office Uses	(3/1,000 sq. ft.)	100%	80%	100%	85%	35%
Retail & personal service uses	per Code	60%	75%	70%	65%	70%
Bar & restaurant uses	(1/100 sq. ft.)	20%	100%	30%	30%	100%
Any other use	per Code	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirements for the development are the largest of the five "time of day" column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development

Exhibit N-1 - NEW
Conceptual Walnut Hill Traffic and Pedestrian Improvements Street Section

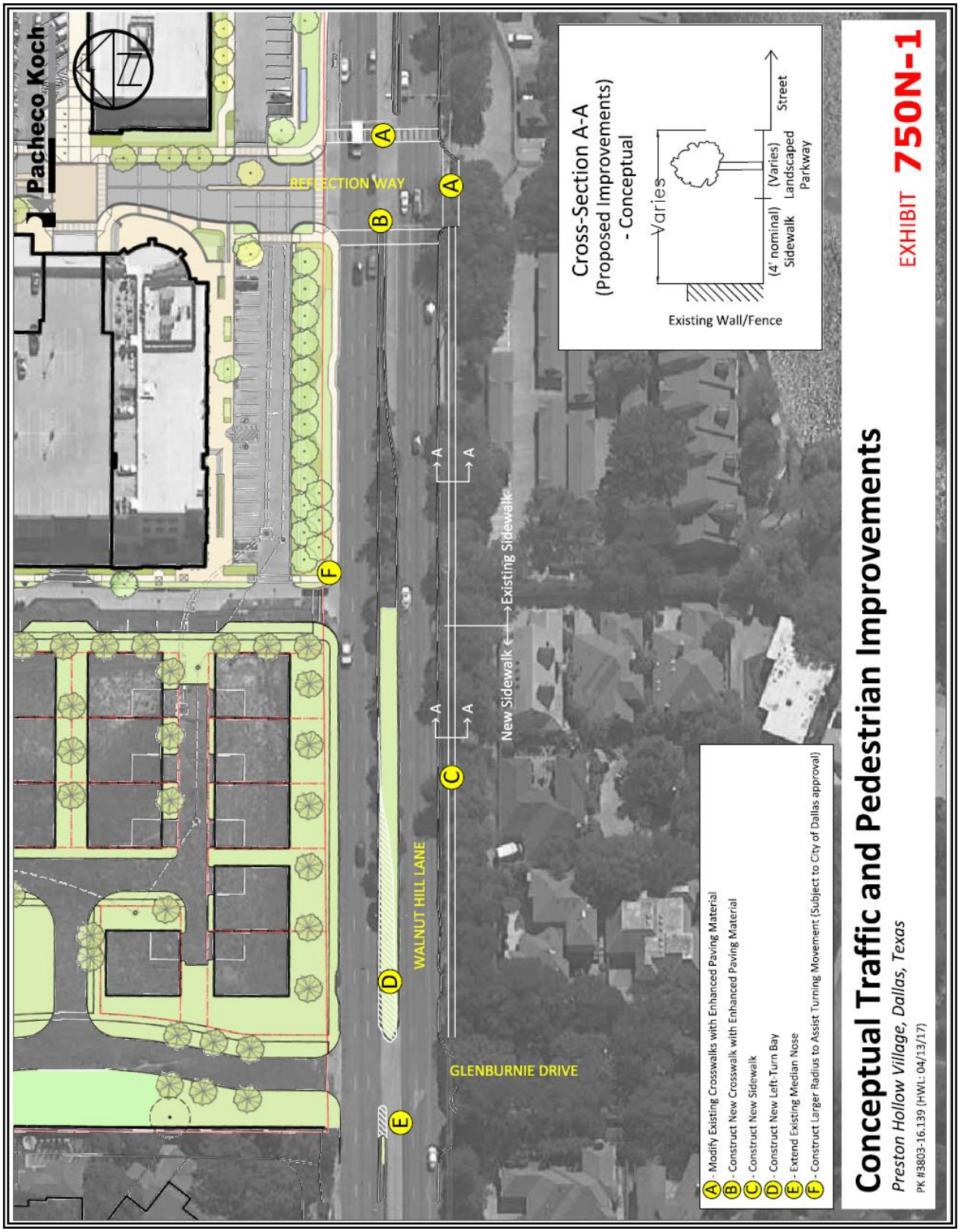


Exhibit N-2 - NEW
Conceptual Walnut Hill Traffic and Pedestrian Improvements Street Section

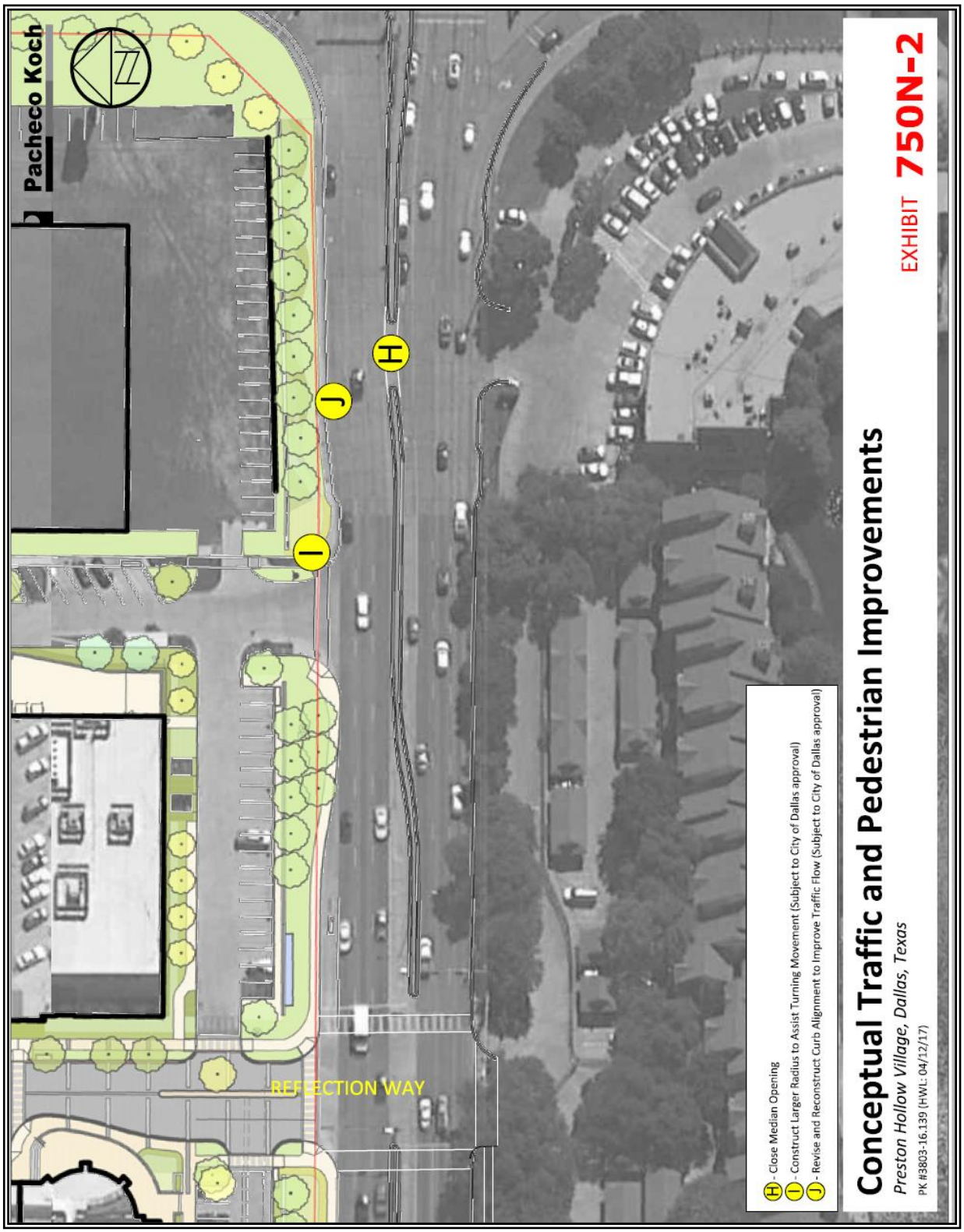
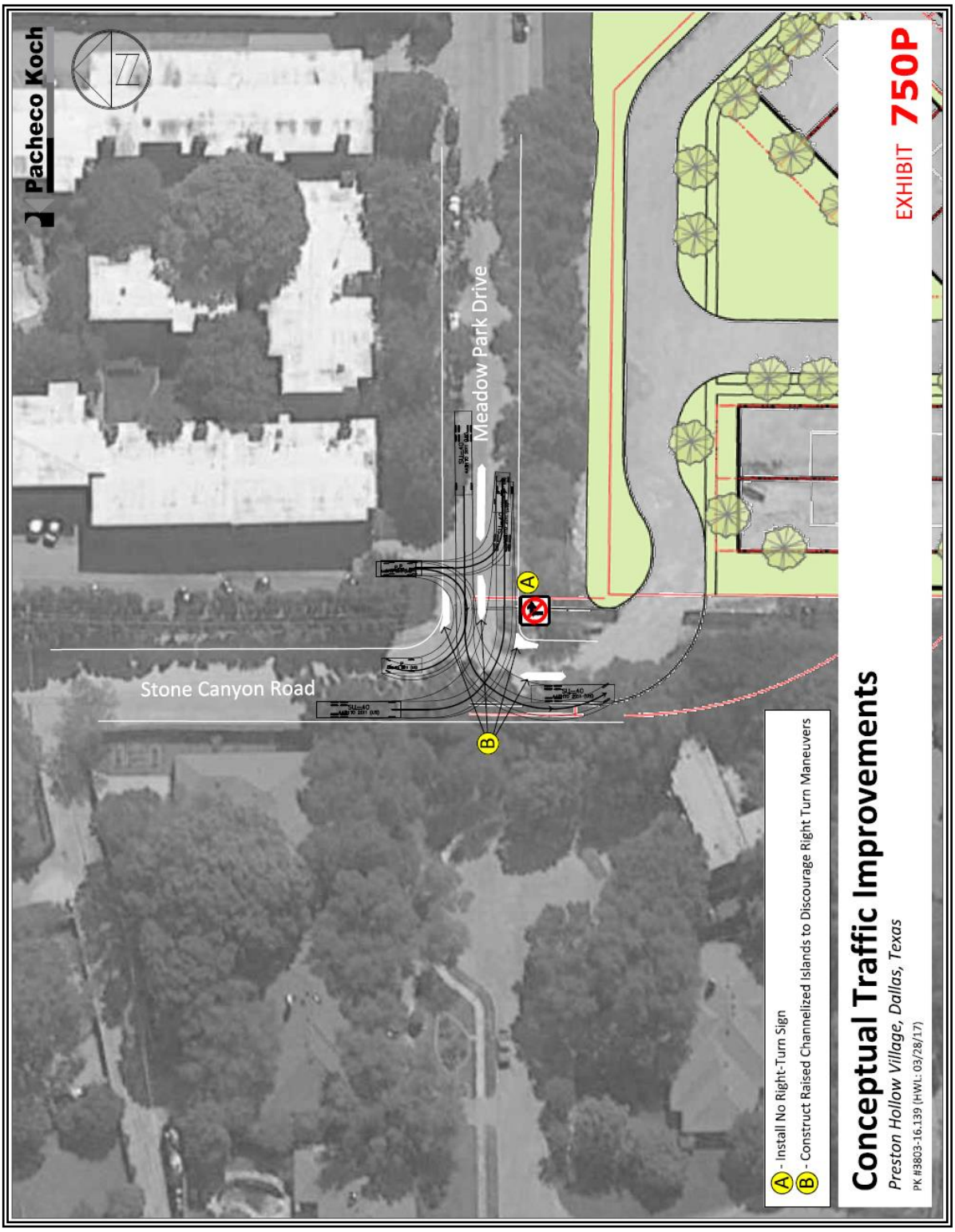


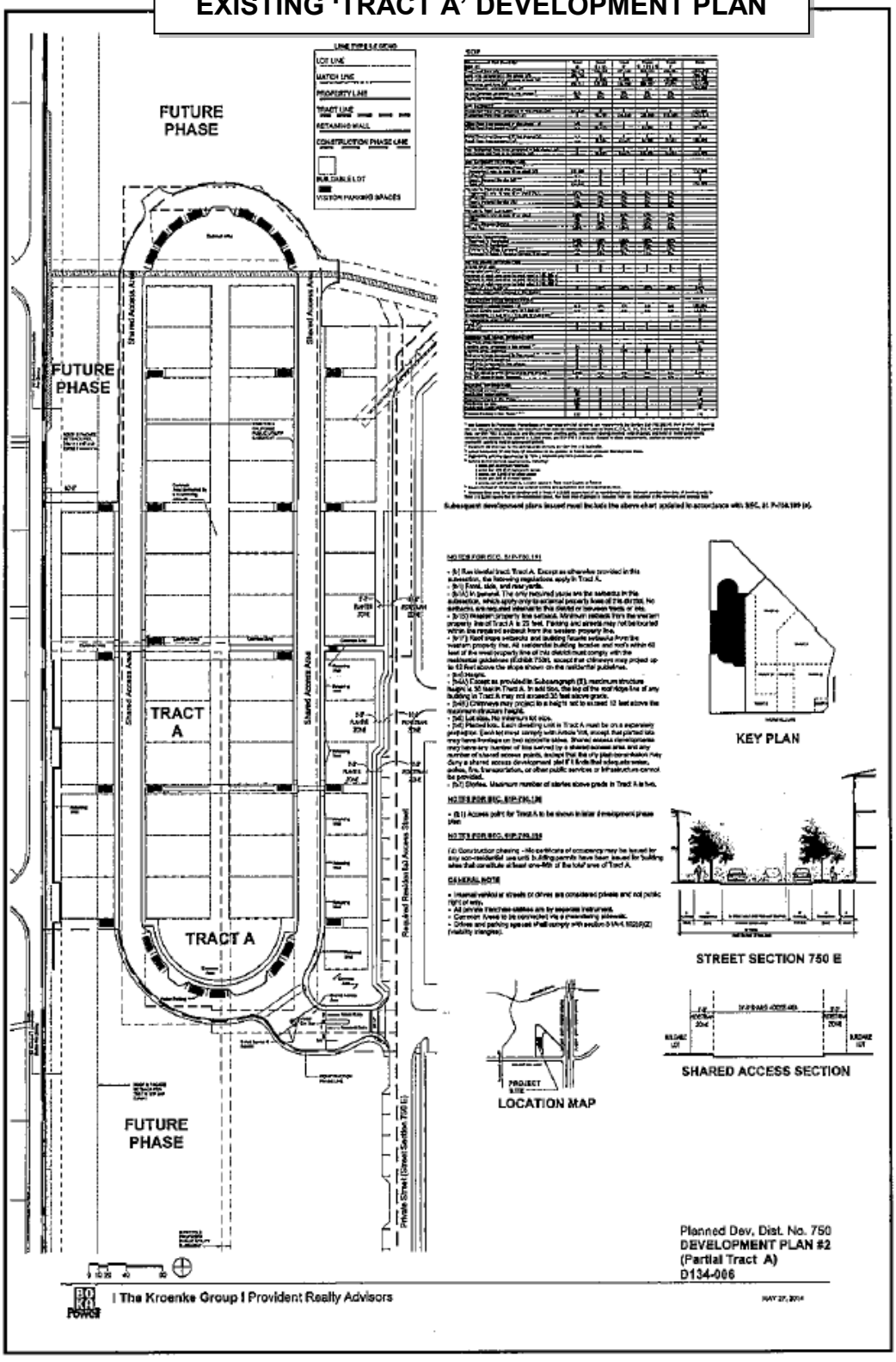
Exhibit O - NEW
Central Expressway Street Section



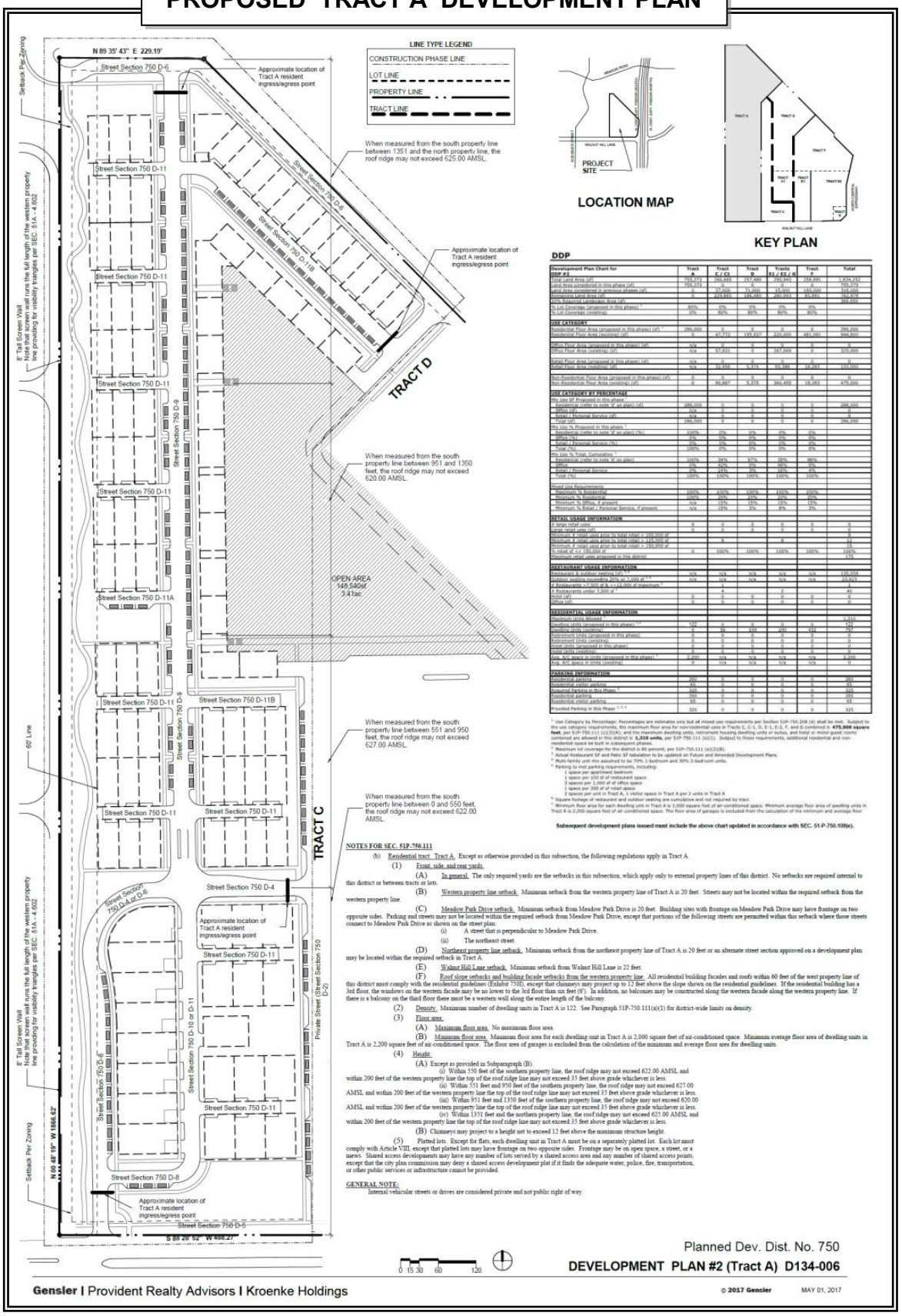
Exhibit P - NEW
Stone Canyon at Meadow Park Drive Street Section



EXISTING 'TRACT A' DEVELOPMENT PLAN



PROPOSED 'TRACT A' DEVELOPMENT PLAN



NOTES FOR SEC. 51P-750.111

(b) Residential tract. Tract A. Except as otherwise provided in this subsection, the following regulations apply in Tract A.

(1) Front, side, and rear yards.

(A) In general. The only required yards are the setbacks in this subsection, which apply only to external property lines of this district. No setbacks are required internal to this district or between tracts or lots.

(B) Western property line setback. Minimum setback from the western property line of Tract A is 20 feet. Streets may not be located within the required setback from the western property line.

(C) Meadow Park Drive setback. Maximum setback from Meadow Park Drive is 20 feet. Building sites with frontage on Meadow Park Drive may have frontage on two opposite sides. Parking and streets may not be located within the required setback from Meadow Park Drive, except that portions of the following streets are permitted within this setback where those streets connect to Meadow Park Drive as shown on the street plan:

(i) A street that is perpendicular to Meadow Park Drive.

(ii) The northeast street.

(D) Northeast property line setback. Minimum setback from the northeast property line of Tract A is 20 feet or an alternate street section approved on a development plan may be located within the required setback in Tract A.

(E) Walnut Hill Lane setback. Minimum setback from Walnut Hill Lane is 22 feet.

(F) Roof slope setbacks and building facade setbacks from the western property line. All residential building facades and roofs within 60 feet of the west property line of this district must comply with the residential guidelines (Exhibit 750I), except that chimneys may project up to 12 feet above the slope shown on the residential guidelines. If the residential building has a 3rd floor, the windows on the western facade may be no lower to the 3rd floor than six feet (6'). In addition, no balconies may be constructed along the western facade along the western property line. If there is a balcony on the third floor there must be a western wall along the entire length of the balcony.

(2) Density. Maximum number of dwelling units in Tract A is 122. See Paragraph 51P-750.111(a)(3) for district-wide limits on density.

(3) Floor area.

(A) Maximum floor area. No maximum floor area.

(B) Minimum floor area. Minimum floor area for each dwelling unit in Tract A is 2,000 square feet of air-conditioned space. Minimum average floor area of dwelling units in Tract A is 2,200 square feet of air-conditioned space. The floor area of garages is excluded from the calculation of the minimum and average floor area for dwelling units.

(4) Height.

(A) Except as provided in Subparagraph (B).

(i) Within 550 feet of the southern property line, the roof ridge may not exceed 622.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.

(ii) Within 551 feet and 950 feet of the southern property line, the roof ridge may not exceed 627.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.

(iii) Within 951 feet and 1350 feet of the southern property line, the roof ridge may not exceed 620.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.

(iv) Within 1351 feet and the northern property line, the roof ridge may not exceed 625.00 AMSL and within 200 feet of the western property line the top of the roof ridge line may not exceed 35 feet above grade whichever is less.

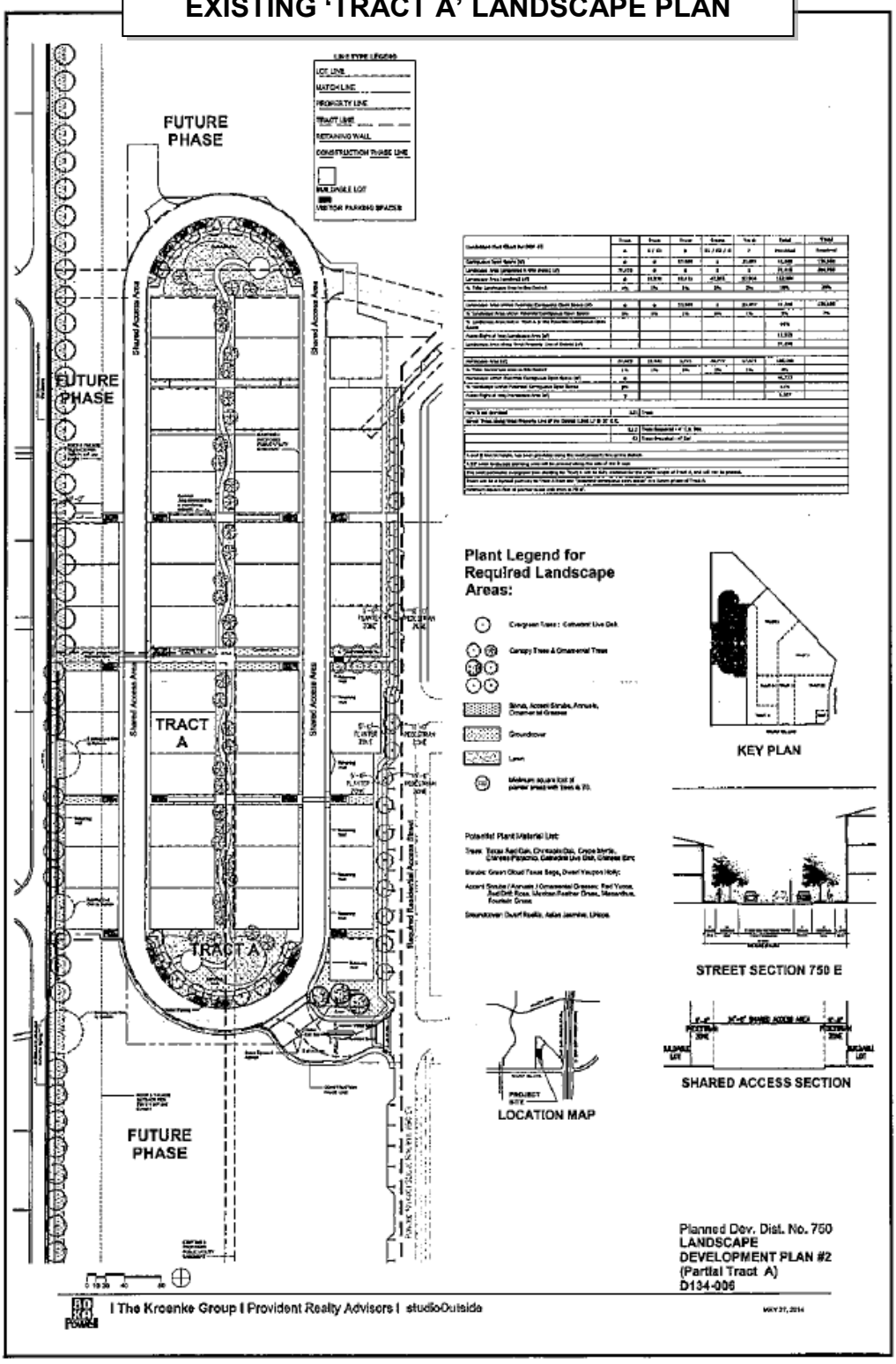
(B) Chimneys may project to a height not to exceed 12 feet above the maximum structure height.

(5) Platted lots. Except for flats, each dwelling unit in Tract A must be on a separately platted lot. Each lot must comply with Article VIII, except that platted lots may have frontage on two opposite sides. Frontage may be on open space, a street, or a mews. Shared access developments may have any number of lots served by a shared access area and any number of shared access points, except that the city plan commission may deny a shared access development plat if it finds the adequate water, police, fire, transportation, or other public services or infrastructure cannot be provided.

GENERAL NOTE:

Internal vehicular streets or drives are considered private and not public right of way.

EXISTING 'TRACT A' LANDSCAPE PLAN

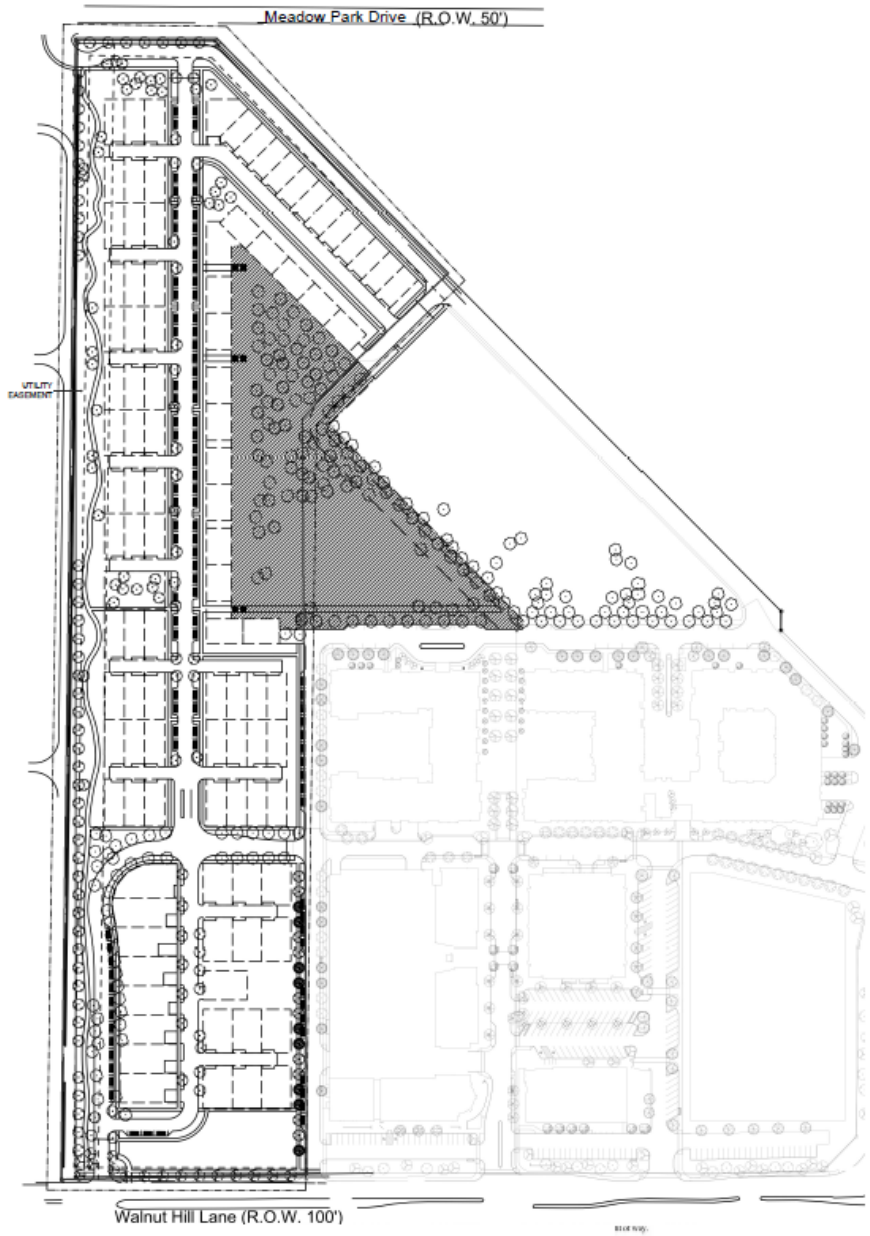


PROPOSED 'TRACT A' LANDSCAPE PLAN

Landscape Plan Chart for DDP #2	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
Landscape Area (proposed in this phase) (sf)	181,888	36,347	27,401	0	7,316	252,952
Landscape Area (existing) (sf)	0	18,539	18,455	42,855	33,034	112,884
% Total Landscape Area in this District	9.9%	3.0%	2.5%	2.3%	2.2%	20%
Landscape Area within Large Open Space (sf)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	38.5%	33.2%	28.3%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%
Public Right of Way Landscape Area (sf)	1,218					13,552
Landscape Area along West Property Line of District (sf)	41,005					41,005
Hardscape Area (sf)	21,581	23,442	5,771	46,777	17,473	115,044
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%
Hardscape within Large Open Space (sf)	0					45,732
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (sf)	2,122					6,507

New Trees provided	331	Trees
Street Trees along West Property Line of the District	1254 LF @ 30' O.C. / 492 LF @ 70' O.C.	
	49	Trees Required - 4" Cal. Min.
	50	Trees Provided - 4" Cal.

A wall 8 feet in height has been provided alon the west property line of the district.
A 20' wide landscape planting area will be provied along the side of the 8' wall.
The west perimeter evergreen tree planting for Tract A will be fully installed for the entire length of Tract A, and will not be phased.
There will be a lighted pathway to Tract A from the "potential contiguous open space" in a future phase of Tract A.
Minimum square foot of planter areas with trees is 70 sf.



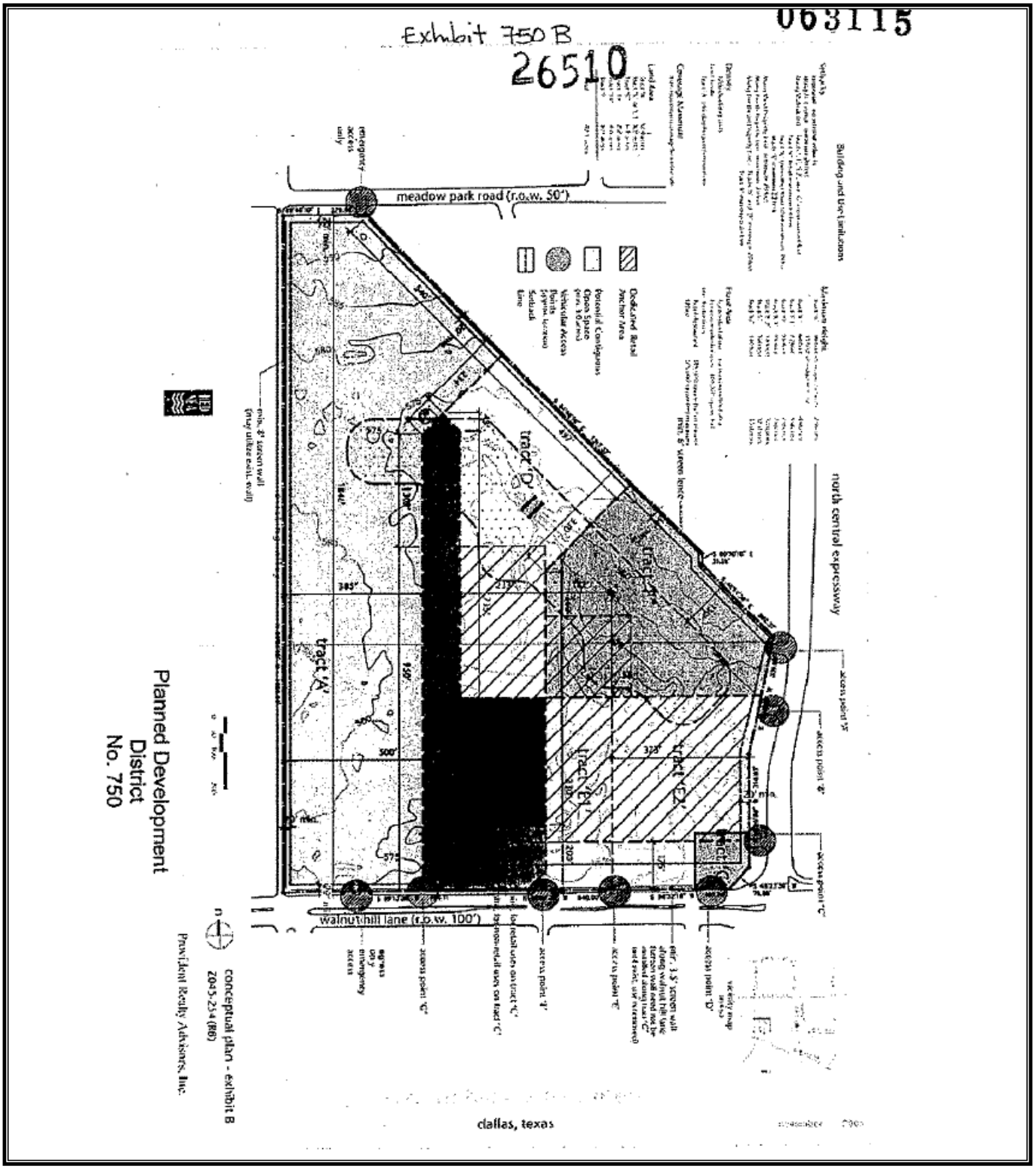
LANDSCAPE DEVELOPMENT PLAN

Planned Dev. Dist. No. 750
DEVELOPMENT PLAN Tract A D134-006

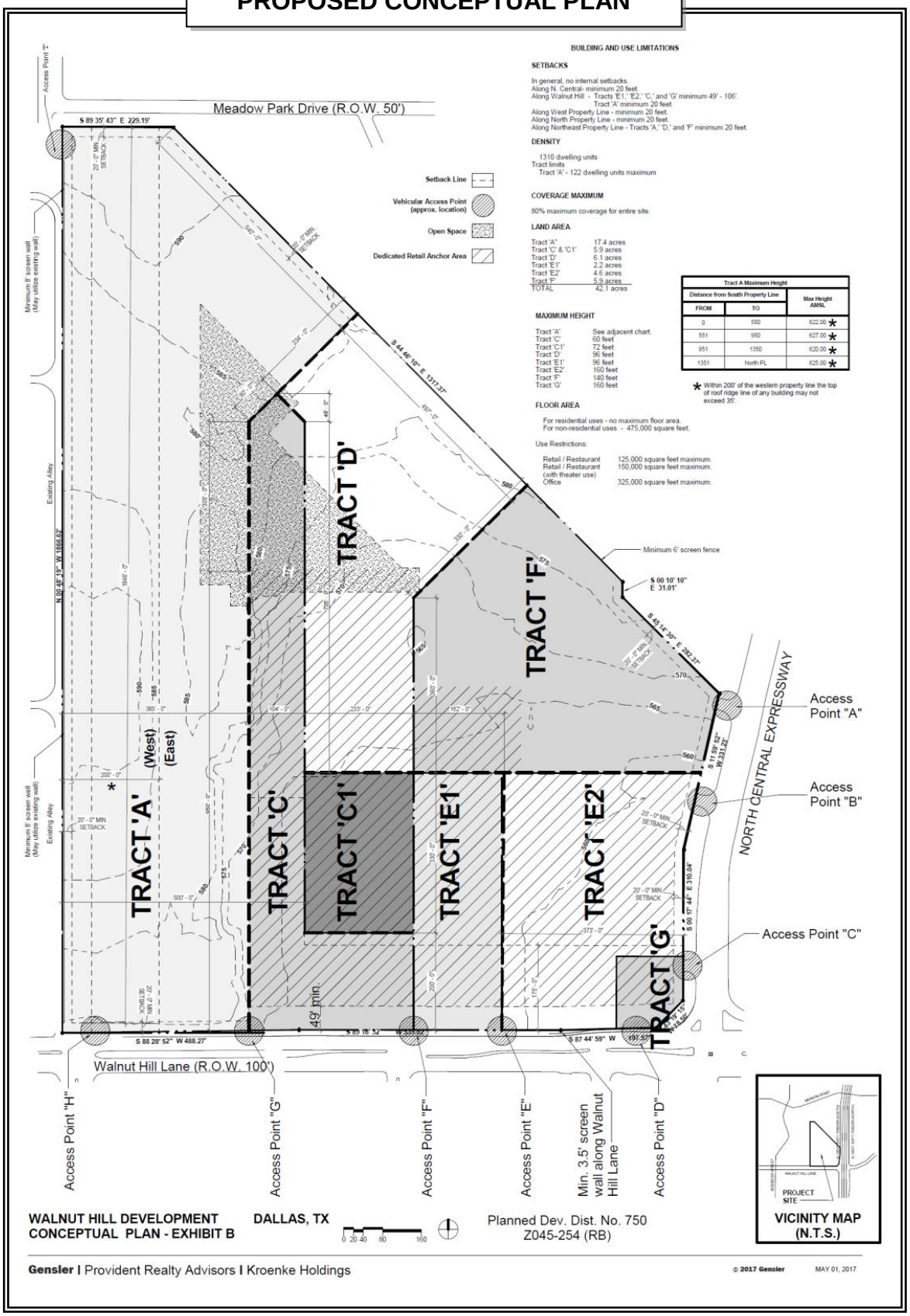
Gensler I Provident Realty Advisors I Kroenke Holdings I studioOutside

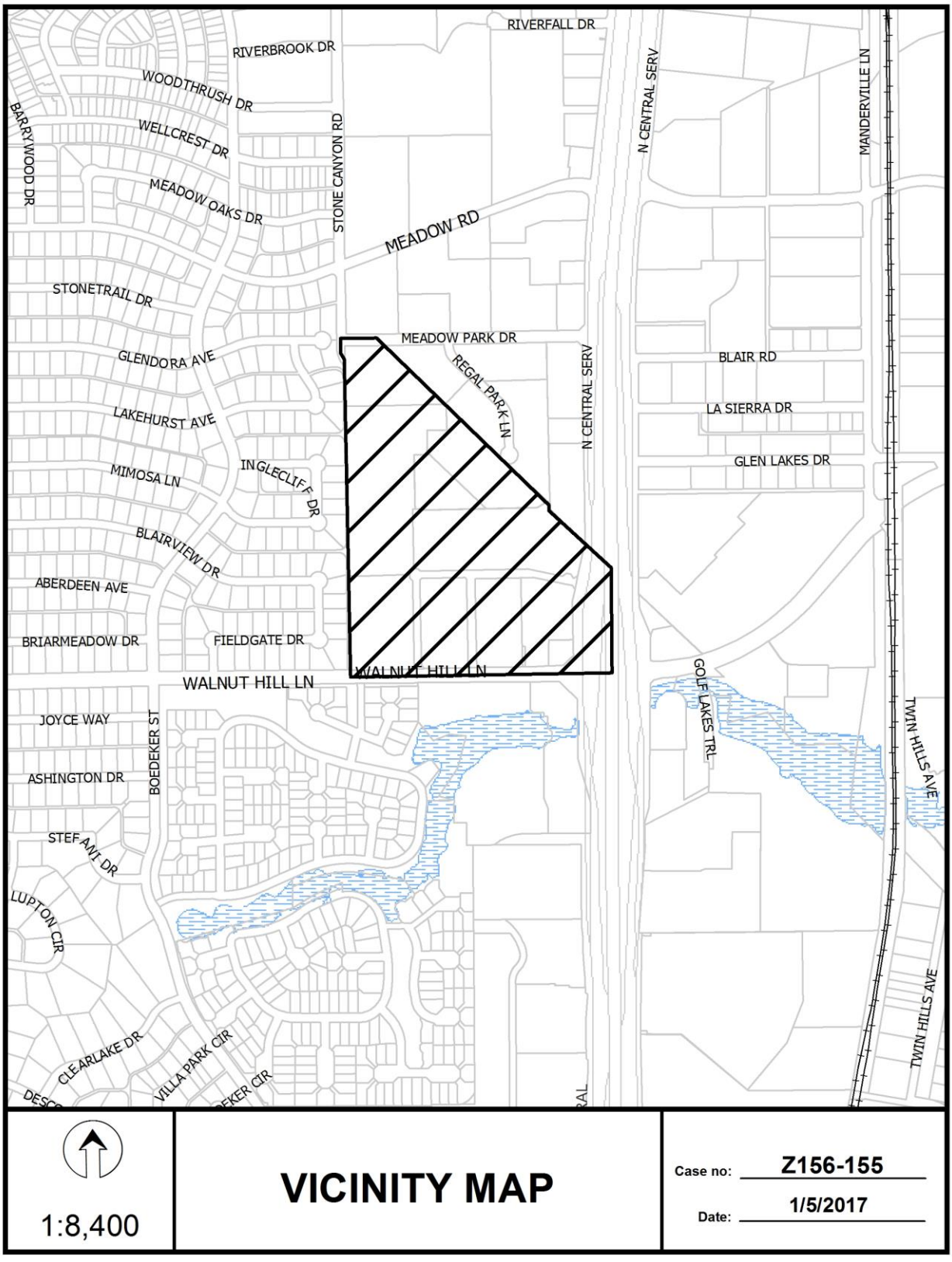
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EXISTING CONCEPTUAL PLAN



PROPOSED CONCEPTUAL PLAN




RIVERFALL DR
RIVERBROOK DR
WOODTHRUSH DR
WELLCREST DR
MEADOW OAKS DR
BARRYWOOD DR
STONE CANYON RD
MEADOW RD
STONETRAIL DR
GLENDORA AVE
LAKEHURST AVE
MIMOSA LN
INGLECLIFF DR
BLAIRVIEW DR
ABERDEEN AVE
BRIARMEADOW DR
FIELDGATE DR
WALNUT HILL LN
JOYCE WAY
BOEDEKER ST
ASHINGTON DR
STEFANI DR
LUPTON CIR
CLEARLAKE DR
VILLA PARK CIR
MEADOW PARK DR
REGAL PARK LN
N CENTRAL SERV
N CENTRAL SERV
MANDERVILLE LN
BLAIR RD
LA SIERRA DR
GLEN LAKES DR
GOLF LAKES TRL
TWIN HILLS AVE
TWIN HILLS AVE
1:8,400
VICINITY MAP
Case no: Z156-155
Date: 1/5/2017

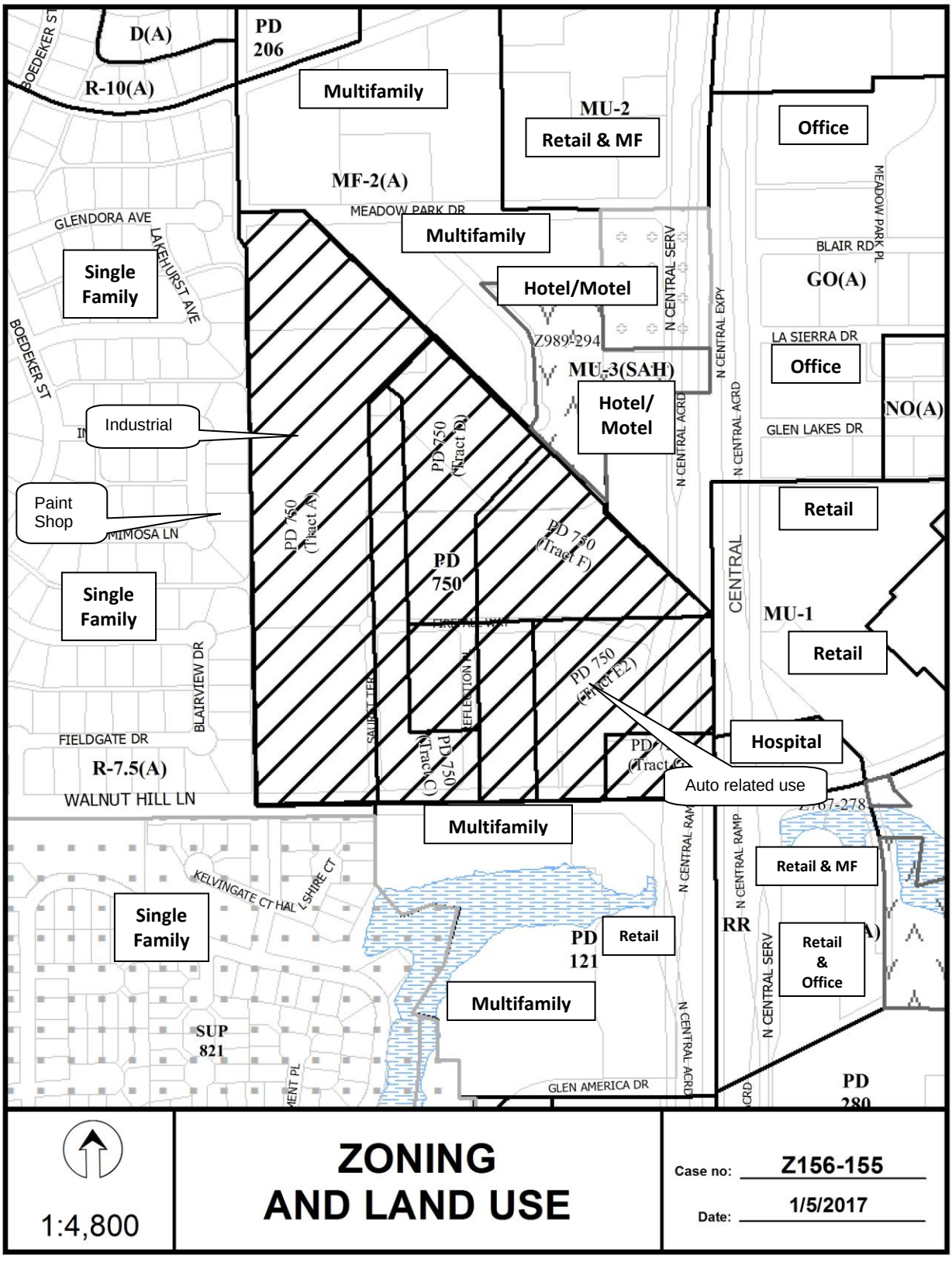


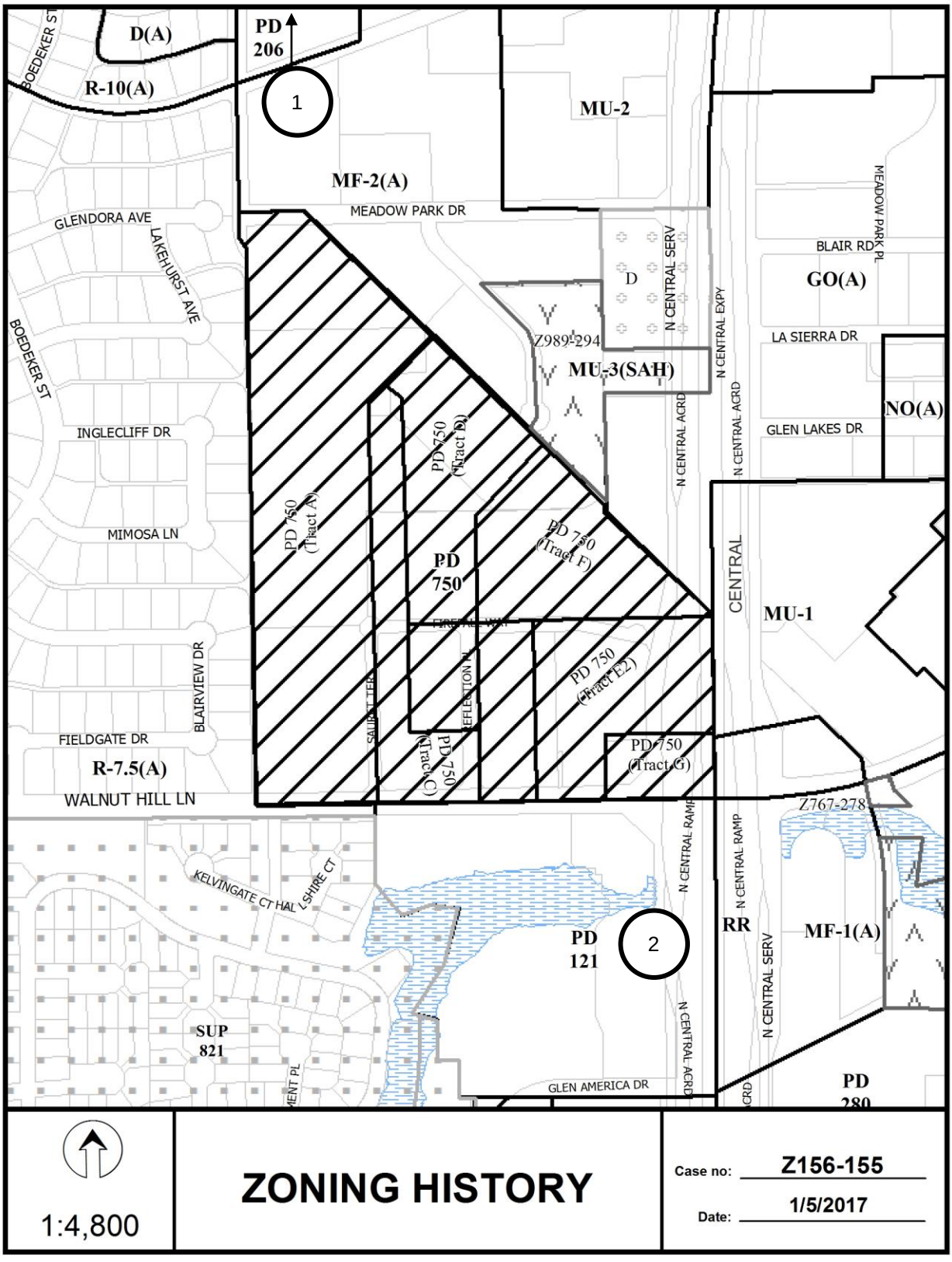
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AERIAL MAP

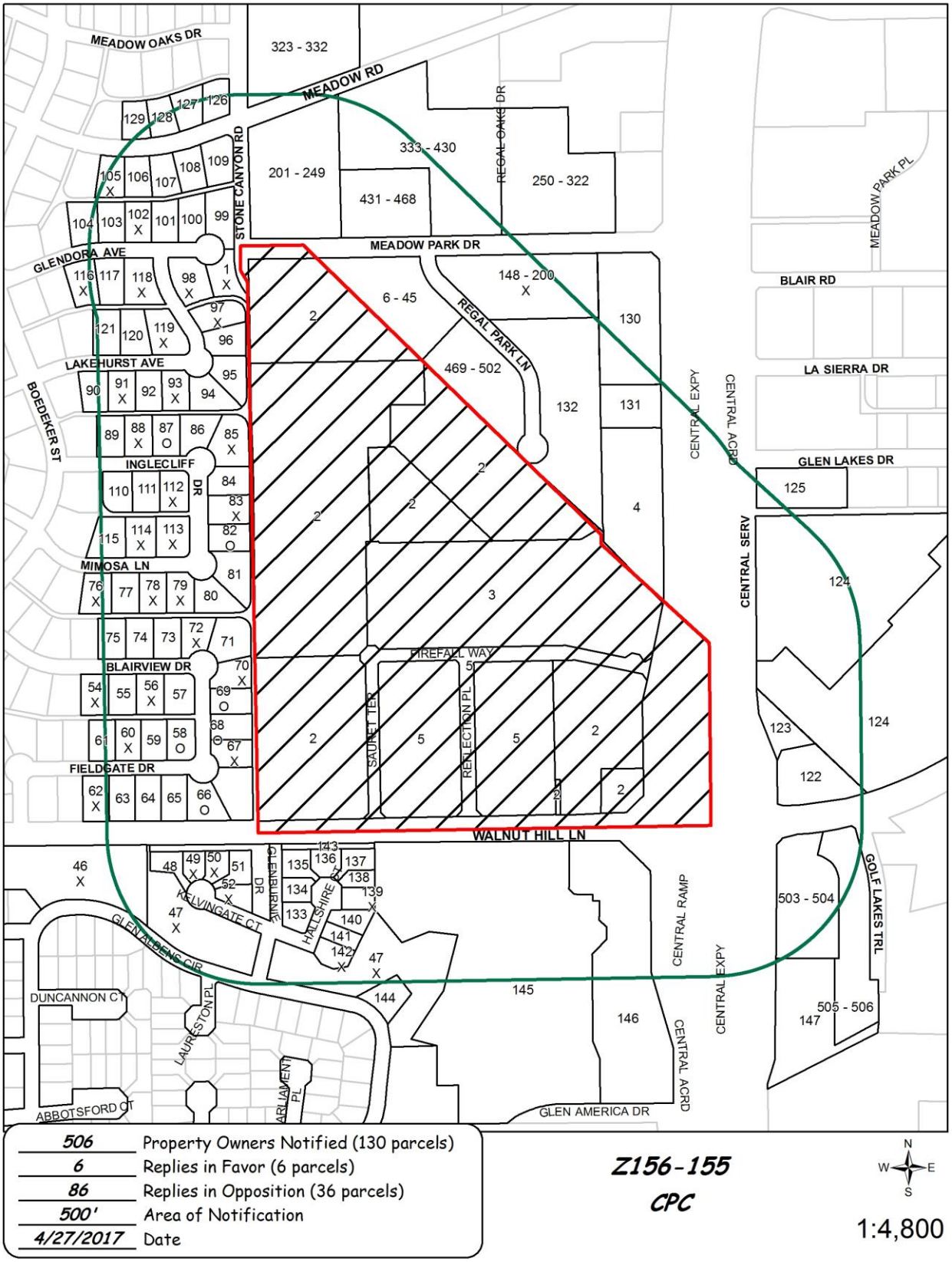
Case no: Z156-155

Date: 1/5/2017


D(A)
R-10(A)
PD 206
Multifamily
MU-2
Retail & MF
Office
MF-2(A)
MEADOW PARK DR
Multifamily
GLENDORA AVE
LAKEHURST AVE
Single Family
BOEDEKER ST
Hotel/Motel
Z989-294
MU-3(SAH)
Hotel/ Motel
N CENTRAL SERV
N CENTRAL EXPY
N CENTRAL ACRD
BLAIR RD
MEADOW PARK PL
GO(A)
LA SIERRA DR
Office
GLEN LAKES DR
NO(A)
Industrial
Paint Shop
MIMOSA LN
PD 750 (Tract A)
PD 750 (Tract B)
PD 750 (Tract F)
PD 750
PD 750 (Tract E2)
PD 750 (Tract C)
Retail
CENTRAL
MU-1
Retail
Single Family
BLAIRVIEW DR
FIELDGATE DR
R-7.5(A)
WALNUT HILL LN
Hospital
Auto related use
Multifamily
Z967-278
N CENTRAL RAMP
Retail & MF
KELVINGATE CT
HAL L SHIRE CT
Single Family
PD 121
Retail
Multifamily
RR
Retail & Office
SUP 821
GLEN AMERICA DR
PD 280
1:4,800
ZONING AND LAND USE
Case no: Z156-155
Date: 1/5/2017


PD 206
D(A)
R-10(A)
BOEDEKER ST
1
MU-2
MF-2(A)
MEADOW PARK DR
GLENDORA AVE
LAKEHURST AVE
BOEDEKER ST
INGLECLIFF DR
MIMOSA LN
BLAIRVIEW DR
FIELDGATE DR
R-7.5(A)
WALNUT HILL LN
N CENTRAL SERV
D
Z989-294
MU-3(SAH)
N CENTRAL EXPY
N CENTRAL ACRD
MEADOW PARK PL
BLAIR RD
GO(A)
LA SIERRA DR
GLEN LAKES DR
NO(A)
PD 750 (Tract A)
PD 750 (Tract B)
PD 750 (Tract F)
PD 750
PD 750 (Tract E2)
PD 750 (Tract C)
PD 750 (Tract G)
CENTRAL
MU-1
Z767-278
KELVINGATE CT
HAL LSHIRE CT
SUP 821
PD 121
2
N CENTRAL RAMP
RR
MF-1(A)
GLEN AMERICA DR
PD 280
1:4,800
ZONING HISTORY
Case no: Z156-155
Date: 1/5/2017

CPC RESPONSES



04/26/2017

Reply List of Property Owners

Z156-155

506 Property Owners Notified ***6 Property Owners in Favor*** ***86 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
X	1	7352	GLENDORA AVE	ROBINSON ROBERT K
	2	7700	MEADOW PARK DR	75 AND WALNUT HILL LLC
	3	9707	N CENTRAL EXPY	WALNUT HILL PHASE 2 LP
	4	10001	N CENTRAL EXPY	BRE LQ TX PPTIES LP
	5	1	WALNUT HILL LN	WALNUT HILL PHASE 1 LP
	6	7730	MEADOW PARK	RODRIGUEZSTORY CELSA
	7	7730	MEADOW PARK	MARRUFO MANUEL & LINDA
	8	7730	MEADOW PARK	GAST JOSEPH R &
	9	7730	MEADOW PARK	RAMSEY MEREDITH L
	10	7730	MEADOW PARK	CHUNG YEOJIN
	11	7730	MEADOW PARK	FORMBY MARK ALAN
	12	7730	MEADOW PARK	BLAIR ROBERT WESLEY
	13	7730	MEADOW PARK	DAVIS EVA MICHELE
	14	7730	MEADOW PARK	DURAINI OSAMA & SANA
	15	7730	MEADOW PARK	MALLOY RAYMOND J LIV TR
	16	7730	MEADOW PARK	PACE RENITA BERNICE
	17	7730	MEADOW PARK	BRAMMER MERADITH
	18	7730	MEADOW PARK	COBURN GREGORY
	19	7730	MEADOW PARK	NETTLES MABEL &
	20	7730	MEADOW PARK	GASTON ROLAND B & JANE M
	21	7730	MEADOW PARK	WRIGHT COURTNEY ELIZABETH
	22	10119	REGAL PARK LN	FINCHER AURORA
	23	10119	REGAL PARK LN	MARTELL DERRECK
	24	10119	REGAL PARK LN	AMEND MICHAEL L
	25	10119	REGAL PARK LN	FRANKLIN OLIVIA E
	26	10109	REGAL PARK LN	MEER JAHAN Z

04/26/2017

Reply	*Label #*	*Address*		*Owner*
	27	10109	REGAL PARK LN	PERRY SYLVIA M
	28	10109	REGAL PARK LN	CLEMENTS KAREN D
	29	10109	REGAL PARK LN	FRANCIS ZACHARY
	30	10109	REGAL PARK LN	TUERS KIPP
	31	10109	REGAL PARK LN	THREACES NGW MANAGEMENT LLC
	32	10109	REGAL PARK LN	FREEMAN WHITNEY RAE
	33	10109	REGAL PARK LN	NWAEZE VICTORIA
	34	10109	REGAL PARK LN	ZHAO YISHA
	35	10109	REGAL PARK LN	LEBEAU AUDREA
	36	10115	REGAL PARK LN	FERGUSON TRAVIS JR
	37	10115	REGAL PARK LN	LOFFLAD MARISSA &
	38	10111	REGAL PARK LN	MEER JAHAN Z & FARHEEN A
	39	10111	REGAL PARK LN	DEVLIN MICHAEL T & JUDITH L
	40	10115	REGAL PARK LN	RAY DIONISIA
	41	10115	REGAL PARK LN	DODASOVICH DOUGLAS A &
	42	10111	REGAL PARK LN	MATTICE BURTON JOHN & PATRICIA W
	43	10111	REGAL PARK LN	SANCHEZLATOUR SUZANNE ESKENASY
	44	10109	REGAL PARK LN	MALHERBE JULIA V
	45	10109	REGAL PARK LN	PARK ERIK &
X	46	9450	BOEDEKER DR	GLEN LAKES HOMEOWNERS
X	47	7700	GLEN ALBENS CIR	GLEN LAKES HOMEONRS ASSOC
	48	1	KELVINGATE CT	SWARTZ MARGUERITE M
X	49	2	KELVINGATE CT	GRAGG JANICE
X	50	3	KELVINGATE CT	PENDLETON PAM
	51	4	KELVINGATE CT	ODENEAL LOGAN
X	52	5	KELVINGATE CT	BARTHOLOW THEODORE & EMMA
	53	7700	KELVINGATE CT	LANDMARK PROPERTIES TEXAS
X	54	7334	BLAIRVIEW DR	HAWK MATTHEW W & MELISSA A
	55	7338	BLAIRVIEW DR	SCHWARTZ FRANCES SHIRLEY
X	56	7344	BLAIRVIEW DR	CORBIN SCOTT J
	57	7350	BLAIRVIEW DR	HAMER PAUL & DEE ANN

04/26/2017

Reply	*Label #*	*Address*		*Owner*
O	58	7365	FIELDGATE DR	BECK JOHN F & ASHLEY R
	59	7357	FIELDGATE DR	BAER HENRY D &
X	60	7349	FIELDGATE DR	ELIAS MATTHEW P & BRENDA H
	61	7343	FIELDGATE DR	WITHEROW ELIZABETH P
X	62	7344	FIELDGATE DR	JACKSON FRANCES M
	63	7350	FIELDGATE DR	GOBRAN RAMY A & CHRISTINE
	64	7358	FIELDGATE DR	BROCKETTE ANN H & C J
	65	7364	FIELDGATE DR	LALLA RICHARD S & JUDI S
X	70	7373	BLAIRVIEW DR	BILLINGS BRUCE E &
	71	7367	BLAIRVIEW DR	GREENBERG MARVIN H
X	72	7363	BLAIRVIEW DR	HENDRICKS ALLEN R &
	73	7353	BLAIRVIEW DR	SCHWABE ALEXANDRA
	74	7345	BLAIRVIEW DR	MOSS REX S & KHANHHAU T
	75	7337	BLAIRVIEW DR	MARCIN JAMES &
X	76	7320	MIMOSA LN	FRANKS BETTY MILLER
	77	7328	MIMOSA LN	SULAKHE DEEPAK P
X	78	7334	MIMOSA LN	HARRIS CHARLES L &
X	79	7342	MIMOSA LN	ALLOCCO JENNIFER S
	80	7350	MIMOSA LN	BALAZADEH HAMED & MAHSA
	81	7360	MIMOSA LN	WRIGHT JOHN A
X	83	7361	INGLECLIFF DR	ADAMS GEORGE M
	84	7353	INGLECLIFF DR	AISHMAN RICK &
X	85	7343	INGLECLIFF DR	HULL MORGAN
	86	7337	INGLECLIFF DR	HUTCHISON JOSEPH A ETAL
X	88	7323	INGLECLIFF DR	SCHNETZER GEORGE DAVID &
	89	7315	INGLECLIFF DR	RANDALL WILLIAM ASHTON III
	90	7312	LAKEHURST AVE	MORRIS KELLY & NEAL
X	91	7318	LAKEHURST AVE	NUNEZ JUAN N
	92	7324	LAKEHURST AVE	SHAW CAREY DEE CIBULKA
X	93	7330	LAKEHURST AVE	KUPER GREG
	94	7336	LAKEHURST AVE	STATMAN IRVING

04/26/2017

Reply	*Label #*	*Address*		*Owner*
	95	7342	LAKEHURST AVE	MCDONALD JIM H &
	96	7348	LAKEHURST AVE	HILTON HAZEL
X	98	7348	GLENDORA AVE	TONTZ DANIEL D
	99	7351	GLENDORA AVE	LEIBFARTH JAMES H
	100	7347	GLENDORA AVE	ISAACS MARILYN
	101	7341	GLENDORA AVE	BROADDUS JACK &
X	102	7335	GLENDORA AVE	ROBERTS DONALD E &
	103	7329	GLENDORA AVE	WHITWORTH LOIS A TR
	104	7323	GLENDORA AVE	MAYSENT ANNE M
X	105	7522	MEADOW RD	BURKHALTER PAUL B & CHERYL VERA
	106	7606	MEADOW RD	7606 MEADOW RD JOINT VENTURE
	107	7612	MEADOW RD	MORGAN BLANCHE T
	108	7620	MEADOW RD	SENIOR NANCY P &
	109	7628	MEADOW RD	YOUNG CHARLYNE F
	110	7314	INGLECLIFF DR	ALBERT MICHAEL & BABARA A
	111	7322	INGLECLIFF DR	DANZIGER MRS ALA
X	112	7330	INGLECLIFF DR	LESLIE SUZANNE C &
X	113	7343	MIMOSA LN	SCHAFFLER WILLIAM & SHANNON
X	114	7333	MIMOSA LN	NELSON JOHN M JR &
	115	7323	MIMOSA LN	CARLTON KURT
X	116	7322	GLENDORA AVE	GASPAR HAROLD E
	117	7328	GLENDORA AVE	ROBLES MICHAEL
X	118	7334	GLENDORA AVE	MCNABB WALLACE R &
X	119	7329	LAKEHURST AVE	ANDERSON ERIC E &
	120	7323	LAKEHURST AVE	AMMONS SANDRA EDWARD
	121	7317	LAKEHURST AVE	7317 LLC
	122	8007	WALNUT HILL LN	INTERFIRST BANK DALLAS
	123	9730	N CENTRAL EXPY	WALNUT CENTRAL JV
	124	8021	WALNUT HILL LN	CAPREF WALNUT HILL LLC
	125	9900	N CENTRAL EXPY	CNL RETIREMENT CRSI
	126	7631	MEADOW RD	WILLIAMS DEBRA C M K

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	127	7623	MEADOW RD	BROWN CHERYL JACKSON
	128	7615	MEADOW RD	POKHAREL ISHWOR &
	129	7607	MEADOW RD	DAILEY P K
	130	10111	N CENTRAL EXPY	AVAIL HOTELS LLC
	131	10011	N CENTRAL EXPY	PARK FOUNTAINS LP
	132	10006	REGAL PARK LN	REGAL PARK FOUNTAINS
	133	1	HALLSHIRE CT	GASKINS DONALD E
	134	2	HALLSHIRE CT	ROOTH ANNE
	135	3	HALLSHIRE CT	SCHORLEMER ROGER & TATIANA
	136	4	HALLSHIRE CT	MOORE J T
	137	5	HALLSHIRE CT	CRAYCROFT JACK & GOLDIE M
	138	6	HALLSHIRE CT	SIEGEL DIANE M
X	139	7	HALLSHIRE CT	WOOLDRIDGE SHARON S
	140	8	HALLSHIRE CT	BRAND J STUART &
	141	9	HALLSHIRE CT	BROMBERG JOHN E &
X	142	10	HALLSHIRE CT	KICKHAM JOHN J &
	143	9011	NO NAME ST	LANDMARK PROP TX INC
	144	7711	GLEN ALBENS CIR	YATES GEORGE M & ABBY H
	145	7750	WALNUT HILL LN	CREEKWOOD LAKESIDE LTD PS
	146	9669	N CENTRAL EXPY	RPI LAKESIDE S.C LTD
	147	9500	N CENTRAL EXPY	WALNUT HILL EQUITY PARTNERS LLC
X	148	7824	MEADOW PARK DR	ALLEN ASHLEIGH
X	149	7824	MEADOW PARK DR	GREENBERG ABRAHAM &
X	150	7826	MEADOW PARK DR	CRIJNS ELS
X	151	7826	MEADOW PARK DR	FRITZ PAMELA L
X	152	7830	MEADOW PARK DR	MOOSE MICHEAL E
X	153	7824	MEADOW PARK DR	MCNEELY LINDA
X	154	7824	MEADOW PARK DR	GREENBERG ABRAHAM RAMI
X	155	7826	MEADOW PARK DR	REED MICHAEL JR &
X	156	7826	MEADOW PARK DR	FAIRBROOK MARCIA L
X	157	7830	MEADOW PARK DR	GUSS JODI L

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X	158	7828	MEADOW PARK DR	STEFFENS TAMARA &
X	159	7828	MEADOW PARK DR	KOENIG KIRK
X	160	7828	MEADOW PARK DR	TEDDLIE MERRITT B LIVING TRUST
X	161	7830	MEADOW PARK DR	PTOASZNIK FAMILY TRUST
X	162	7830	MEADOW PARK DR	SOTO LOURDES
X	163	7828	MEADOW PARK DR	RISNER THOMAS L
X	164	7828	MEADOW PARK DR	RISNER CLINTON L
X	165	7830	MEADOW PARK DR	HARRIS GEOFFREY
X	166	7830	MEADOW PARK DR	BRYAN JANE M
X	167	7830	MEADOW PARK DR	LUKOWSKI MIKE
X	168	7822	MEADOW PARK DR	PALM DANIELLE
X	169	7822	MEADOW PARK DR	HOWES WENDY E
X	170	7820	MEADOW PARK DR	BENNETT GARY S JR
X	171	7820	MEADOW PARK DR	MCMILLAN JOYCE F &
X	172	7818	MEADOW PARK DR	PAZOS CYNTHIA L
X	173	7822	MEADOW PARK DR	MURPHY MICHAEL M
X	174	7822	MEADOW PARK DR	RODRIGUEZ JUAN M
X	175	7820	MEADOW PARK DR	WILLIAMS HAZEL DOREEN
X	176	7818	MEADOW PARK DR	BRITTINGHAM JOHN BARRON
X	177	7816	MEADOW PARK DR	GRUNNAH ROBERT
X	178	7816	MEADOW PARK DR	BIXLER HAROLD B
X	179	7814	MEADOW PARK DR	HIGH HELEN ANN
X	180	7814	MEADOW PARK DR	KIELY CLAIRE A
X	181	10100	REGAL PARK LN	PORTER BARBARA A
X	182	10100	REGAL PARK LN	INGRAM DEBBIE
X	183	7816	MEADOW PARK DR	LOWE DEBORAH & JOHN
X	184	7816	MEADOW PARK DR	TUBBS ANDREW J
X	185	7814	MEADOW PARK DR	POTASZNIK NELL
X	186	7814	MEADOW PARK DR	WOEST LAUREL
X	187	10100	REGAL PARK LN	YOUMANS KRISTEN
X	188	10100	REGAL PARK LN	WRIGHT KATHERINE

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X	189	7808	MEADOW PARK DR	CRISP JEAN M
X	190	7808	MEADOW PARK DR	MAHARRAMOV LATOYA JENA
X	191	7810	MEADOW PARK DR	KIMBELL CHRISTOPHER H &
X	192	7810	MEADOW PARK DR	SMITH STEVEN L
X	193	7812	MEADOW PARK DR	PETERS STACY A
X	194	7830	MEADOW PARK DR	BAUM MARTIN & RUTH
X	195	7830	MEADOW PARK DR	HUNTER HARRY L TRUST THE
X	196	7808	MEADOW PARK DR	MCGOWEN ABIGAIL REID
X	197	7810	MEADOW PARK DR	BURNETT ANGELA
X	198	7830	MEADOW PARK DR	DANIEL SONDRA
X	199	7830	MEADOW PARK DR	ZIPPER JOAN MARIE
X	200	7812	MEADOW PARK DR	HANSON PAMELA P
	201	7709	MEADOW PARK DR	SHWIFF HOWARD C
	202	7709	MEADOW PARK DR	SCOTT CONDOS LLC
	203	7709	MEADOW PARK DR	FARROKH SHARAFPOUR
	204	7709	MEADOW PARK DR	MANDELSTAM MARCY
	205	7709	MEADOW PARK DR	BICKELMANN SUSAN L
	206	7709	MEADOW PARK DR	BAKER BRITTANY RYAN
	207	7707	MEADOW PARK DR	RUGGLES BRUCE M
	208	7705	MEADOW PARK DR	BESEDA CAROL
	209	7705	MEADOW PARK DR	APPLE ANNE ELIZABETH
	210	7705	MEADOW PARK DR	BRIZIUS CHARLES A JR
	211	7705	MEADOW PARK DR	HARDY ROBERT HOLBROOK
	212	7705	MEADOW PARK DR	GAREAU JAMES ANTHONY
	213	7705	MEADOW PARK DR	DURAINI BAHA
	214	7705	MEADOW PARK DR	ECONOMY3 REAL ESTATE A LLC
	215	7705	MEADOW PARK DR	NADELMAN JOHN E &
	216	7705	MEADOW PARK DR	COLLIER LARRY B
	217	7705	MEADOW PARK DR	MARQUETTE PAMELA
	218	7706	MEADOW PARK DR	HERRINGTON STEPHEN F
	219	7707	MEADOW PARK DR	LOWREY JEFFREY P

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	220	7700	MEADOW RD	HARBISON LYNNA THELMA
	221	7700	MEADOW RD	WALSH MICHAEL J & POLLY T
	222	7700	MEADOW PARK DR	TROSPER PHYLLIS LIV TRUST
	223	7700	MEADOW RD	MITCHELL ROBERT
	224	7700	MEADOW RD	HAYTER VENTURES LLC
	225	7700	MEADOW RD	SAMBOL MARC D
	226	7700	MEADOW RD	APEX FINANCIAL CORP
	227	7702	MEADOW RD	YOUKERS JACKIE
	228	7704	MEADOW RD	LAMPERT JESSICA S
	229	7702	MEADOW RD	SCOTT CONDOS LLC
	230	7702	MEADOW RD	WALLACE DEBORAH SCOTT
	231	7704	MEADOW RD	DATOON DARIEL JOSEPH ANG &
	232	7706	MEADOW RD	POSNER PENELOPE RUTH SODEN &
	233	7706	MEADOW RD	BROWN SAVOHNA J
	234	7706	MEADOW RD	SHELDON KIMBERLY A
	235	7706	MEADOW RD	SANCHEZ IVY L CARRIGER
	236	7706	MEADOW RD	RISNER CLINTON L
	237	7706	MEADOW PARK DR	VANGELI MICHAEL F
	238	7706	MEADOW RD	SMITH WILLIAM
	239	7706	MEADOW RD	TANEZER CHARLOTTE
	240	7706	MEADOW RD	LAMPERT JESSICA S
	241	7704	MEADOW RD	LEHNHOFF KATHLEEN D &
	242	7704	MEADOW RD	ASEL ROGER S & JERRYE S
	243	7704	MEADOW RD	TALLANT J L EST OF
	244	7704	MEADOW RD	MARTINEZ CARLOS &
	246	7711	MEADOW RD	OWEN INGRID H LIVING TRUST
	247	7711	MEADOW RD	WILLIAMS SENA
	248	7705	MEADOW PARK DR	A & R TEXAS PROPERTIES LLC
	249	7704	MEADOW RD	ZHANG YUANMING
	250	7855	MEADOW PARK DR	MEAD KATHY
	251	7855	MEADOW PARK DR	THOMAS CAROLYN

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	252	7855	MEADOW PARK DR	LUKOWSKI MICHAEL &
	253	7855	MEADOW PARK DR	LUKOWSKI MIKE
	254	7861	MEADOW PARK DR	SCHOENICK KATHLEEN
	255	7867	MEADOW PARK DR	EPSTEIN ALVIN L & LOIS B
	256	7867	MEADOW PARK DR	MUSGROVE DEBRA
	257	7867	MEADOW PARK DR	PARCHEM ANN
	258	7867	MEADOW PARK DR	NANNINGA CARROLL
	259	10212	REGAL OAKS DR	OH JOSEPH
	260	10212	REGAL OAKS DR	LUNA OSCAR M
	261	10212	REGAL OAKS DR	RODRIGUEZ RITA ROSA
	262	10212	REGAL OAKS DR	SOLOMON YOSEPH
	263	10216	REGAL OAKS DR	SAMANO MARIO EST OF
	264	10216	REGAL OAKS DR	BERMAN MARK J
	265	10216	REGAL OAKS DR	LODI EDNAN &
	266	10216	REGAL OAKS DR	MCALEB DEBORAH
	267	10220	REGAL OAKS DR	SOWARD MARY LOU
	268	10220	REGAL OAKS DR	NGUYEN LORI
	269	10220	REGAL OAKS DR	LUKOWSKI MICHAEL
	270	10220	REGAL OAKS DR	ALVAREZ FRANKLIN A
	271	10236	REGAL OAKS DR	CARTER KACIE HUNTER
	272	10236	REGAL OAKS DR	SCHROLLER JACQUELINE
	273	10236	REGAL OAKS DR	MORALES JANICE DENISE EUBANKS
	274	10236	REGAL OAKS DR	GENSON BILL L TR & LADONNA R TR
	275	10238	REGAL OAKS DR	BIRD SUZY
	276	10240	REGAL OAKS DR	BARNARD DOROTHY
	277	10240	REGAL OAKS DR	JONES HOWELL R
	278	10240	REGAL OAKS DR	CROCKETT TIMMIE LEPINCE
	279	10240	REGAL OAKS DR	KATHREE NADIM
	280	10224	REGAL OAKS DR	LUKOWSKI MARTA
	281	10224	REGAL OAKS DR	TOPLETZ JACK M & JUDY K
	282	10224	REGAL OAKS DR	KEBEDE MULUGETA ANTENEH

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	283	10224	REGAL OAKS DR	MEHANI AVIRAM
	284	10228	REGAL OAKS DR	NAVARRO JOHN
	285	10228	REGAL OAKS DR	LIPMAN BRYAN
	286	10232	REGAL OAKS DR	LANE STEPHEN B
	287	10232	REGAL OAKS DR	DEANS REX D
	288	10232	REGAL OAKS DR	LIN FRANK
	289	10232	REGAL OAKS DR	RODRIGUEZ PEDRO JULIO
	290	10244	REGAL OAKS DR	DODD MARY M
	291	10244	REGAL OAKS DR	TARBUTTON JAMES D & EVA
	292	10244	REGAL OAKS DR	HERNANDEZ ROSENID
	293	10244	REGAL OAKS DR	ABRAMSON ELSA
	294	10248	REGAL OAKS DR	KAPLAN BEATRICE
	295	10248	REGAL OAKS DR	MASTERS CHARLES L
	296	10248	REGAL OAKS DR	BERMAN MARK J &
	297	10248	REGAL OAKS DR	HUFFMAN SCOTT
	298	10252	REGAL OAKS DR	REED BRANDI
	299	10252	REGAL OAKS DR	AMERICAN REALTY SERVICES INC
	300	10252	REGAL OAKS DR	ALI BERTUKEN A
	301	10252	REGAL OAKS DR	HURTADODEMENDOZA AURELIO
	302	7903	MEADOW PARK DR	TAYLOR KATHRYN R
	303	7903	MEADOW PARK DR	CHAVEZ BLANCA AMELIA AGUILAR
	304	7907	MEADOW PARK DR	HATAMI MANDUCHEHR
	305	7907	MEADOW PARK DR	LOREDO PEDRO JUAN
	306	7911	MEADOW PARK DR	J STEWART PROPERTIES 1 LLC
	307	7911	MEADOW PARK DR	MORELLI LUCRETIA
	308	7915	MEADOW PARK DR	HATAMI MANOUCHEHR
	309	7915	MEADOW PARK DR	MEADOW PARK 791 110 LAND TR
	310	7903	MEADOW PARK DR	KAWINSKA MARIA KRISTINA
	311	7907	MEADOW PARK DR	WILLIAMS MICHAEL DEE
	312	7911	MEADOW PARK DR	TORRES KARINA
	313	7915	MEADOW PARK DR	FOSTER CHIMEKA S

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	314	7915	MEADOW PARK DR	JUSZCZYK HIERONIM
	315	7929	MEADOW PARK DR	CANADA BENNIE LOU
	316	7829	MEADOW PARK DR	NGE NU N
	317	7919	MEADOW PARK DR	LEGORRETA PABLO A
	318	7929	MEADOW PARK DR	MEADOW 7929 202 LAND TRUST
	319	7919	MEADOW PARK DR	MONTE DHEENA
	320	7919	MEADOW PARK DR	YANNIELLO CHRISTOPHER &
	321	7919	MEADOW PARK DR	HERRERA ABNER ARON
	322	7919	MEADOW PARK DR	DEVERICKS SHANE M
	323	10412	STONE CANYON RD	MEADOWSTONE LIMITED PS
	324	10308	STONE CANYON RD	MEADOWSTONE LIMITED
	325	10412	STONE CANYON RD	MEADOWSTONE PLACE APTS LP
	326	10308	STONE CANYON RD	MEADOSTONE LTD PL
	327	10448	STONE CANYON RD	MEADOWSTONE LP
	328	10320	STONE CANYON RD	MEADOWSTONE LTD PS
	329	10440	STONE CANYON RD	MEADOWSTONE LIMITED PARTNERSHIP
	330	10434	STONE CANYON RD	MEADOWSTONE LIMITED PARTNERSHIP
	331	10412	STONE CANYON RD	MEADOWSTONE L P
	332	10424	STONE CANYON RD	MEADOWSTONE PLACE LP
	333	10215	REGAL OAKS DR	BOGARD TABITHA
	334	10217	REGAL OAKS DR	GILLIAM CASEY L
	335	10219	REGAL OAKS DR	FAWCETT KATHLEEN BERRY
	336	10221	REGAL OAKS DR	DENNY RACHEL C
	337	10223	REGAL OAKS DR	HEMMER RONALD F
	338	10211	REGAL OAKS DR	ALEXANDER MIA
	339	10211	REGAL OAKS DR	GIERKE EMILY
	340	10211	REGAL OAKS DR	MARZKA CRAIG
	341	10211	REGAL OAKS DR	OBUSEK DEBORAH
	342	10211	REGAL OAKS DR	WEIDNER KRISTIN
	343	10211	REGAL OAKS DR	JOHNSON KIMBERLY
	344	10205	REGAL OAKS DR	KINSMAN RYAN J

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	345	10205	REGAL OAKS DR	HAAS DEREK A
	346	10205	REGAL OAKS DR	BRETSCHNEIDER ANDREW THOMAS
	347	10205	REGAL OAKS DR	VANDERGRIFT FRANKLIN J
	348	10205	REGAL OAKS DR	GREENE RICHARD
	349	10205	REGAL OAKS DR	STEBBINS CARI
	350	10203	REGAL OAKS DR	MCGAUGHEY LESLIE
	351	10203	REGAL OAKS DR	ESSER STEPHANIE
	352	10201	REGAL OAKS DR	BULINO TRACY A
	353	10201	REGAL OAKS DR	COX GREGORY B & PATRICIA K
	354	10203	REGAL OAKS DR	SMITH TRAVIS M
	355	10203	REGAL OAKS DR	MUNN AMY J
	356	10201	REGAL OAKS DR	GOSWAMI SONAL
	357	10201	REGAL OAKS DR	HEINBUCH DENNIS
	358	7807	MEADOW PARK DR	ELLIS DIANE
	359	7807	MEADOW PARK DR	COREY MEREDITH L
	360	7807	MEADOW PARK DR	WHITEHEAD MASON TR & BRENNA TR
	361	7807	MEADOW PARK DR	BURGHARDT RICHARD L
	362	7809	MEADOW PARK DR	JONES DAVID
	363	7809	MEADOW PARK DR	PRIMITIVE PETROLEUM INC
	364	10207	REGAL OAKS DR	LAFITTE JUSTIN & GLENNA
	365	10207	REGAL OAKS DR	MELANAPHY KATHRYN ELIZABETH &
	366	7809	MEADOW PARK DR	MURPHEY DONALD V &
	367	7809	MEADOW PARK DR	KIMBALL MICHELE E
	368	10207	REGAL OAKS DR	HUNG HUA HSING
	369	10207	REGAL OAKS DR	MOREAU PERLE
	370	10209	REGAL OAKS DR	BROWN CRYSTAL &
	371	10209	REGAL OAKS DR	HO THU THI
	372	10209	REGAL OAKS DR	JUNG NICHOLAS J
	373	10209	REGAL OAKS DR	ROSS JOAN EST OF
	374	10209	REGAL OAKS DR	JEFFREY DONNA S
	375	10209	REGAL OAKS DR	OVERSTREET KRISTIN E

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	376	10209	REGAL OAKS DR	MAR STEVEN
	377	10209	REGAL OAKS DR	DRAKE RUSSELL M
	378	10213	REGAL OAKS DR	DION ERIC
	379	10213	REGAL OAKS DR	SHEARER MARK
	380	10213	REGAL OAKS DR	PAGE STEPHANIE L
	381	10213	REGAL OAKS DR	LIM DOUGLAS
	382	10213	REGAL OAKS DR	SANTISTEVAN TANIA
	383	10213	REGAL OAKS DR	SNYDERMAN JOEL ALLEN
	384	10213	REGAL OAKS DR	VIVEROS RUBN
	385	10213	REGAL OAKS DR	SENA SARA ELIABETH
	386	7736	MEADOW RD	HORN WILLIAM C
	387	7736	MEADOW RD	BOROUGHS NANCY LEE &
	388	7736	MEADOW RD	MATHIS KIMBERLY L
	389	7736	MEADOW RD	GREEN AMY S
	390	7736	MEADOW RD	SPARROW CHASE K
	391	7736	MEADOW RD	BOMMA SATISH &
	392	7730	MEADOW RD	RAMON MANUEL JR &
	393	7730	MEADOW RD	8109 SKILLMAN MM LLC &
	394	7730	MEADOW RD	ELMORE JAMES M
	395	7730	MEADOW RD	DELZELL EDWIN C
	396	7730	MEADOW RD	LEE MARY ALICE
	397	7738	MEADOW RD	KENNEMER MEREDITH
	398	7738	MEADOW RD	PETERSON KRISTIN D
	399	7738	MEADOW RD	GUNTER KEVIN T
	400	7738	MEADOW RD	PIERCE ROBERT
	401	7732	MEADOW RD	FLEISHMAN DEBBIE
	402	7732	MEADOW RD	HOGE VALERIE
	403	7732	MEADOW RD	CONTE DERRICK J
	404	7732	MEADOW RD	MURDOCH STEPHANIE
	405	7732	MEADOW RD	BAKER CODY
	406	7732	MEADOW RD	SARTORIS TANIA M

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	407	7732	MEADOW RD	CARDENAS LIBRADO
	408	7732	MEADOW RD	DIULUS JOHN
	409	7740	MEADOW RD	KARRAS VALERIE ANN
	410	7740	MEADOW RD	POLLARD JUSTIN ANDREW
	411	7740	MEADOW RD	DEVEGOWDA ANIL
	412	7740	MEADOW RD	KEATLEY ANDREW
	413	7734	MEADOW RD	WASHINGTON RODNEY T
	414	7734	MEADOW RD	LIM DEAN
	415	7734	MEADOW RD	HOFFACKER CHLOE L &
	416	7734	MEADOW RD	PETERSON DAVID BLAIR
	417	7734	MEADOW RD	DERICHSWELLER MARK A & JANET D
	418	7734	MEADOW RD	JORDAN BLAKE ELLIOTT
	419	7734	MEADOW RD	SIBLEY AMII
	420	7734	MEADOW RD	PUGH MARK ROBERT
	421	7734	MEADOW RD	HOPE GINA
	422	7734	MEADOW RD	SPENCER ARNOLD AUGUR
	423	7734	MEADOW RD	BART MCCLENDON BROADCASTI
	424	7734	MEADOW RD	BARKER JENNISSA L
	425	7734	MEADOW RD	WHITAKER SHANE A
	426	7734	MEADOW RD	SCOTT JOHN C
	427	7734	MEADOW RD	STENGLE JAMIE L
	428	7734	MEADOW RD	WILLIAMS TAMEKA
	429	7734	MEADOW RD	BRADFORD ANDREW & CHRISTINA
	430	7734	MEADOW RD	GARCIA ALBERTINA LEON
	431	7721	MEADOW PARK DR	PRICE MARTIN
	432	7721	MEADOW PARK DR	OBIKE MERCY UZOMOA
	433	7721	MEADOW PARK DR	CAYCE JOHN STEPHEN
	434	7721	MEADOW PARK DR	ENGLAND SHEILA M
	435	7721	MEADOW PARK DR	SHERA B DALE
	436	7721	MEADOW PARK RD	SHERRY RUBIA E ETAL
	437	7721	MEADOW PARK DR	DIMAKOPOULOS VASSILIOS

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	438	7721	MEADOW PARK DR	VANZANELLA VERA THERESA
	439	7721	MEADOW PARK DR	WERRY BETTYE JO
	440	7723	MEADOW PARK DR	ALBANOON SERAJ S
	441	7723	MEADOW PARK DR	COLEMAN JULIUS H
	442	7725	MEADOW PARK DR	RAYBLATT MORRIS
	443	7725	MEADOW PARK DR	PETERSON ERIK
	444	7727	MEADOW PARK DR	CHEN MIKE
	445	7727	MEADOW PARK DR	TEDDLIE LIVING TRUST
	446	7727	MEADOW PARK DR	TEDDLIE MERRIT B LIV TR
	447	7727	MEADOW PARK DR	BAVARIAN CYRUS &
	448	7727	MEADOW PARK DR	TEDDLIE LIVING TRUST
	449	7725	MEADOW PARK DR	WADE JOHN P
	450	7725	MEADOW PARK DR	ALBANOON SERAJ S
	451	7725	MEADOW PARK DR	PHELPS JANICE
	452	7727	MEADOW PARK DR	FLUSCHE MICHAEL
	453	7727	MEADOW PARK DR	PENNYMAC LOAN SERVICES LLC
	454	7727	MEADOW PARK DR	HURT SHARA LYNN
	455	7727	MEADOW PARK DR	SWARTZ BRYAN
	456	7727	MEADOW PARK DR	JAY DEVON
	457	7729	MEADOW PARK DR	MARTIN HOWARD L &
	458	7729	MEADOW PARK DR	TEDDLIE MERRITT B LIVING TRUST
	459	7729	MEADOW PARK DR	STONE JOHN JEFFERY
	460	7729	MEADOW PARK DR	BOND DOROTHY E
	461	7731	MEADOW PARK DR	MILESROSENFIELD MARTI
	462	7731	MEADOW PARK DR	HARNISCH ANTHONY & RACHEL H
	463	7731	MEADOW PARK DR	RODGERS E ARLENE
	464	7731	MEADOW PARK DR	KIDWELL TOMMY R
	465	7731	MEADOW PARK DR	NEPOMNICK DIANE
	466	7731	MEADOW PARK DR	CARR LUKEISHA
	468	7731	MEADOW PARK DR	SWINDLE LEA ANN
	469	10011	REGAL PARK LN	SIMS KATHRYN R

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	470	10015	REGAL PARK LN	PULLEN LINDA
	471	10033	REGAL PARK LN	ROSE MARY L
	472	10017	REGAL PARK LN	ESSEX ELIZABETH & PAUL
	473	10017	REGAL PARK LN	CORN MARILYN
	474	10019	REGAL PARK LN	GARDNER PENNY
	475	10019	REGAL PARK LN	SCHULTZ ANDREW
	476	10021	REGAL PARK LN	THURSTON BETTY SUE
	477	10021	REGAL PARK LN	ESSEX PAUL & ELIZABETH C
	478	10023	REGAL PARK LN	GROVE JERRY D
	479	10023	REGAL PARK LN	ALLEN BERNIECE E
	480	10029	REGAL PARK LN	WILTON CATHY J
	481	10029	REGAL PARK LN	NOYA SUSANA TRUSTEE &
	482	10031	REGAL PARK LN	FENN CHRISTINE
	483	10031	REGAL PARK LN	LEVITAN NORMA JACOBS
	484	10011	REGAL PARK LN	DESALOMS LETICIA
	485	10033	REGAL PARK LN	TARLO DAVID A
	486	10009	REGAL PARK LN	BROTHERS RONALD A
	487	10015	REGAL PARK LN	ORWIG MATTHEW D & MELISSA
	488	10015	REGAL PARK LN	HERNANDEZ CARLOS
	489	10017	REGAL PARK LN	RUBIN CAMILLA D
	490	10017	REGAL PARK LN	STJOHN ANNEMARIE
	491	10019	REGAL PARK LN	ALAIMO KEVIN
	492	10019	REGAL PARK LN	FIGUEORA MARTHA
	493	10021	REGAL PARK LN	FAGERSTROM RUTH E
	494	10021	REGAL PARK LN	CALVI JENNIFER
	495	10023	REGAL PARK LN	SEIBEL THELMA S
	496	10023	REGAL PARK LN	PFAUTSCH PETER &
	497	10029	REGAL PARK LN	SCHLEGAL ROGER
	498	10029	REGAL PARK LN	ORWIG MATTHEW & MELISSA
	499	10031	REGAL PARK LN	SWAIN JULIANE N
	500	10031	REGAL PARK LN	BROOKS AMY MARIE

04/26/2017

Reply	*Label #*	*Address*		*Owner*
	501	10033	REGAL PARK LN	CARTER TAMI
	502	10033	REGAL PARK LN	MOORE WADE EMMETT
	503	9600	N CENTRAL EXPY	TRA DALLAS NORTH CENTRAL LLC
	504	9600	N CENTRAL EXPY	RETINA FOUNDATION OF THE SW
	505	9500	N CENTRAL EXPY	LL WALNUT BOBOS LLC
	506	9500	N CENTRAL EXPY	WALNUT GP LLC
O	A1	7387	BLAIRVIEW DR	PANGMAN JAMES ANSEN
O	A2	7381	BLAIRVIEW DR	ELMS DANIEL P &
O	A3	7367	INGLECLIFF DR	SHIPPEY TIMOTHY G & BRIDGET
O	A4	7329	INGLECLIFF DR	LYONS STEVEN E & JANA M
O	A5	7370	FIELDGATE DR	BARAJAS JAIME&
X	A6	7393	BLAIRVIEW DR	WILLIAMS STEVEN W &
	A7	7711	MEADOW PARK DR	LUCAS JENNIFER D
	A8	7731	MEADOW PARK DR	HOLLAR LINDA L
X	A9	7354	LAKEHURST AVE	SMITH FRANK B

AGENDA ITEM # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: All

SUBJECT

A public hearing to receive comments regarding amendments to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

DCA 156-004

Note: This item was considered by the City Council at a public hearing on May 10, 2017, and was deferred until May 24, 2017, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, MAY 24, 2017**

ACM: Majed Al-Ghafry

FILE NUMBER: DCA 156-004 **DATE INITATED**: February 8, 2016

TOPIC: Paraphernalia Shop Regulations

COUNCIL DISTRICT: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of an amendment to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations.

SUMMARY: The proposed Chapter 51 and Chapter 51A Dallas Development Code amendments establish a land use category for the paraphernalia shop use, provides that the use be allowed in certain districts by SUP only, establishes distance requirements from certain land uses, and prohibits the use from being an accessory use to another main use. Specifically after the adoption of this ordinance, any new establishment that displays or offers for sale paraphernalia items, equipment, or products may only do so under a valid certificate of occupancy for "paraphernalia shop."

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND

On February 8, 2016, the Dallas Police Department (DPD) briefed the Public Safety Committee on the drug K2, paraphernalia shops, and related public safety issues. DPD outlined steps that could be taken to define and regulate paraphernalia shops, including: creating an inspection component (using the existing convenience store registration as a model) and establishing paraphernalia free zones around schools, churches, and within proximity of similar stores.

On April 11, 2016, the Public Safety Committee was briefed by the Sustainable Development & Construction Department, the Dallas Police Department, and the City Attorney's Office on tobacco & paraphernalia shops. The briefing outlined how these establishments are currently regulated by the Dallas Development Code, public safety issues related to these types of establishments, and a proposed two-prong approach to possible code amendments.

On August 18, 2016 and September 1, 2016, the Zoning Ordinance Advisory Committee considered this item at two public meetings and on September 1, 2016 voted to recommend the proposed regulations to the City Plan Commission.

On October 6, 2016, the City Plan Commission considered the proposal and recommended approval.

On February 13, 2017, the Public Safety Committee was briefed on the proposal and recommended forwarding it to City Council for a full briefing.

On April 5, 2017, the City Council was briefed on this item. City Council discussed adding distance requirements from the the proposed paraphernalia shop use to the following additional land uses: churches, daycares, and universities.

This amendment is one prong of the proposed approach. The second prong is an amendment to Dallas City Code, Chapter 12B (the Convenience Store Registration) that will be managed by the City Attorney's Office and the Dallas Police Department.

GENERAL INFO/STAFF ANALYSIS:

While Dallas City Code 31-32.1 prohibits illegal smoking products and related paraphernalia, these items are only illegal if they contain illegal smoking products. As such, these items are widely sold. However, these types of shops frequently harbor illegal activities such as gambling (eight-liners), synthetic marijuana and other drug sales, and prostitution. The Dallas City Code defines "Illegal Smoking Paraphernalia" as any equipment, device, or utensil that is used or intended to be used in ingesting, inhaling, or otherwise introducing into the human body an illegal smoking product. Paraphernalia includes but is not limited to: a metal, wooden, acrylic, glass, stone, plastic, or ceramic pipe; a water pipe; a carburetion tube or device; a smoking or carburetion mask; a chamber pipe; a carburetor pipe; an electric pipe; an air-driven pipe; a chillum; a bong; or an ice pipe or chiller.

Currently, the Dallas Development Code does not have a land use that is specific to shops that sell paraphernalia (i.e., shops that sell any equipment, device, or utensil that is used or intended to be used in ingesting, inhaling, or otherwise introducing into the human body an illegal smoking product). These businesses are issued certificates of occupancy under the general merchandise or food stores classification, which makes it difficult for the Dallas Police Department to know the exact location of these stores.

The proposal establishes a land use category for the paraphernalia shop use and prohibits the use from being an accessory use to another main use. Specifically after the adoption of this ordinance, any new establishment that displays or offers for sale paraphernalia items, equipment, or products may only do so under a valid certificate of occupancy for "paraphernalia shop."

Further, the use would only be allowed by Specific Use Permit in certain zoning districts and will have minimum distance requirements from similar shops, residential districts, and schools. Additionally, to discourage illegal activities, drive-in, drive-through, and walk-up windows will be prohibited.

PROPOSED AMENDMENTS TO CHAPTER 51A

Definition:

A Paraphernalia Shop is an establishment that displays or offers for sale paraphernalia, items, equipment, or products commonly used, or commonly known to be used, for the ingestion, inhalation, preparation, or injection of tobacco or illegal substances. For purposes of this paragraph, rolling papers are not considered paraphernalia.

Where permitted:

By SUP only, in the CR Community Retail District, RR Regional Retail District, CS Commercial Service District, Industrial Districts (LI, IR, and IM), and the Mixed Use Districts (MU-1, MU-2, MU-3) and by SUP only in the following Chapter 51 districts: NS Neighborhood Service District, SC Shopping Center District, GR General Retail District, LC Light Commercial District, HC Heavy Commercial District, Industrial Districts (I-1, I-2 and I-3).

Additional provisions:

- A paraphernalia shop may only be a main use that requires a certificate of occupancy. A paraphernalia shop may not be an accessory use within the meaning of Section 51A-4.217.
- The outside sale, display, or storage of products is prohibited.
- A paraphernalia shop may not have a drive-in, drive-through or walk-up window.

- A paraphernalia shop may not be located within 1,500 feet, measured from property line to property line, of any other paraphernalia shop.
- A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot in a residential district.
- A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot with a public or private school.

Discussed adding at the April 5, 2017, City Council Briefing:

- A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot with a church.
- A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot with a university.
- A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot with a day-care facility.

CPC ACTION

October 6, 2016

Motion: It was moved to recommend **approval** of an amendment to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations with an additional correction to the ordinance under additional provisions (iv) to read as follows: "(iv) A paraphernalia shop may not have a drive-in, drive-through or walk-up window."

Maker: Shidid
Second: Murphy
Result: Carried 13 to 0

For: 13 - Anglin, Rieves, Davis, Anantasomboon, Shidid, Haney, Jung, Housewright, Schultz, Peadon*, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Houston
Vacancy: 1 - District 7 (Young)

*out of the room, shown voting in favor

Notices: Area 500 Mailed: 108
Replies: For: 2 Against: 41

Speakers: None

CPC RECOMMENDED AMENDMENT

DRAFT

1-30-17

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51-4.211 and 51A-4.210; creating a new paraphernalia shop land use; providing appropriate standards for paraphernalia shops; 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 Section 51-4.211, "Retail Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding a new Paragraph (23), "Paraphernalia Shops," to read as follows:

"(23) Paraphernalia shop.

(A) Definition: An establishment that displays or offers for sale paraphernalia, items, equipment, or products commonly used, or commonly known to be used, for the ingestion, inhalation, preparation, or injection of tobacco or illegal substances. For purposes of this paragraph, rolling papers are not considered paraphernalia.

(B) Districts permitted: By SUP only in SC, GR, LC, HC, I-1, I-2, and I-3.

(C) Required off-street parking: One space per 200 square feet of floor area.

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(D) Required off-street loading: One space.

(E) Additional provisions:

(i) A paraphernalia shop may not be located within 1,500 feet, measured from property line to property line, of any other paraphernalia shop.

(ii) A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot in a residential district.

(iii) A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot with a school.

(iv) A paraphernalia shop may not have a drive-in or drive-through or walk-up window.

(v) The outside sale, display, or storage of products is prohibited.

(vi) A paraphernalia shop may only be a main use that requires a certificate of occupancy. A paraphernalia shop may not be an accessory use within the meaning of Section 51-4.217."

SECTION 2. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (b), "Community Retail (CR) District," of Section 51A-4.122, "Retail Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside runs. *[RAR]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[DIR]*

DRAFT

-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Home improvement center, lumber, brick or building materials sales yard. *[DIR]*
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Paraphernalia shop. *[SUP]*
-- Pawn shop.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Temporary retail use.
-- Theater."

SECTION 3. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (c), "Regional Retail (RR) District," of Section 51A-4.122, "Retail Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

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-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside runs. *[RAR]*
-- Animal shelter or clinic with outside runs. *[SUP]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more.
-- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Outside sales. *[SUP]*
-- Paraphernalia shop. *[SUP]*
-- Pawn shop.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[RAR]*"

SECTION 4. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (a), "Commercial Service (CS) District," of Section 51A-4.123, "Commercial Service and Industrial Districts," of Division 51A-4.100,

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"Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside runs. *[RAR]*
-- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial amusement (outside). *[DIR]*
-- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Drive-in theater. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Liquefied natural gas fueling station. *[SUP]*
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Outside sales. *[SUP]*
-- Paraphernalia shop. *[SUP]*
-- Pawn shop.
-- Personal service uses.

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-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Taxidermist.
-- Temporary retail use.
-- Theater.
-- Truck stop. *[SUP]*
-- Vehicle display, sales, and service. *[RAR]*"

SECTION 5. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (b), "Light Industrial (LI) District," of Section 51A-4.123, "Commercial Service and Industrial Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs.
-- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.

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-- Liquefied natural gas fueling station. *[By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]*
-- Motor vehicle fueling station.
-- Paraphernalia shop. *[SUP]*
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Taxidermist.
-- Temporary retail use.
-- Theater.
-- Truck stop. *[SUP]*
-- Vehicle display, sales, and service. *[RAR]*"

SECTION 6. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (c), "Industrial/Research (IR) District," of Section 51A-4.123, "Commercial Service and Industrial Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs.
-- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.

DRAFT

-- General merchandise or food store 3,500 square feet or less.
-- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Liquefied natural gas fueling station. *[By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]*
-- Motor vehicle fueling station.
-- Paraphernalia shop. *[SUP]*
-- Pawn shop.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Taxidermist.
-- Temporary retail use.
-- Theater.
-- Truck stop. *[SUP]*
-- Vehicle display, sales, and service. *[RAR]*"

SECTION 7. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (d), "Industrial Manufacturing (IM) District," of Section 51A-4.123, "Commercial Service and Industrial Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs.
-- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*

DRAFT

-- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Drive-in theater. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Liquefied natural gas fueling station. *[By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]*
-- Motor vehicle fueling station.
-- Paraphernalia shop. *[SUP]*
-- Pawn shop.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Taxidermist.
-- Temporary retail use.
-- Theater.
-- Truck stop. *[SUP]*
-- Vehicle display, sales, and service. *[RAR]*"

SECTION 8. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (d), "MU-1 and MU-1 (SAH) Districts," of Section 51A-4.125, "Mixed Use Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs. *[RAR]*

DRAFT

-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Paraphernalia shop. *[SUP]*
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Temporary retail use.
-- Theater."

SECTION 9. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (e), "MU-2 and MU-2 (SAH) Districts," of Section 51A-4.125, "Mixed Use Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs. *[RAR]*
-- Auto service center. *[RAR]*
-- Business school.

DRAFT

-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Paraphernalia shop. *[SUP]*
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Temporary retail use.
-- Theater."

SECTION 10. That Subparagraph (J), "Retail and Personal Service Uses," of Paragraph (2), "Main Uses Permitted," of Subsection (f), "MU-3 and MU-3 (SAH) Districts," of Section 51A-4.125, "Mixed Use Districts," of Division 51A-4.100, "Establishment of Zoning Districts," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs. *[RAR]*
-- Auto service center. *[RAR]*

DRAFT

-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Convenience store with drive-through. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Paraphernalia shop. *[SUP]*
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Temporary retail use.
-- Theater."

SECTION 11. That Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (21.1), "Paraphernalia Shops," to read as follows:

"(21.1) Paraphernalia shop.

(A) Definition: An establishment that displays or offers for sale paraphernalia, items, equipment, or products commonly used, or commonly known to be used, for the ingestion, inhalation, preparation, or injection of tobacco or illegal substances. For purposes of this paragraph, rolling papers are not considered paraphernalia.

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(B) Districts permitted: By SUP only in CR, RR, CS, industrial, and mixed use districts.

(C) Required off-street parking: One space per 200 square feet of floor area.

(D) Required off-street loading: One space.

(E) Additional provisions:

(i) A paraphernalia shop may not be located within 1,500 feet, measured from property line to property line, of any other paraphernalia shop.

(ii) A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot in a residential district.

(iii) A paraphernalia shop may not be located within 1,000 feet, measured from property line to property line, of a lot with a school.

(iv) A paraphernalia shop may not have a drive-in or drive-through or walk-up window.

(v) The outside sale, display, or storage of products is prohibited.

(vi) A paraphernalia shop may only be a main use that requires a certificate of occupancy. A paraphernalia shop may not be an accessory use within the meaning of Section 51A-4.217."

SECTION 12. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 13. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 14. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 15. 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.

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SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

Passed_____

AGENDA ITEM # 57

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Mobility and Street Services Water Utilities
CMO:	Majed Al-Ghafry, 670-3302 Jill A. Jordan, P.E., 670-5299
MAPSCO:	45F

SUBJECT

A benefit assessment hearing to receive comments on alley paving, water and wastewater main improvements, for Alley Group 12-1126; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of seven - Not to exceed $672,664 - Financing: 2012 Bond Funds ($221,696), General Obligation Commercial Paper Funds ($168,639), and Water Utilities Capital Construction Funds ($282,329)

BACKGROUND

The alley between Hibernia Street and State Street from Boll Street to Worthington Street was requested by property owner petition and accepted on August 2, 2010. The alley between Hibernia Street and McKinney Avenue from Routh Street to Boll Street was requested by property owner petition and accepted on August 11, 2010. The alley between State Street and Thomas Avenue from Routh Street to Boll Street was requested by property owner petition and accepted on September 14, 2010. All of these alley projects were subsequently funded in the 2012 Bond Program. On January 22, 2014, City Council authorized a professional services contract for the design of this project by Resolution No. 14-0190. This action will allow the public hearing to be held and will authorize the levying of assessments and contract for construction. The alley improvements will consist of upgrading the unimproved gravel and dirt alleys with 10-foot wide concrete pavement. Water and wastewater main improvements are also being constructed as part of the project.

BACKGROUND (continued)

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

This is the third and final step in the process.

Vescorp Construction, LLC dba Chavez Concrete Cutting has no completed contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2014
Completed Design	February 2017
Begin Construction	August 2017
Complete Construction	February 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, City Council authorized a professional services contract for engineering services by Resolution No. 14-0190.

On April 12, 2017, City Council authorized alley paving improvements and a benefit assessment hearing by Resolution No. 17-0590.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

2012 Bond Funds - $221,696.42
2012 Bond Program (General Obligation Commercial Paper Funds) - $168,639.07
Water Utilities Capital Construction Funds - $282,328.50

Design	$ 36,653.50
Construction (this action)	
Paving - MSS	$390,335.49
Water & Wastewater - WTR	$282,328.50
Total Project Cost	$709,317.49

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Vescorp Construction, LLC dba Chavez Concrete Cutting

Hispanic Female	5	Hispanic Male	46
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	0	White Male	0

BID INFORMATION

The following seven bids with quotes were received and opened on April 7, 2017.

*Denotes successful bidder

Bidders	**Bid Amount**
* Vescorp Construction, LLC dba Chavez Concrete Cutting P. O. Box 800400 Balch Springs, TX 75180	$ 672,663.99
MACVAL Associates, LLC	$ 731,582.00
Jeske Construction Co	$ 799,192.00
Camino Construction, LP	$ 937,397.00
Ark Contracting Services, LP	$1,009,403.00
Texas Standard Construction	$1,059,438.20
BR Infrastructure Road, LP	$1,479,585.00

Original estimate:	MSS	$236,215.00
	WTR	$167,758.00
Total Project		$403,973.00

OWNER

Vescorp Construction, LLC dba Chavez Concrete Cutting

Hugo Chavez, President

MAP

Attached

Alley Group 12-1126

Project	Limits	Council District
Alley between Hibernia Street and State Street	from Boll Street to Worthington Street	14
Alley between Hibernia Street and McKinney Avenue	from Routh Street to Boll Street	14
Alley between State Street and Thomas Avenue	from Routh Street to Boll Street	14

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: A benefit assessment hearing to receive comments on alley paving, water and wastewater main improvements, for Alley Group 12-1126; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of seven - Not to exceed $672,664 - Financing: 2012 Bond Funds ($221,696), General Obligation Commercial Paper Funds ($168,639), and Water Utilities Capital Construction Funds ($282,329)

Vescorp Construction, LLC dba Chavez Concrete Cutting is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$672,663.99	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$672,663.99	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Vescorp Construction, LLC dba Chavez Concrete Cutting	HMDBZZ16Y0217	$423,930.99	63.02%
Flow Line Utilities, Inc.	HMMB31596N0419	$248,733.00	36.98%
Total Minority - Local		$672,663.99	100.00%

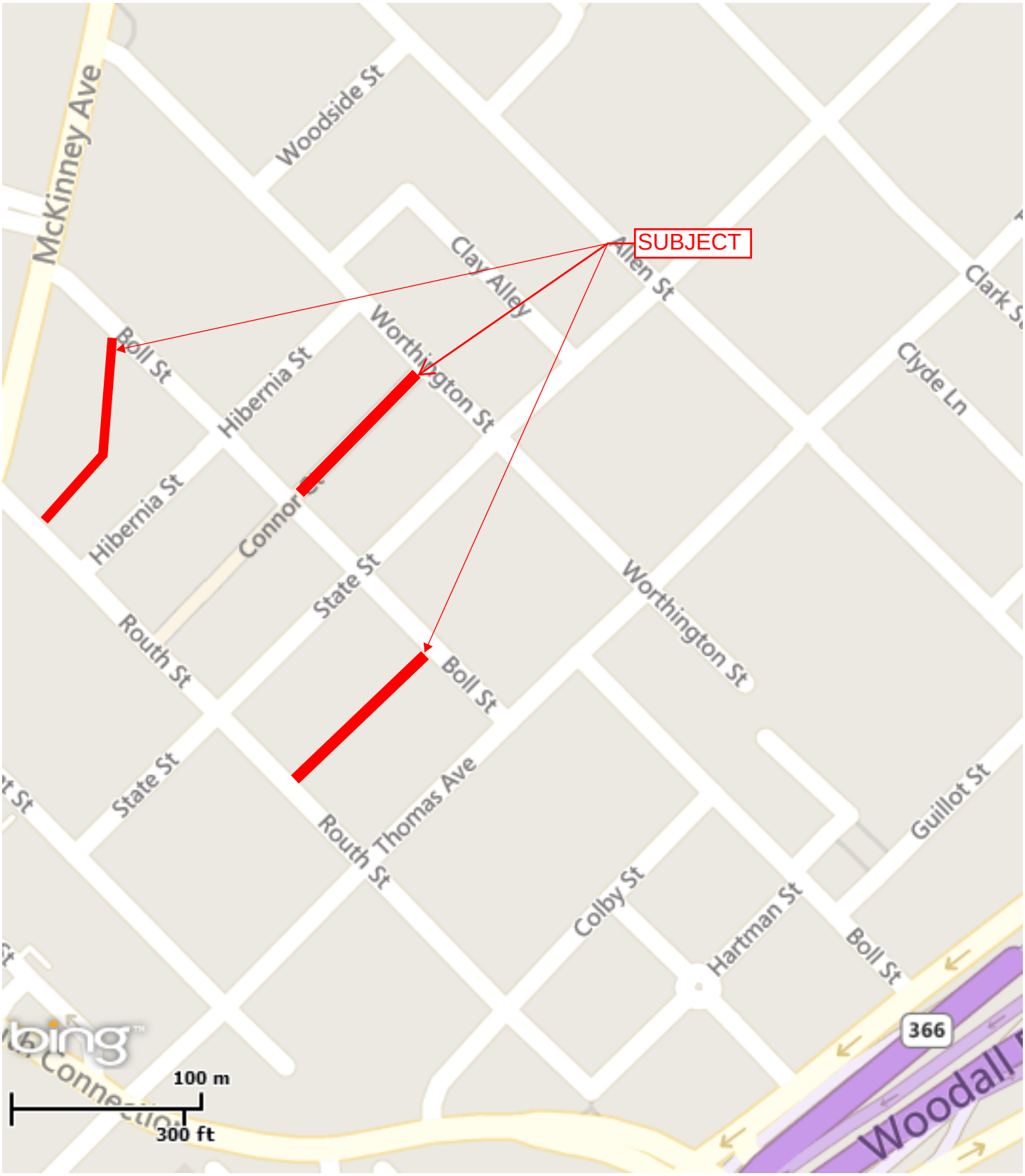
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$672,663.99	100.00%	$672,663.99	100.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$672,663.99	100.00%	$672,663.99	100.00%

ALLEY GROUP 12-1126



MAPSCO 45F

N

May 24, 2017

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following alleys between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Alley Group 12-1126

1. The alley between Hibernia Street and State Street from Boll Street to Worthington Street
2. The alley between Hibernia Street and McKinney Avenue from Routh Street to Boll Street
3. The alley between State Street and Thomas Avenue from Routh Street to Boll Street

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and

WHEREAS, the said hearing was duly held at said time and place; and

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real Support Group LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and

WHEREAS, the City Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 24th day of May A.D. 2017 be and the same is hereby ordered closed.

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the alleys hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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

Enhancement Evaluation Study

Enhancement Evaluation Study
Project Group #12-1126
Report #17-05

Prepared for:
Mobility and Street Services Dept
Petition/Assessment Section
Efrain Trejo
Oak Cliff Municipal Center
320 E. Jefferson Blvd, Room 307, Dallas, TX 75203



Con-Real, LP
Troy C. Alley Jr., MAI
8150 N. Central Expressway
Suite M1120
Dallas, Texas 75206

con-real, lp.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	March 15, 2017
Effective Date of Study:	March 17, 2017
Date of Transmittal:	March 17, 2017
Subject Property:	Various Residential
Location:	**Alleys:** Alley between Hibernia Street and State Street from Boll Street to Worthington Street, Dallas County, Texas **Alleys:** The alley between State Street and Thomas Avenue from Routh Street to Boll Street, Dallas County, Texas
Zoning Classifications:	Single Family
Current Use:	Single Family Dwellings
Highest & Best Use:	Residential Uses
Flood Zone:	Based only on a cursory inspection, the properties appear to **not** be in a flood plain.
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed driveway and alley improvements that affect the subject properties as of March 17, 2017
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the alleyway and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of the data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties

PROPERTY ANALYSIS

The alley between Hibernia Street and State Street from Boll Street to Worthington Street in Dallas, Texas and consists of 4 parcels. The properties located on the streets are similar in area and size ranging from 2,192 to 4,429 square feet, majority are one to two story houses. They are located along Hibernia Street and State Street which consists of two lanes. The immediate area is a mix of residential, retail, and office properties located in the Uptown area.

PROPERTY HIGHLIGHTS

THE ALLEY GROUP INCLUDING:

1.Alley between Hibernia Street and State Street from Boll Street to Worthington Street, Dallas, Dallas County, Texas. (Mapsco – **Dallas 45 F**)

Property Owners: Varied (see tables pages 32)

Area Description: This area of Dallas; is a highly dense urban area with a mix of residential, retail, and office properties; Highway 366 Woodall Rodgers Freeway, Highway 75, McKinney Avenue are the major roadways

Area Boundaries: Turtle Creek (North), Highway 366 Woodall Rodgers Freeway (South), Interstate 35E (West), and Highway 75 (East)

Neighborhood Description: The residential neighborhood is surrounded with commercial businesses, retail, schools, and parks; level to rolling terrain

Property Values: $200,000< Residential (typical)

Demand/Supply: High/Low

Neighborhood Land Use: 45% residential; 50% commercial/retail; and 5% schools and parks

Neighborhood Trend & Probable Changes: Neighborhood is growing with anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family Residences

Highest and Best Use: Residential Uses

Utilities: All available

Pictures: The photos can be found on the following pages numbered as A1 & A2

PROPERTY CHALLENGES & SOLUTIONS

Alleyway: Alley between Hibernia Street and State Street from Boll Street to Worthington Street, Dallas County, Texas

Challenges: Driveways- various homeowners are without paved driveways and have to park on gravel. This effects the attractiveness of the property and overall neighborhood. There is a lack of consistency in the neighborhood's uniformed attractiveness.

Solution:
- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Challenges: Alley Ways- the various groups of properties are in need of improved alley ways because of lack of proper drainage system.

Solution:

- Improved alley ways address the concerns of safety and environment problems that arrive since there isn't a proper drainage system within the neighborhood. They will eliminate the amount of stand still water and property damage due to the amount of rain fall in various seasons.

- The proposed improvements are expected to increase the ease and accessibility of parking, enhance the street appeal for homeowners, and lessen the constant vehicle weight on the main neighborhood streets which deteriorates the pavement over time.

PROPERTY ANALYSIS

The alley between State Street and Thomas Avenue from Routh Street to Boll Street in Dallas Texas and consists of 9 parcels. The properties located on the streets are similar in area and size ranging from 460 to 4,392 square feet, majority are one to two story houses. They are located along State Street and Thomas Avenue which consists of two lanes. The immediate area is a mix of residential, retail, and office properties located in the Uptown area.

PROPERTY HIGHLIGHTS

THE ALLEY GROUP INCLUDING:

1.Alley between State Street and Thomas Avenue from Routh Street to Boll Street, Dallas, Dallas County, Texas (Mapsco – **Dallas 45 F**)

Property Owners: Varied (see tables pages 33-34)

Area Description: This area of Dallas; is a highly dense urban area with a mix of residential, retail, and office; Highway 366 Woodall Rodgers Freeway, Highway 75, McKinney Avenue are the major roadways

Area Boundaries: Turtle Creek (North), Highway 366 Woodall Rodgers Freeway (South), Interstate 35E (West), and Highway 75 (East)

Neighborhood Description: The residential neighborhood is surrounded with commercial businesses, retail, schools, and parks; level to rolling terrain

Property Values: $200,000< Residential (typical)

Demand/Supply: High/Low

Neighborhood Land Use: 45% residential; 50% commercial/retail; and 5% schools and parks

Neighborhood Trend & Probable Changes: Neighborhood is growing with anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family Residences

Highest and Best Use: Residential Uses

Utilities: All available

Pictures: The photos can be found on the following pages numbered as A3 & A4

PROPERTY CHALLENGES & SOLUTIONS

Alleyway: Alley between State Street and Thomas Avenue from Routh Street to Boll Street, Dallas County, Texas

Challenges: Driveways- various homeowners are without paved driveways and have to park on gravel. This effects the attractiveness of the property and overall neighborhood. There is a lack of consistency in the neighborhood's uniformed attractiveness.

Solution:
- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Challenges: Alley Ways- the various groups of properties are in need of improved alley ways because of lack of proper drainage system.

Solution:

- Improved alley ways address the concerns of safety and environment problems that arrive since there isn't a proper drainage system within the neighborhood. They will eliminate the amount of stand still water and property damage due to the amount of rain fall in various seasons.

- The proposed improvements are expected to increase the ease and accessibility of parking, enhance the street appeal for homeowners, and lessen the constant vehicle weight on the main neighborhood streets which deteriorates the pavement over time.

SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the group of subject properties and the surrounding areas to determine the impact the improved driveways and alley ways will have on the neighborhood

- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties

- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements

- Interviewed reputable sources to receive opinions on the benefits of the improvements of alley ways

- Provided a recommendation for the proposed improvements

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the alleyways which includes concrete drives (approaches) and concrete alleyways where necessary. In the assessment prepared by the City of Dallas, the City calculated a Linear Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by $21.21 per linear foot for the concrete paving including alley ways and $53.46 per square yard for the concrete drives. Properties that have existing drives and improved alleyways are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value the sidewalk improvements enhances the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the alleyways and drives improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The most suitable is the Sales Comparison Method that exhibits the comparison between improved properties with alley ways vs. improved properties without alley ways for purposes of comparing the prices paid for properties. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property in regards to street improvements, alleyways, and driveways.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales properties with & without existing driveways/alleyways and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing driveways/alleyways improvements over a property that does not have those improvements.

The subject's area was searched for recent sales of a variety of residential properties that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did have alleyways due to the fact that most of the streets in the area did not have these features. As such, the search was expanded to areas outside of the subject's immediate area in order to locate a sufficient number of sales of residential properties with and without alleyways. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both improved and unimproved alleyways, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with driveways/alleyways and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

1) **Residential Sales- Improved Alley Way vs. Unimproved Alley Ways**

   a. Alley between Hibernia Street and State Street from Boll Street to Worthington Street (4 parcels)

   b. The alley between State Street and Thomas Avenue from Routh Street to Boll Street (9 parcels)

RESIDENTIAL SALE-IMPROVED ALLEY WAY "Representation Of Subject Property"
(will be employed as the subject lot)



Mapsco:	35 S Dallas
Location:	4326 Rawlins Street, Dallas, Texas
Grantor:	Cole Opal
Grantee:	Horn William C & Wong Roberts S
Date of Sale:	September 6, 2016
Recording Data:	201600250969
County:	Dallas
Size:	2,070 SF
Shape:	Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$434,000
Per SF:	$209.66
Terms:	Cash to Seller
Cash Equivalent Consideration:	$434,000
Per SF:	$209.66
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with alleyways.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL UNIMPROVED ALLEY WAY SALE NO. 1



Mapsco:	45 H Dallas
Location:	1520 Spenwick Terrace, Dallas, Texas
Grantor:	McFall Stephen & Christina
Grantee:	Maris Glenda Gaye
Date of Sale:	September 16, 2016
Recording Data:	201600263172
County:	Dallas
Size:	2,047 SF
Shape:	Rectangular
Zoning:	Planned Development District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$390,000
Per SF:	$190.52
Terms:	Cash to Seller
Cash Equivalent Consideration:	$390,000
Per SF:	$190.52
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved with alleyways.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

Residential Alley Way Sales
Improved Alleyway vs. Unimproved Alleyways

				
Location	**Representation of Subject Property** 4326 Rawlins Street, Dallas, Texas	**Sale 1** 1520 Spenwick Terrace, Dallas, Texas	**Sale 2** 5015 Alcott Street, Dallas, Texas	**Sale 3** 5331 Bonita Avenue, Dallas, Texas
Sales Price/ Per Square Foot	$209.66	$190.52	$228.58	$212.33
Eff. Sale Price	$209.66	$190.52	$228.58	$212.33
Size/SF	2,070 -0-	2,386 +3%	2,017 -0-	1,828 -2%
Curbs/Gutters	**Yes**	**Yes**	**Yes**	**Yes**
Improved Alley Way	**Yes**	**No**	**No**	**No**
Location	Average -0-	Inferior +10	Superior -3%	Superior -2%
Condition	Average -0-	Superior -5%	Superior -5%	Similar -0-
Percentage Adjustment		8%	-8%	-4%
Net Adjustment		$15.24	($18.29)	($8.49)
Adjusted Sale Price	**$209.66**	**$205.76**	**$210.29**	**$203.84**

The Representation of the Subject, at 4326 Rawlins Street is a 2,070 square foot property that **did** have **an alleyway** and sold for $209.66 per square foot. The sales comparables **did not have alleyways** on their sites and sold at prices ranging from $190.52 to $228.58 per square foot. All of the sales are similar in locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. Sales 1 and 3 are different from the Representation of Subject Property (4326 Rawlins Street) by their respective sizes. Sales 1 was adjusted upward for its larger size in comparison to the Representation of the Subject Property to compensate for the difference in its price on a per square foot basis. However, Sales 3 was adjusted downward for its smaller size in comparison to the Representation of the Subject Property to compensate for the difference in its price on a per square foot basis. Sales 1 location is inferior to the subject and was adjusted upward. Sales 2 & 3 are superior to the subject and were adjusted downward since they are located near Highway 75 within the Knox/Henderson area. Sales 1 and 2 were adjusted downward because of their residences superiority in the exterior appearances compared to the Representation of the Subject.

After making warranted adjustments to the sales comparables, a range of values of $203.84 to $210.29 per square foot was derived from Sale 1, 2, & 3. Based on the sales comparables in comparison to the subject property the variance between the subject property and comparables is less than 3%, which leads to the conclusion that there isn't a significant difference in pricing by not having improved alleyways.

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost $25,000 to install, but upon resale rarely yields $10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 25% of the construction cost of the alleyway pavement improvements and assessed at a rate of 50% of the estimated construction cost of the concrete drive improvements. The reason for the percentages of the construction costs for the alleyways and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project areas already have improved alleyways and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place.

The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

ASSESSMENT VALUATION PROCESS (TABLES)

ALLEY GROUP 12-1126

1. ALLEY BETWEEN HIBERNIA STREET AND STATE STREET FROM BOLL STREET TO WORTHINGTON STREET SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- ALLEY	RECOMMENDED ASSESSMENT
NORTHWEST SIDE OF ALLEY								
			SMITH & WATSON					
JOHN F HUMPHRIES 2700 HIBERNIA ST DALLAS, TEXAS 75204	4	B/562	72 FT PMVT	$21.21	$1,527.12	$1,527.12	$381.78 (25% of alley paving assessment $1,527.12)	$381.78
RAYMOND ALLIE MYSLIWY & DEBORAH ANN MYSLIWY 2706 HIBERNIA ST DALLAS, TEXAS 75204	3	B/562	71 FT PVMT 5 5 SY DR(20'Wide)	$21.21 $53.46	$1,505.91 $294.03	$1,799.94	$376.48 (25% of alley paving assessment $1,505.91) *$147.02 (50% of drive assessment $294.03)	$376.48 $147.02 $523.50
SOUTHEAST SIDE OF ALLEY								
			WORTHINGTON					
CURTIS W MEADOWS JR & PATRICIA B MEADOWS 2707 STATE ST DALLAS, TEXAS 75204	6 Acs 0 2314 72X140	B/562	70 FT PVMT 20 FT DRIVE	$21.21 No Cost	$1,484.70 $0.00	$1,484.70	$371.18 (25% of alley paving assessment $1,484.70)	$371.18
			SMITH & WATSON					
ADA CAPITAL LTD 2701 STATE ST DALLAS, TEXAS 75204	5 2410 Boll St	B/562	57 FT PMVT 10 FT DRIVE	$21.21 No Cost	$1,208.97 $0.00	$1,208.97	$302.24 (25% of alley paving assessment $1,208.97)	$302.24

ASSESSMENT VALUATION PROCESS (TABLES)

ALLEY GROUP 12-1126

3. ALLEY BETWEEN STATE STREET AND THOMAS AVENUE FROM ROUTH STREET TO BOLL STREET
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- ALLEY	RECOMMENDED ASSESSMENT
NORTHWEST SIDE OF ALLEY								
			OVERLANDS ADDITION					
DOUGLAS R NICHOLS DBA 2600 STATE ST INVESTORS 2603 FAIRMOUNT ST DALLAS, TEXAS 75201	1B **2312** **Routh St**	C/556	50 FT PMVT	$21.21	$1,060.50	$1,060.50	$265.13 (25% of alley paving assessment $1,060.50)	$265.13
			OVERLANDS					
ALLMILAND LTD 2606 STATE ST DALLAS, TEXAS 75204	NE 40' Lt 2 & SW 12' Lt 3 25X150 0	C/556	52 FT PVMT	$21.21	$1,102.92	$1,102.92	$275.73 (25% of alley paving assessment $1,102.92)	$275.73
LAURENCE J PRAEGER & JESSICA PRAEGER 2608 STATE ST DALLAS, TEXAS 75204	Mid Pt 3 27X150	C/556	27 FT PVMT 6 SY DR(27'Wide)	$21.21 $53.46	$572.67 $320.76	$893.43	$143.17 (25% of alley paving assessment $572.67) *$160.38 (50% of drive assessment $320.76)	$143.17 $160.38 $303.55
AMY GRAGERT 2610 STATE ST DALLAS, TEXAS 75204	11 Ft Lt 3 & 30 Ft Lt 4	C/556	41 FT PMVT 8.8 SY DR(40'Wide)	$21.21 $53.46	$869.61 $470.45	$1,340.06	$217.40 (25% of alley paving assessment $869.61) *$235.22 (50% of drive assessment $470.45)	$217.40 $235.22 $452.62
LEON R SIMS 2616 STATE ST DALLAS, TEXAS 75204	E 20 Ft Lt 4 & w 40 Ft Lt 5 60X150	C/556	59 FT PVMT	$21.21	$1,251.39	$1,251.39	$312.85 (25% of alley paving assessment $1,251.39)	$312.85
MARY D MCKNIGHT 2620 STATE ST DALLAS, TEXAS 75204	6 & W10' Lot 5 60X150	C/556	**NO ASSESSMENT** **PAVEMENT IN PLACE**					

ALLEY GROUP 12-1126

3. ALLEY BETWEEN STATE STREET AND THOMAS AVENUE FROM ROUTH STREET TO BOLL STREET
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- ALLEY	RECOMMENDED ASSESSMENT
SOUTHEAST SIDE OF ALLEY								
			TOPHI					
ALLMILAND LTD 2606 STATE ST DALLAS, TEXAS 75204	Lt 12A Acs 0 0712 **2309** **Boll St**	C/556	**NO ASSESSMENT** **PAVEMENT IN PLACE**					
			OVERLANDS					
BARNEY & DAVID LTD 6333 E MOCKINGBIRD LN SUITE 147 DALLAS, TEXAS 75214	11 50X150 **2617** **Thomas Ave**	C/556	50 FT PVMT 14 FT DRIVE 15 FT PVMT	$21 21 No Cost No Cost	$1,060 50 $0 00 $0 00	**$1,060.50**	$265 13 (25% of alley paving assessment $1,060 50)	**$265.13** **$265.13**
BOBUM III LLC 1825 MARKET CENTER BLVD #385 DALLAS, TEXAS 75207	10 **2613** **Thomas Ave**	C/556	50 FT PMVT 18 FT DRIVE	$21 21 No Cost	$1,060.50 $0.00	**$1,060.50**	$265 13 (25% of alley paving assessment $1,060.50)	**$265.13** **$265.13**
2609 THOMAS LLC 122 JAMES DR HEATH, TEXAS 75032	9 **2609** **Thomas Ave**	C/556	48 FT PMVT 3 3 FT DRIVE (10' Wide)	$21 21 $53 46	$1,018 08 $176 42	**$1,194.50**	$254 52 (25% of alley paving assessment $1,018 08) *$88 21 (50% of drive assessment $176 42)	**$254.52** **$88.21** **$342.73**
DOOFER LLC 2300 WOLF ST 14A DALLAS, TEXAS 75201	7 & 8 100X150 **2605** **Thomas Ave**	C/556	100 FT PMVT 18 FT DRIVE	$21.21 $0.00	$2,121 00 $0 00	**$2,121.00**	$530 25 (25% of alley paving assessment $2,121 00)	**$530.25** **$530.25**

RECOMMENDATION:

The Sales Comparison Method was conducted for Alley Group of properties. The Alley Group compared the improved residential properties with and without alleyways along with driveways.

The Alley Group: Alley between Hibernia Street and State Street from Boll Street to Worthington Street encumbers 4 parcels, were represented within the Sales Comparison Method by a similar improved residential property with an alleyway "4326 Rawlins Street, Dallas, Texas" which shared resembling attributes as the groups. Recent improved residential properties without alley ways were obtain to be compared to the above represented property.

The Alley Group: The alley between State Street and Thomas Avenue from Routh Street to Boll Street encumbers 9 parcels, were represented within the Sales Comparison Method by a similar improved residential property with an alleyway "4326 Rawlins Street, Dallas, Texas" which shared resembling attributes as the groups. Recent improved residential properties without alley ways were obtain to be compared to the above represented property.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for The Alley Group properties. The comparison approach did not indicate that a premium was being paid for properties that possessed an alleyway when compared to sales of similar type properties that did not possess those features. Based on our market analysis in which information from various sources were obtained, we can conclude that an alleyway may be an attractive feature for a property based on the purchaser's preference.

However, the lack of an alley may not affect the desirability of the property within the real estate market. While it is true that the property owners will receive a nominal benefit from having a new concrete street improvement drives and alleyways the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot. As such, it is our contention that the subject properties will increase in value from the alleyway and driveway improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners be assessed at a rate of 50% of the estimated construction cost of concrete drive improvements and the property owners are assessed at a rate of 25% of the construction cost of the alleyway pavement improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.

6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.

7. Kristen Alley provided significant professional assistance to the person signing this report.

8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP

Troy C. Alley, Jr.
Sr. Analyst

Kristen Alley
Analyst

ORDINANCE NO._____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING ALLEYS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Alley Group 12-1126

1. The alley between Hibernia Street and State Street from Boll Street to Worthington Street
2. The alley between Hibernia Street and McKinney Avenue from Routh Street to Boll Street
3. The alley between State Street and Thomas Avenue from Routh Street to Boll Street

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID ALLEYS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Alley Group 12-1126

1. The alley between Hibernia Street and State Street from Boll Street to Worthington Street
2. The alley between Hibernia Street and McKinney Avenue from Routh Street to Boll Street
3. The alley between State Street and Thomas Avenue from Routh Street to Boll Street

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Mobility and Street Services (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said alleys the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvement of said alleys was duly adopted in compliance with the law on the 12th day of April, 2017; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said alleys of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 24th day of May, 2017; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 24th day of May, 2017 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 24th day of May, 2017, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the alleys herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the

SECTION 1. (continued)

benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property herein below mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

ALLEY GROUP 12-1126

1. **ALLEY BETWEEN HIBERNIA STREET AND STATE STREET FROM BOLL STREET TO WORTHINGTON STREET SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
NORTHWEST SIDE OF ALLEY						
			SMITH & WATSON			
JOHN F HUMPHRIES	4	B/562	72 FT PMVT	$21.21	$1,527.12	
2700 HIBERNIA ST			**TOTAL**		$1,527.12	
DALLAS, TEXAS 75204			**ADJ PER ENHANCEMENT EVAL.**		$1,145.34	
			NET DUE BY OWNER			**$381.78**
RAYMOND ALLIE MYSLIWY	3	B/562	71 FT PMVT	$21.21	$1,505.91	
& DEBORAH ANN MYSLIWY			5.5 SY DR(20'Wide)	$53.46	$294.03	
2706 HIBERNIA ST			**TOTAL**		$1,799.94	
DALLAS, TEXAS 75204			**ADJ PER ENHANCEMENT EVAL.**		$1,276.44	
			NET DUE BY OWNER			**$523.50**
SOUTHEAST SIDE OF ALLEY						
			WORTHINGTON			
CURTIS W MEADOWS JR	6	B/562	70 FT PMVT	$21.21	$1,484.70	
& PATRICIA B MEADOWS	Acs 0.2314		20 FT DRIVE	No Cost	$0.00	
2707 STATE ST	72X140		**TOTAL**		$1,484.70	
DALLAS, TEXAS 75204			**ADJ PER ENHANCEMENT EVAL.**		$1,113.52	
			NET DUE BY OWNER			**$371.18**
			SMITH & WATSON			
ADA CAPITAL LTD	5	B/562	57 FT PMVT	$21.21	$1,208.97	
2701 STATE ST	**2410**		10 FT DRIVE	No Cost	$0.00	
DALLAS, TEXAS 75204	**Boll St**		**TOTAL**		$1,208.97	
			ADJ PER ENHANCEMENT EVAL.		$906.73	
			NET DUE BY OWNER			**$302.24**

ALLEY GROUP 12-1126

1. ALLEY BETWEEN HIBERNIA STREET AND STATE STREET FROM BOLL STREET TO WORTHINGTON STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$1,578.70
TOTAL CITY OF DALLAS' COST - PAVING	$95,177.17	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN IMPROVEMENTS	$67,524.80	
TOTAL CITY OF DALLAS' COST		$162,701.97
TOTAL COST OF IMPROVEMENTS		$164,280.67

ALLEY GROUP 12-1126

2. ALLEY BETWEEN HIBERNIA STREET AND MCKINNEY AVENUE FROM ROUTH STREET TO BOLL STREET
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
NORTHWEST SIDE OF ALLEY					
			OVERLANDS		
UPTOWN ENERGY PARTNERS LP 2602 MCKINNEY AVE SUITE 330 DALLAS, TEXAS 75204	1&2	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	
J&K REAL ESTATE INV LTD 2340 W INTERSTATE 20 SUITE 100 ARLINGTON, TEXAS 76017	3&4 Acs 0.4928 **2614** **Mckinney Ave**	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	
SOUTHEAST SIDE OF ALLEY					
JOSH R FEFERMAN 2511 BOLL ST DALLAS, TEXAS 75204	7 Acs 0.09	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	
MATTHEW DALE SWIFT 8184 SAN BENITO WAY DALLAS, TEXAS 75218	E Pt Lt 6 Hibernia Adj Lt 7 54.5X134X68.8 24.7X35.2X40 **2615** **Hibernia St**	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	
JOHN HUMPHRIES JR 2700 HIBERNIA ST DALLAS, TEXAS 75204	E12 Lt 5 50.5X40X35.2 **2609** **Hibernia St**	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	

ALLEY GROUP 12-1126

2. ALLEY BETWEEN HIBERNIA STREET AND MCKINNEY AVENUE FROM ROUTH STREET TO BOLL STREET
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
			OVERLANDS		
JOHN HUMPHRIES JR 2700 HIBERNIA ST DALLAS, TEXAS 75204	Mid Pt Lt 5 53.5X80 **2605** **Hibernia St**	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	
FATIMA LLC 7139 HILLGREEN DR #B DALLAS, TEXAS 75214	Pt Lt 5 Acs 0.1331 **2500** **Routh St**	A/554		**NO ASSESSMENT** **PAVEMENT IN PLACE**	

ALLEY GROUP 12-1126

2. ALLEY BETWEEN HIBERNIA STREET AND MCKINNEY AVENUE FROM ROUTH STREET TO BOLL STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$0.00
TOTAL CITY OF DALLAS' COST - PAVING	$153,953.81	
TOTAL DALLAS WATER UTILITIES COST WATER MAIN IMPROVEMENTS	$78,945.50	
TOTAL CITY OF DALLAS' COST		$232,899.31
TOTAL COST OF IMPROVEMENTS		$232,899.31

ALLEY GROUP 12-1126

3. ALLEY BETWEEN STATE STREET AND THOMAS AVENUE FROM ROUTH STREET TO BOLL STREET
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMEN
NORTHWEST SIDE OF ALLEY						
			OVERLANDS ADDITION			
DOUGLAS R NICHOLS DBA 2600 STATE ST INVESTORS 2603 FAIRMOUNT ST DALLAS, TEXAS 75201	1B **2312** **Routh St**	C/556	50 FT PMVT **TOTAL** **ADJ PER ENHANCEMENT EVAL.** **NET DUE BY OWNER**	$21.21	$1,060.50 $1,060.50 $795.37	**$265.13**
			OVERLANDS			
ALLMILAND LTD 2606 STATE ST DALLAS, TEXAS 75204	NE 40' Lt 2 & SW 12' Lt 3 25X150	C/556	52 FT PMVT **TOTAL** **ADJ PER ENHANCEMENT EVAL.** **NET DUE BY OWNER**	$21.21	$1,102.92 $1,102.92 $827.19	**$275.73**
LAURENCE J PRAEGER & JESSICA PRAEGER 2608 STATE ST DALLAS, TEXAS 75204	Mid Pt 3 27X150	C/556	27 FT PMVT 6 SY DR(27'Wide) **TOTAL** **ADJ PER ENHANCEMENT EVAL.** **NET DUE BY OWNER**	$21.21 $53.46	$572.67 $320.76 $893.43 $589.88	**$303.55**
AMY GRAGERT 2610 STATE ST DALLAS, TEXAS 75204	11 Ft Lt 3 & 30 Ft Lt 4	C/556	41 FT PMVT 8.8 SY DR(40'Wide) **TOTAL** **ADJ PER ENHANCEMENT EVAL.** **NET DUE BY OWNER**	$21.21 $53.46	$869.61 $470.45 $1,340.06 $887.44	**$452.62**
LEON R SIMS 2616 STATE ST DALLAS, TEXAS 75204	E 20 Ft Lt 4 & w 40 Ft Lt 5 60X150	C/556	59 FT PMVT **TOTAL** **ADJ PER ENHANCEMENT EVAL.** **NET DUE BY OWNER**	$21.21	$1,251.39 $1,251.39 $938.54	**$312.85**
MARY D MCKNIGHT 2620 STATE ST DALLAS, TEXAS 75204	6 & W10' Lot 5 60X150	C/556	**NO ASSESSMENT** **PAVEMENT IN PLACE**			

ALLEY GROUP 12-1126

3. ALLEY BETWEEN STATE STREET AND THOMAS AVENUE FROM ROUTH STREET TO BOLL STREET
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMEN
SOUTHEAST SIDE OF ALLEY						
			TOPHI			
ALLMILAND LTD	Lt 12A	C/556				
2606 STATE ST	Acs 0.0712					
DALLAS, TEXAS 75204	**2309**		**NO ASSESSMENT**			
	Boll St		**PAVEMENT IN PLACE**			
			OVERLANDS			
BARNEY & DAVID LTD	11	C/556	50 FT PMVT	$21.21	$1,060.50	
6333 E MOCKINGBIRD LN	50X150		14 FT DRIVE	No Cost	$0.00	
SUITE 147	**2617**		15 FT DRIVE	No Cost	$0.00	
DALLAS, TEXAS 75214	**Thomas Ave**		**TOTAL**		$1,060.50	
			ADJ PER ENHANCEMENT EVAL.		$795.37	
			NET DUE BY OWNER			**$265.13**
BOBUM III LLC	10	C/556	50 FT PMVT	$21.21	$1,060.50	
1825 MARKET CENTER	**2613**		18 FT DRIVE	No Cost	$0.00	
BLVD #385	**Thomas Ave**		**TOTAL**		$1,060.50	
DALLAS, TEXAS 75207			**ADJ PER ENHANCEMENT EVAL.**		$795.37	
			NET DUE BY OWNER			**$265.13**
2609 THOMAS LLC	9	C/556	48 FT PMVT	$21.21	$1,018.08	
122 JAMES DR	**2609**		3.3 SY DR(10' Wide)	$53.46	$176.42	
HEATH, TEXAS 75032	**Thomas Ave**		**TOTAL**		$1,194.50	
			ADJ PER ENHANCEMENT EVAL.		$851.77	
			NET DUE BY OWNER			**$342.73**
DOOFER LLC	7 & 8	C/556	100 FT PMVT	$21.21	$2,121.00	
2300 WOLF ST 14A	100X150		18 FT DRIVE	No Cost	$0.00	
DALLAS, TEXAS 75201	**2605**		**TOTAL**		$2,121.00	
	Thomas Ave		**ADJ PER ENHANCEMENT EVAL.**		$1,590.75	
			NET DUE BY OWNER			**$530.25**

ALLEY GROUP 12-1126

3. ALLEY BETWEEN STATE STREET AND THOMAS AVENUE FROM ROUTH STREET TO BOLL STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$3,013.12
TOTAL CITY OF DALLAS' COST - PAVING	$136,612.69	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN IMPROVEMENTS	$135,858.20	
TOTAL CITY OF DALLAS' COST		$272,470.89
TOTAL COST OF IMPROVEMENTS		$275,484.01

Alley Group 12-1126

1. The alley between Hibernia Street and State Street from Boll Street to Worthington Street
2. The alley between Hibernia Street and McKinney Avenue from Routh Street to Boll Street
3. The alley between State Street and Thomas Avenue from Routh Street to Boll Street

Total Property Owners' Cost - Assessments	$17,176.70	
Adjustments Per Enhancement Evaluation	$12,584.88	
Grand Total Net Due by Owners		$4,591.82
Grand Total City of Dallas' Cost - Paving	$385,743.67	
Grand Total Water Utilities Department Cost Water and Wastewater Main Improvements	$282,328.50	
Grand Total City of Dallas' Cost		$668,072.17
Grand Total Cost of Improvements		$672,663.99

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of alley improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

Prepared by Lisa Williams
Project Coordinator

Approved by _____
Director, Mobility and Street Services Department

May 24, 2017

WHEREAS, on April 12, 2017, City Council authorized alley paving improvements and the public hearing by Resolution No. 17-0590; and

WHEREAS, seven bids were received on April 7, 2017, for alley paving, water and wastewater main improvements, for Alley Group 12-1126:

Bidders	**Bid Amount**
Vescorp Construction, LLC dba Chavez Concrete Cutting	$ 672,663.99
MACVAL Associates, LLC	$ 731,582.00
Jeske Construction Co	$ 799,192.00
Camino Construction, LP	$ 937,397.00
Ark Contracting Services, LP	$1,009,403.00
Texas Standard Construction	$1,059,438.20
BR Infrastructure Road, LP	$1,479,585.00

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, approved as to form by the City Attorney, for the construction of alley paving, water and wastewater main improvements, for Alley Group 12-1126, in an amount not to exceed $672,663.99, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $672,663.99 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of the contract as follows:

Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S202, Activity APET Object 4510, Program PB12S202, Encumbrance CT STS12S201H1 Vendor VS89922	$ 73,545.97
Street and Transportation Improvements Fund Fund 4U22, Department STS, Unit S202, Activity APET Object 4510, Program PB12S202, Encumbrance CT STS12S201H1 Vendor VS89922	$ 23,209.90

SECTION 2. (continued)

Street and Transportation Improvements Fund Fund 4U22, Department STS, Unit S201, Activity APET Object 4510, Program PB12S201, Encumbrance CT STS12S201H1 Vendor VS89922	$ 79,590.27
Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S201, Activity APET Object 4510, Program PB12S201, Encumbrance CT STS12S201H1 Vendor VS89922	$ 74,363.54
Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S207, Activity APET Object 4510, Program PB12S207, Encumbrance CT STS12S201H1 Vendor VS89922	$ 73,786.91
Street and Transportation Improvements Fund Fund 4U22, Department STS, Unit S207, Activity APET Object 4510, Program PB12S207, Encumbrance CT STS12S201H1 Vendor VS89922	$ 65,838.90
Water Construction Fund Fund 0102, Department DWU, Unit CW42, Object 4550 Program 717255, Encumbrance CT- DWU717255CP Vendor VS89922	$104,115.70
Water Construction Fund Fund 0102, Department DWU, Unit CW42, Object 3221 Program 717255X, Encumbrance CT- DWU717255EN Vendor VS89922	$ 9,875.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42, Object 3222 Program 717256X, Encumbrance CT-DWU717256EN Vendor VS89922	$ 7,275.00
Wastewater Capital Improvement Fund Fund 0103, Department DWU, Unit CS42, Object 4560 Program 717256, Encumbrance CT-DWU717256CP Vendor VS89922	$161,062.80
Total amount not to exceed	$672,663.99

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

AGENDA ITEM # 58

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	May 24, 2017
COUNCIL DISTRICT(S):	1
DEPARTMENT:	Mobility and Street Services Water Utilities
CMO:	Majed Al-Ghafry, 670-3302 Jill A. Jordan, P.E., 670-5299
MAPSCO:	54C G

SUBJECT

A benefit assessment hearing to receive comments on street paving and water main improvements for North Adams Avenue from Tenth Street to Davis Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of eight - Not to exceed $1,068,127 - Financing: General Obligation Commercial Paper Funds ($802,987) and Water Utilities Capital Construction Funds ($265,140)

BACKGROUND

North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street was included in the 2012 Bond Program under the category of Target Neighborhood. On September 25, 2013, City Council authorized a professional services contract for the design of this project by Resolution No. 13-1731. This action will allow the public hearing to be held and will authorize the levying of assessments and a contract for construction. The improvements will consist of a 40-foot wide concrete pavement with curbs, sidewalks, on-street parking, drive approaches, and water main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

This is the third and final step in the process.

BACKGROUND (continued)

On April 21, 2017, eight bids with quotes were received and opened for street paving and water main improvements for North Adams Avenue from Tenth Street to Davis Street. This item authorizes award of the construction contract to Texas Standard Construction, Ltd.

The following chart illustrates Texas Standard Construction, Ltd. contractual activities with the City of Dallas for the past three years:

	MSS	DWU	PKR
Projects Completed	1	0	0
Change Orders	0	0	3
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2013
Completed Design	March 2017
Begin Construction	June 2017
Complete Construction	December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 25, 2013, City Council authorized a professional services contract for the design of this project by Resolution No. 13-1731.

On April 12, 2017, City Council authorized alley paving improvements and a benefit assessment hearing by Resolution No. 17-0591.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 22, 2017.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $802,986.70
Water Utilities Capital Construction Funds - $265,140.25

Design	$ 103,636.00
Construction (this action)	
Paving & Drainage - MSS	$ 802,986.70
Water - WTR	$ 265,140.25
Total Project Cost	$1,171,762.95

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Texas Standard Construction, Ltd.

Hispanic Female	3	Hispanic Male	87
African-American Female	0	African-American Male	3
Other Female	0	Other Male	0
White Female	4	White Male	8

BID INFORMATION

The following eight bids with quotes were received and opened on April 21, 2017.

*Denotes successful bidder

Bidders	**Bid Amount**
* Texas Standard Construction, Ltd. 5511 W. Ledbetter Drive Dallas, TX 75236	$1,068,126.95
Joe Funk Construction	$1,530,125.93
MACVAL Associates LLC	$1,554,278.80
Jeske Construction Co.	$1,595,347.00
Camino Construction, L.P.	$1,701,666.20
Tiseo Paving Co.	$1,812,753.00
Vescorp Construction, LLC	$1,902,859.09
HQS Construction, LLC	$1,973,145.00

Original estimate:	MSS	$702,525.00
	WTR	$154,253.00
Total Project		$856,778.00

OWNER

Texas Standard Construction, Ltd.

Ronald H. Dalton, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: A benefit assessment hearing to receive comments on street paving and water main improvements for North Adams Avenue from Tenth Street to Davis Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of eight - Not to exceed $1,068,127 - Financing: General Obligation Commercial Paper Funds ($802,987) and Water Utilities Capital Construction Funds ($265,140)

Texas Standard Construction, Ltd., is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,068,126.95	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$1,068,126.95	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Kenyatta Sand and Gravel	BMDB62563Y0517	$477,866.00	44.74%
Total Minority - Local		$477,866.00	44.74%

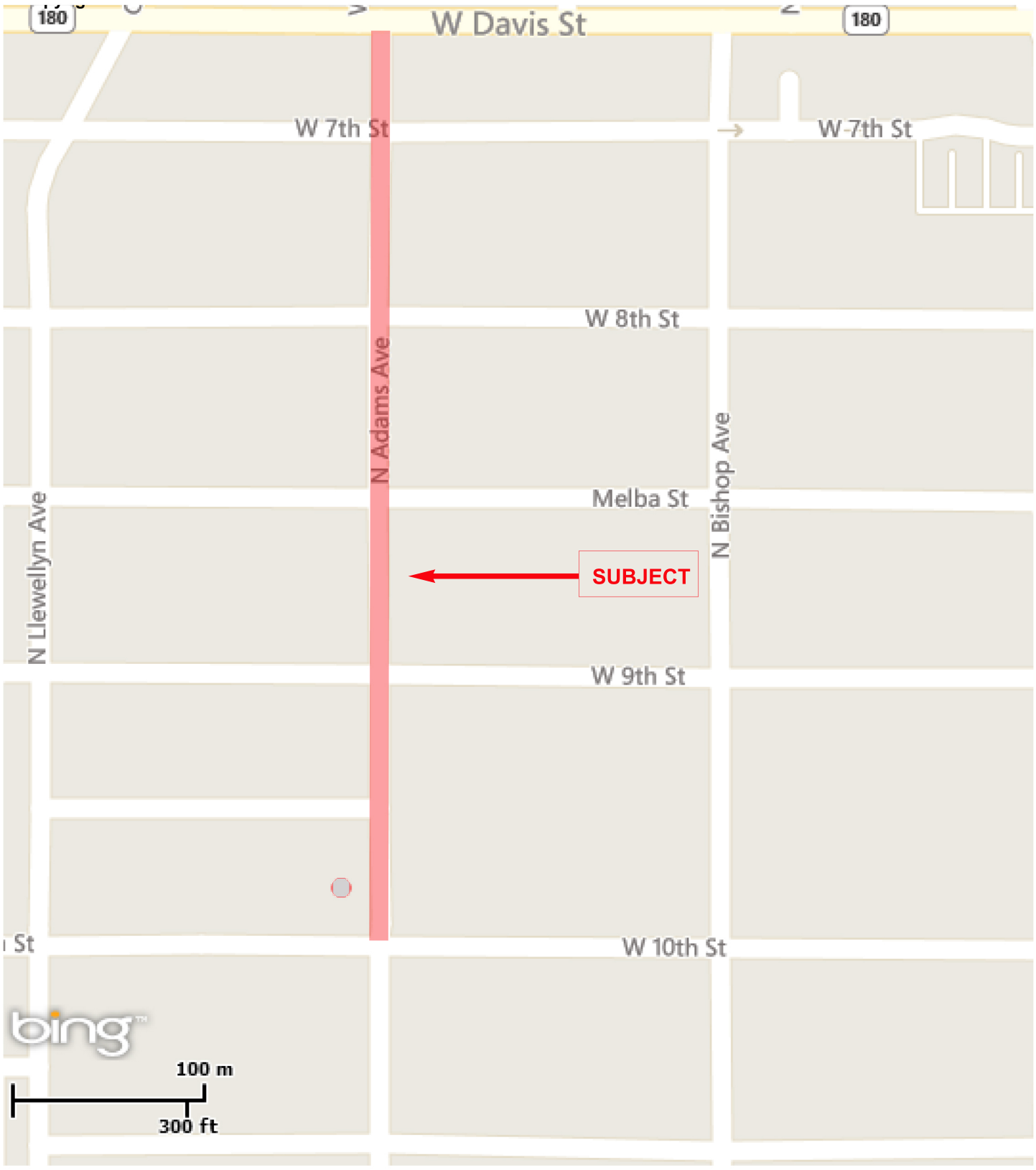
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$477,866.00	44.74%	$477,866.00	44.74%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$477,866.00	44.74%	$477,866.00	44.74%

NORTH ADAMS AVENUE FROM TENTH STREET TO DAVIS STREET



MAPSCO 54C, G

May 24, 2017

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following street between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and

WHEREAS, the said hearing was duly held at said time and place; and

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real Support Group LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and

WHEREAS, the City Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 24th day of May A.D. 2017 be and the same is hereby ordered closed.

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the street hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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

Enhancement Evaluation Study

Enhancement Evaluation Study Project Group Adams (N) Avenue from Tenth Street to Davis Street #17-06

Prepared for:
Mobility and Street Services Dept
Petition/Assessment Section
Efrain Trejo
Oak Cliff Municipal Center
320 E. Jefferson Blvd, Room 307, Dallas, TX 75203



Con-Real, LP
Troy C. Alley Jr.
8150 N. Central Expressway
Suite M1120
Dallas, Texas 75206

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	March 21, 2017
Effective Date of Study:	March 30, 2017
Date of Transmittal:	March 30, 2017
Subject Property:	Various Multi Family
Location:	**Street:** Adams (N) Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street
Zoning Classifications:	Multi Family District-2 Mixed Use District-3 Planned Development District Limited Office District-1 Commercial Service District
Current Use:	Multiple Family Dwellings
Highest & Best Use:	Residential/Multi-Family
Flood Zone:	Based only on a cursory inspection, the properties appear to **not** be in a flood plain.
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed on-street parking, sidewalk, and driveway improvements that affect the subject properties as of March 30, 2017
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of the data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties

PROPERTY ANALYSIS

The streets include Adams (N) Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street in Dallas Texas and consists of 13 parcels. The properties located on the streets are similar in area size ranging from 4,975 to 132,221 square feet, majority are two story apartments. They are located along Adams (N) Avenue, which consists of two lanes.

PROPERTY HIGHLIGHTS

Description for Project:

Street: Adams (N) Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street Dallas, Dallas County, Texas (Mapsco – **Dallas 54-C & 54-G**).

Property Owners: Varied (see tables pages 40-42)

Street Group Including Streets: Adams (N) Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street

Area Description: The area of Dallas; a mix of residential and special use developments; Hwy 35-E, I-30, West Jefferson Road, West Davis Road, and North Hampton Road are the major roadways

Area Boundaries: I-30 (North), Wright Street (South), S. Hampton Road (West), and I-35E (East)

Neighborhood Description: The residential neighborhood with schools, industrial, and commercial businesses; level to rolling terrain

Property Values: $50,000-1,570,400

Demand/Supply: High/Low

Neighborhood Land Use: 70% residential; 20% commercial, 5% industrial and 5% churches, schools, hospitals

Neighborhood Trend & Probable Changes: Neighborhood is growing; expect upcoming anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Multi-Family Residences

Highest and Best Use: Residential/Multi-Family

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S1 & S2

PROPERTY CHALLENGES & SOLUTIONS

*Street: Adams (N) Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis, Dallas, Dallas County, Tex*as

On-Street Parking- neighborhood schools and residents are concerned for the children's safety while walking home from school.

- The proposed improvements are expected to provide on-site parking to possibly address this concern.

Driveways- various homeowners are without paved driveways and have to park on gravel. This effects the attractiveness of the property and overall neighborhood. There is a lack of consistency in the neighborhood's uniformed attractiveness.

- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Sidewalks- there is a lack of sidewalks within the neighborhood which is a possible safety hazard for residents and children within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians; especially, children. The sidewalks also increase the neighborhood's overall attractiveness.

SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the group of subject properties and the surrounding areas to determine the impact the improved on-street parking, driveways, sidewalks, curbs and gutters will have on the neighborhood

- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties

- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements

- Provided a recommendation for the proposed improvements

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks, concrete drives (approaches), on-site parking where necessary. In the assessment prepared by the City of Dallas, the City calculated a Linear Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by a range between $20.52 to $133.57 per linear foot for the concrete paving including on-street parking, $10.35 per linear foot for the concrete sidewalks and $53.46 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value the sidewalk improvements enhances the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property in regards to street improvements, sidewalks, and driveways.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales properties with & without existing on-street parking and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing on-street parking improvements over a property that does not have those improvements.

The subject's area was searched for recent sales of a variety of multi-family/residential properties that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did have on-street parking due to the fact that most of the streets in the area do not have these features. The subject properties employed in the analysis include both improved and unimproved streets, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with on-street parking and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

1) **Multi-Family/Residential Sales – Improved Street On-Site Parking vs. Unimproved Streets On-Site Parking**

   - Representing the Group of Streets: Adams (N) Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street (13 parcels)

RESIDENTIAL PROPERTY "Representation Of Subject Property" (will be employed as the subject lot)



Mapsco:	44-Y (DALLAS)
Location:	1019 N Bishop Avenue, Dallas, Texas
Grantor:	Renteria Romualdo D
Grantee:	NA
Date of Sale:	March 14, 2017
Recording Data:	VOL2000069/6689
County:	Dallas
Size:	2,136 SF
Shape:	Rectangular
Zoning:	Multi-Family
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$359,900
Per SF:	$168.49
Terms:	Cash to Seller
Cash Equivalent Consideration:	$359,900
Per SF:	$168.49
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with on-street parking. curbs and gutters, drives, and sidewalks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependent upon information obtained from parties with knowledge of the transaction This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

RESIDENTIAL SALE NO. 1 (Located 0.1 Southwest of Subject.)



Mapsco:	54-C (DALLAS)
Location:	1001 Haines Avenue Dallas, Texas
Grantor:	COOK PAUL DOUGLAS
Grantee:	DANIEL DAVID O
Date of Sale:	June 14, 2016
Recording Data:	201600160565
County:	Dallas
Size:	2,530 SF
Shape:	Regular
Zoning:	Multi-Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$389,000
Per SF:	$153.75
Terms:	Cash to Seller
Cash Equivalent Consideration:	$389,000
Per SF:	$153.75
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved with on site parking.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 2 (Located .02 miles south-east of subject)



Mapsco:	54-C (DALLAS)
Location:	1007 N Madison Avenue, Dallas, Texas
Grantor:	MISCOLL INGEBURG
Grantee:	NA
Date of Sale:	October 20, 2016
Recording Data:	201600301659
County:	Dallas
Size:	3,924 SF
Shape:	Basically Rectangular
Zoning:	Multi-Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$500,000
Per SF:	$127.42
Terms:	Cash to Seller
Cash Equivalent Consideration:	$500,000
Per SF:	$127.42
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved on-site parking.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependent upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

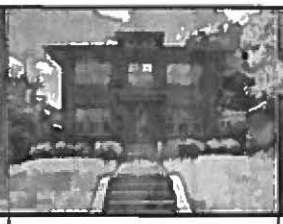
RESIDENTIAL SALE NO. 3 (Located 1.1 miles southwest of subject)



Mapsco:	54-B (DALLAS))
Location:	1216 Kings Highway, Dallas, Texas
Grantor:	PATTERSON RANDALL D & SHELLEY A VENIER
Grantee:	PERKINS BLAIR
Date of Sale:	December 18, 2015
Recording Data:	201500338380
County:	Dallas
Size:	2,264 SF
Shape:	Basically Rectangular
Zoning:	Multi-Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$375,000
Per SF:	$165.64
Terms:	Cash to Seller
Cash Equivalent Consideration:	$375,000
Per SF:	$165.64
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved on-site parking.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependent upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

Multi-Family Sales
Improved Street On-Site Parking vs. Unimproved Streets On-Site Parking

				
Location	**Representation of Subject Property** 1019 N Bishop Ave, Dallas, Texas	**Sale 1** 1001 Haines Ave, Dallas, Texas	**Sale 2** 1007 N Madison Ave, Dallas, Texas	**Sale 3** 1216 Kings Hwy, Dallas, Texas
Sales Price/ Per Square Foot	$168.49	$153.75	$127.42	$165.64
Eff. Sale Price	$168.49	$153.75	$127.42	$165.64
Size/SF	2,136 -0-	2,530 +2%	3,924 +15%	2,264 -0-
Curbs/Gutters	**Yes**	**Yes**	**Yes**	**Yes**
Street Parking	**Yes**	**No**	**No**	**No**
Location	Average -0-	Inferior +5%	Inferior +10%	Inferior +5%
Condition	Average -0-	Similiar -0-	Inferior +5%	Superior -5%
Percentage Adjustment		7%	30%	0%
Net Adjustment		$10.76	$37.33	$0.00
Adjusted Sale Price	**$168.49**	**$164.51**	**$164.75**	**$165.64**

The Representation of the (Subject's Property), at 1019 N Bishop Ave is a 2,136 square foot property that **did** have on-site parking with and sold for $168.49 per square foot. The sales that **did not** have on-site parking on their sites and sold at prices ranging from $127.42 to $165.64 per square foot. The sales are located within a one-mile radius and each have similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. Sales 1 and 2 are quite larger in size compared to the Representation of the Subject Property (1019 N Bishop Ave) and an upward adjustment for size was made to compensate for the difference in its price on a per square foot basis. Sales 1, 2, 3 are inferior to the Representation of Subject Property in regards to location and a upward adjustment was made since they are not located on the Bishop Avenue. Sale 2 is inferior in outward condition to the Representation of Subject Property. However, Sale 3 was Superior in condition because the property is well maintained compared to the Representation of Subject Property.

After making warranted adjustments to the sales comparables, a range of values of $164.51 to $165.64 per square foot was derived from Sale 1, 2, & 3. Based on the sales comparables in comparison to the subject property the variance between the subject property and comparables is less than 2%, which leads to the conclusion that there isn't a significant difference in pricing by not having on-site parking. In addition, information was gathered in regards to the Representation of Subject Property assessment values versus the Sales assessment values and there wasn't a difference. See copies of DCAD assessments in the Addenda.

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but in most cases the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost $25,000 to install, but upon resale rarely yields $10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners will be paying their fair share, it is our opinion that the commercial property owner in this instant DISD will be assessed at a rate of 10% of the assessed value of the lot for the street improvements (on street parking, concrete paving, curbs/gutters) because it fronts on Adams Street the improved proposed roadway and will receive the full benefit of the improvement and its exposure. It appears that commercial and residential properties in this area should be evaluated differently because of the potential benefit derived from these improvements. The commercial property cost basis is at a higher rate than residential.

However, there are several multi-family and other residential properties are assessed at a rate of 3% of the assessed value of the lot for the street improvements (on-street parking, concrete paving, curbs/gutters). The assessed percentage used for residential properties is derived by implementing the width/length lot ratio which takes into consideration side yard and frontage along the improvements. Most of these residential properties do not front on the main street of the improvement. Based on this analysis a 2-3% assessment percentage is reasonable. Although the commercial and residential are treated differently, all evaluations are based on a case by case basis that is influenced by location, property type, frontage, and potential improvements.

The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the concrete paving, sidewalks, and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road

frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

ASSESSMENT VALUATION PROCESS (TABLES)

EXHIBIT A

ADAMS (N) AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
			DALLAS LAND AND LOAN 2					
MEAZELL MALENA PAOG ETAL MEAZEL INS AGENCY 799 S R L THORNTON FWY DALLAS, TEXAS 75203	Pt Lts 9&10 73.9X125 **501** **W 10th St**	35/3155				**NO ASSESSMENT PAVEMENT IN PLACE**		
ALEJANDRO H MONTIEL 644 N TYLER ST DALLAS, TEXAS 75208	Pt Lts 9&10 **115** **N Adams Ave**	35/3155				**NO ASSESSMENT PAVEMENT IN PLACE**		
RAQUEL CANO 119 N ADAMS AVE DALLAS, TEXAS 75208	Pt Lts 11&12	35/3155				**NO ASSESSMENT PAVEMENT IN PLACE**		

ASSESSMENT VALUATION PROCESS (TABLES)

EXHIBIT A

ADAMS (N) AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
			DALLAS LAND AND LOAN 2					
MEAZELL MALENA PAOG ETAL MEAZEL INS AGENCY 799 S R L THORNTON FWY DALLAS, TEXAS 75203	Pt Lts 9&10 73.9X125 501 W 10th St	35/3155				NO ASSESSMENT PAVEMENT IN PLACE		
ALEJANDRO H MONTIEL 644 N TYLER ST DALLAS, TEXAS 75208	Pt Lts 9&10 115 N Adams Ave	35/3155				NO ASSESSMENT PAVEMENT IN PLACE		
RAQUEL CANO 119 N ADAMS AVE DALLAS, TEXAS 75208	Pt Lts 11&12	35/3155				NO ASSESSMENT PAVEMENT IN PLACE		

EXHIBIT A

ADAMS (N) AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
REGINALDO & PETRA RUBIO 125 N ADAMS AVE DALLAS, TEXAS 75208	Pt Lt 11 43.2X120	35/3155			NO ASSESSMENT PAVEMENT IN PLACE			
NINTH STREET INTERSECTS								
			JOHN H REAGAN ADDITION					
DALLAS ISD ATTN TREASURER 3700 ROSS AVE BOX 109 DALLAS, TEXAS 75204	1A **201** **N Adams Ave**	34/3154	229 FT PVMT 229 FT WALK	$130.71 No Cost	$29,932.59 $0.00	**$29,932.59**	$132,221 (10% of lot value $1,322,210)	**$29,932.59** **$0.00** **$29,932.59**
MELBA STREET INTERSECTS								
			DALLAS LAND AND LOAN 2					
MICHAEL A ARREAGA 505 MELBA ST DALLAS, TEXAS 75208	Lt 10&Pt Lt 9	25/3145	112 FT PVMT 101 FT WALK 11 FT DRIVE	$20.52 No Cost No Cost	$2,298.24 $0.00 $0.00	**$2,298.24**	$1,500 (3% of lot value $50,000)	**$1,500.00** **$0.00** **$0.00** **$1,500.00**
			DALLAS LAND AND LOAN 2					
APPLE VILLA SOUTH 3550 E 46TH ST STE 120 MINNEAPOLIS, MINNESOTA 55406	Lt 11&Pt Lt 12 **502** **W 8th St**	25/3145	116 FT PVMT 98 FT WALK 18 FT DRIVE	$95.38 No Cost No Cost	$11,064.08 $0.00 $0.00	**$11,064.08**	$1,684.50 (3% of lot value $56,150)	**$1,684.50** **$0.00** **$0.00** **$1,684.50**
EIGHTH STREET INTERSECTS								
			HILLSIDE					
APPLE VILLA SOUTH 3550 E 46TH ST STE 120 MINNEAPOLIS, MINNESOTA 55406	Lts 8,9 & 10 **505** **W 8th St**	4/3144	119 FT PVMT 119 FT WALK	$95.38 No Cost	$11,350.22 $0.00	**$11,350.22**	$3,813 (3% of lot value $127,100)	**$3,813.00** **$0.00** **$3,813.00**

EXHIBIT A

ADAMS (N) AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
APOLINAR &	11	4/3144	118 FT PVMT	$20.52	$2,421.36			$1,500.00
GRISELDA CARDENAS	500		99 FT WALK	No Cost	$0.00			$0.00
1112 STINNETT PL	W 7th St		19 FT DRIVE	No Cost	$0.00		$1,500 (3% of lot value $50,000)	$0.00
DESOTO, TEXAS 75115						$2,421.36		$1,500.00
SEVENTH STREET INTERSECTS								
SANTOS & MARIA LEAL	6	9/3139						
1326 FT WORTH AVE	502				NO ASSESSMENT PAVEMENT IN PLACE			
DALLAS, TEXAS 75208	W Davis St							
EAST SIDE OF STREET								
FORD COIN REALTY LP	10	10/3138						
2626 COLE AVE # 650	440				NO ASSESMENT PAVEMENT IN PLACE			
DALLAS, TEXAS 75204	W Davis St							
SEVENTH STREET INTERSECTS								
		HILLSIDE						
MONTY GAMBER	20	3/3143	118 FT PVMT	$20.52	$2,421.36			$1,500.00
1310 KINGS HIGHWAY	438		118 FT WALK	No Cost	$0.00		$1,500 (3% of lot value $50,000)	$0.00
DALLAS, TEXAS 75208	W 7th St					$2,421.36		$1,500.00
ELENA MENDOZA	1	3/3143	119 FT PVMT	$20.52	$2,441.88			$1,500.00
439 W 8TH ST			119 FT WALK	No Cost	$0.00			$0.00
DALLAS, TEXAS 75208							$1,500 (3% of lot value $50,000)	
						$2,441.88		$1,500.00

EXHIBIT A

ADAMS (N) AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
EIGHTH STREET INTERSECTS								
			DALLAS LAND AND LOAN 2					
JOSE & MARIE SOLIS	W 50Ft Lt 20	26/3146	116 FT PVMT	$20.52	$2,380.32			$1,500.00
436 W 8TH ST			96 FT WALK	No Cost	$0.00		$1,500 (3% of lot value $50,000)	$0.00
DALLAS, TEXAS 75208			21.7 SY DR(20' Wide)	$53.46	$1,160.08			$580.04
						$3,540.40		$2,080.04
UG MELBA LLC	Lt 1 & Pt Lt 2	26/3146	115 FT PVMT	$133.57	$15,360.55			$1,500.00
616 HAWTHORNE ST STE 200	437		115 FT WALK	No Cost	$0.00		$1,500 (3% of lot value $50,000)	$0.00
HOUSTON, TEXAS 77006	Melba St							
						$15,360.55		$1,500.00
MELBA STREET INTERSECTS								
GUADALUPE BANDA	W 55 Ft Lt 20	33/3153	115 FT PVMT	$20.52	$2,359.80			$1,500.00
436 MELBA ST			100 FT WALK	No Cost	$0.00		$1,500 (3% of lot value $50,000)	$0.00
DALLAS, TEXAS 75208			17.8 SY DR (15' Wide)	$53.46	$951.59			$475.80
						$3,311.39		$1,975.80
MARGIE LEE DRENNAN	Lt 1 & Pt Lt 2	33/3153	112 FT PVMT	$98.24	$11,002.88			$1,612.80
3230 STONEHEDGE LN	439		94 FT WALK	No Cost	$0.00		$1,612.80 (3% of lot value $53,760)	$0.00
CARROLLTON, TEXAS 75006	W 9th St							
						$11,002.88		$1,612.80
			DALLAS LAND AND LOAN 2					
NINTH STREET INTERSECTS								
JOSE S TOVAR JR	Pt Lt 20	36/3156	144 FT PVMT	No Cost	$0.00			$0.00
ROSALBA TOVAR			116 FT WALK	No Cost	$0.00			$0.00
ROSALBA HERNANDEZ ETAL			20.1 SY DR(18'Wide)	$53.46	$1,074.55			$537.27
440 W 9TH ST			13.9 SY DR(10'Wide)	$53.46	$743.09			$371.55
DALLAS, TEXAS 75208						$1,817.64		$908.82

EXHIBIT A

ADAMS (N) AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
FRANCISCO M RIBERA 118 N ADAMS AVE DALLAS, TEXAS 75208	Pt Lts 19 & 20 48.75X100	36/3156			NO ASSESSMENT PAVEMENT IN PLACE			
ALEJANDRO MONTIEL 644 N TYLER ST DALLAS, TEXAS 75208	1A Acs 0.1394 110 N Adams Ave	36/3156			NO ASSESSMENT PAVEMENT IN PLACE			
RIPPLE DB CO 744 BANDIT TRL KELLER, TEXAS 76248	1B Acs 0.1393 435 W 10th St	36/3156	97 FT PVMT 97 FT WALK	No Cost $10.35	$0.00 $1,003.95	 $1,003.95		$0.00 $501.98 $501.98

RECOMMENDATION:

The Sales Comparison Method was conducted for the Project Group of properties. The Project Group showed a comparison between improved multi-family properties with and without on-street parking.

The Project Group: Adams (N) Avenue from Tenth Street to Davis Street which encumbers 13 parcels, were represented within the Sales Comparison Method by a similar improved multi-family property "1019 N. Bishop Avenue, Dallas, Texas" which shared similar features as the group. Recent improved multi-family properties without improved on-street parking were able to be obtain to show a similar comparison.

The Project Group comparison method concluded that there isn't a significant increase in sales price for properties with on-street parking when compared to sales of similar type of properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

However, the lack of an on-street parking may not affect the desirability of the property within the real estate market. While it is true that the property owners will receive a nominal benefit from having a new concrete street improvement, sidewalks and drives, and on-street parking the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate from 3% to 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters) depending on its location, property type (zoning), and the amount of frontage. The property owners will be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.

6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.

7. Kristen Alley provided significant professional assistance to the person signing this report.

8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP

Troy C. Alley, Jr.
Sr. Analyst

Kristen Alley
Analyst

ORDINANCE NO._____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREET IN THE CITY OF DALLAS, TEXAS, TO WIT:

North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREET, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Mobility and Street Services (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said street the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvement of said street was duly adopted in compliance with the law on the 12th day of April, 2017; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said street of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 24th day of May, 2017; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 24th day of May, 2017 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 24th day of May, 2017, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the street herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property herein below mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

NORTH ADAMS AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET
SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET							
		DALLAS LAND AND LOAN 2					
MEAZELL MALENA PAOG ETAL	Pt Lts 9&10	35/3155					
MEAZELL INS AGENCY	73.9X125				**NO ASSESSMENT**		
799 S R L THORNTON FWY	**501**				**PAVEMENT IN PLACE**		
DALLAS, TEXAS 75203	**W 10th St**						
ALEJANDRO H MONTIEL	Pt Lts 9&10	35/3155					
644 N TYLER ST	**115**				**NO ASSESSMENT**		
DALLAS, TEXAS 75208	**North Adams Ave**				**PAVEMENT IN PLACE**		
RAQUEL CANO	Pt Lts 11&12	35/3155					
119 N ADAMS AVE					**NO ASSESSMENT**		
DALLAS, TEXAS 75208					**PAVEMENT IN PLACE**		
REGINALDO & PETRA RUBIO	Pt Lt 11	35/3155					
125 N ADAMS AVE	43.2X120				**NO ASSESSMENT**		
DALLAS, TEXAS 75208					**PAVEMENT IN PLACE**		
NINTH STREET INTERSECTS							
		JOHN H REAGAN ADDITION					
DALLAS ISD	1A	34/3154	229	FT PVMT	$130.71	$29,932.59	
ATTN TREASURER	**201**		229	FT WALK	No Cost	$0.00	
3700 ROSS AVE BOX 109	**North Adams Ave**		**TOTAL**			$29,932.59	
DALLAS, TEXAS 75204			**ADJ PER ENHANCEMENT EVAL.**			$0.00	
			NET DUE BY OWNER				**$29,932.59**
MELBA STREET INTERSECTS							
		DALLAS LAND AND LOAN 2					
MICHAEL A ARREAGA	Lt 10&Pt Lt 9	25/3145	112	FT PVMT	$20.52	$2,298.24	
505 MELBA ST			101	FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75208			11	FT DRIVE	No Cost	$0.00	
			TOTAL			$2,298.24	
			ADJ PER ENHANCEMENT EVAL.			$798.24	
			NET DUE BY OWNER				**$1,500.00**

NORTH ADAMS AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET
SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			DALLAS LAND AND LOAN 2			
APPLE VILLA SOUTH	Lt 11&Pt Lt 12	25/3145	116 FT PVMT	$95.38	$11,064.08	
3550 E 46TH ST STE 120	**502**		98 FT WALK	No Cost	$0.00	
MINNEAPOLIS,	**W 8th St**		18 FT DRIVE	No Cost	$0.00	
MINNESOTA 55406			**TOTAL**		$11,064.08	
			ADJ PER ENHANCEMENT EVAL.		$9,379.58	
			NET DUE BY OWNER			**$1,684.50**
EIGHTH STREET INTERSECTS						
			HILLSIDE			
APPLE VILLA SOUTH	Lts 8,9 & 10	4/3144	119 FT PVMT	$95.38	$11,350.22	
3550 E 46TH ST STE 120	**505**		119 FT WALK	No Cost	$0.00	
MINNEAPOLIS,	**W 8th St**		**TOTAL**		$11,350.22	
MINNESOTA 55406			**ADJ PER ENHANCEMENT EVAL.**		$7,537.22	
			NET DUE BY OWNER			**$3,813.00**
APOLINAR &	11	4/3144	118 FT PVMT	$20.52	$2,421.36	
GRISELDA CARDENAS	**500**		99 FT WALK	No Cost	$0.00	
1112 STINNETT PL	**W 7th St**		19 FT DRIVE	No Cost	$0.00	
DESOTO, TEXAS 75115			**TOTAL**		$2,421.36	
			ADJ PER ENHANCEMENT EVAL.		$921.36	
			NET DUE BY OWNER			**$1,500.00**
SEVENTH STREET INTERSECTS						
SANTOS & MARIA LEAL	6	9/3139				
1326 FT WORTH AVE	**502**		**NO ASSESSMENT**			
DALLAS, TEXAS 75208	**W Davis St**		**PAVEMENT IN PLACE**			
EAST SIDE OF STREET						
FORD COIN REALTY LP	10	10/3138				
2626 COLE AVE # 650	**440**		**NO ASSESSMENT**			
DALLAS, TEXAS 75204	**W Davis St**		**PAVEMENT IN PLACE**			

NORTH ADAMS AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH A 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH A 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 6 FEET WIDE; WITH ON-STREET PARKING, SO THAT THE ROADWAY SHALL BE 40 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
SEVENTH STREET INTERSECTS						
		HILLSIDE				
MONTY GAMBER	20	3/3143	118 FT PVMT	$20.52	$2,421.36	
1310 KINGS HIGHWAY	**438**		118 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75208	**W 7th St**		**TOTAL**		$2,421.36	
			ADJ PER ENHANCEMENT EVAL.		$921.36	
			NET DUE BY OWNER			**$1,500.00**
ELENA MENDOZA	1	3/3143	119 FT PVMT	$20.52	$2,441.88	
439 W 8TH ST			119 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75208			**TOTAL**		$2,441.88	
			ADJ PER ENHANCEMENT EVAL.		$941.88	
			NET DUE BY OWNER			**$1,500.00**
EIGHTH STREET INTERSECTS						
		DALLAS LAND AND LOAN 2				
JOSE & MARIE SOLIS	W 50Ft Lt 20	26/3146	116 FT PVMT	$20.52	$2,380.32	
436 W 8TH ST			96 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75208			21.7 SY DR(20'Wide)	$53.46	$1,160.08	
			TOTAL		$3,540.40	
			ADJ PER ENHANCEMENT EVAL.		$1,460.36	
			NET DUE BY OWNER			**$2,080.04**
UG MELBA LLC	Lt 1 & Pt Lt 2	26/3146	115 FT PVMT	$133.57	$15,360.55	
616 HAWTHORNE ST STE 200	**437**		115 FT WALK	No Cost	$0.00	
HOUSTON, TEXAS 77006	**Melba St**		**TOTAL**		$15,360.55	
			ADJ PER ENHANCEMENT EVAL.		$13,860.55	
			NET DUE BY OWNER			**$1,500.00**
MELBA STREET INTERSECTS						
GUADALUPE BANDA	W 55 Ft Lt 20	33/3153	115 FT PVMT	$20.52	$2,359.80	
436 MELBA ST			100 FT WALK	No Cost	$0.00	
DALLAS, TEXAS 75208			17.8 SY DR(15'Wide)	$53.46	$951.59	
			TOTAL		$3,311.39	
			ADJ PER ENHANCEMENT EVAL.		$1,335.59	
			NET DUE BY OWNER			**$1,975.80**

NORTH ADAMS AVENUE FROM TENTH STREET TO NINTH STREET TO MELBA STREET TO EIGHTH STREET TO SEVENTH STREET TO DAVIS STREET
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OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			DALLAS LAND AND LOAN 2			
MARGIE LEE DRENNAN	Lt 1 & Pt Lt 2	33/3153	112 FT PVMT	$98.24	$11,002.88	
3230 STONEHEDGE LN	**439**		94 FT WALK	No Cost	$0.00	
CARROLLTON, TEXAS 75006	**W 9th St**		**TOTAL**		$11,002.88	
			ADJ PER ENHANCEMENT EVAL.		$9,390.08	
			NET DUE BY OWNER			**$1,612.80**
NINTH STREET INTERSECTS						
JOSE S TOVAR JR	Pt Lt 20	36/3156	144 FT PVMT	No Cost	$0.00	
ROSALBA TOVAR			116 FT WALK	No Cost	$0.00	
ROSALBA HERNANDEZ ETAL			20.1 SY DR(18'Wide)	$53.46	$1,074.55	
440 W 9TH ST			13.9 SY DR(10'Wide)	$53.46	$743.09	
DALLAS, TEXAS 75208			**TOTAL**		$1,817.64	
			ADJ PER ENHANCEMENT EVAL.		$908.82	
			NET DUE BY OWNER			**$908.82**
FRANCISCO M RIBERA	Pt Lts 19 & 20	36/3156				
118 N ADAMS AVE	48.75X100		**NO ASSESSMENT**			
DALLAS, TEXAS 75208			**PAVEMENT IN PLACE**			
ALEJANDRO MONTIEL	1A	36/3156				
644 N TYLER ST	Acs 0.1394		**NO ASSESSMENT**			
DALLAS, TEXAS 75208	**110**		**PAVEMENT IN PLACE**			
	North Adams Ave					
RIPPLE DB CO	1B	36/3156	97 FT PVMT	No Cost	$0.00	
744 BANDIT TRL	Acs 0.1393		97 FT WALK	$10.35	$1,003.95	
KELLER, TEXAS 76248	**435**		**TOTAL**		$1,003.95	
	W 10th St		**ADJ PER ENHANCEMENT EVAL.**		$501.97	
			NET DUE BY OWNER			**$501.98**

North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street

Total Property Owners' Cost - Assessments	$97,966.54	
Adjustments Per Enhancement Evaluation	$47,957.01	
Total Net Due by Owners		$50,009.53
Total City of Dallas' Cost - Paving	$675,728.77	
Total City of Dallas' Cost -Drainage	$77,248.40	
Total Water Utilities Department Cost Water Main Improvements	$265,140.25	
Total City of Dallas' Cost		$1,018,117.42
Total Cost of Improvements		$1,068,126.95

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of alley improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

Prepared by _____
Project Coordinator

Approved by _____
Director, Mobility and Street Services Department

May 24, 2017

WHEREAS, on April 12, 2017, City Council authorized street paving and water improvements for North Adams Avenue from Tenth Street to Davis Street; to provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and a benefit assessment hearing to be held on May 24, 2017, to receive comments by Resolution No. 17-0591; and

WHEREAS, eight bids were received on April 21, 2017, for street paving and water main improvements for North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street:

Bidders	**Bid Amount**
Texas Standard Construction, Ltd.	$1,068,126.95
Joe Funk Construction	$1,530,125.93
MACVAL Associates LLC	$1,554,278.80
Jeske Construction Co.	$1,595,347.00
Camino Construction, L.P.	$1,701,666.20
Tiseo Paving Co.	$1,812,753.00
Vescorp Construction, LLC	$1,902,859.09
HQS Construction, LLC	$1,973,145.00

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with Texas Standard Construction, Ltd., approved as to form by the City Attorney, for the construction of street paving, and water main improvements, for North Adams Avenue from Tenth Street to Ninth Street to Melba Street to Eighth Street to Seventh Street to Davis Street, in an amount not to exceed $1,068,126.95, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,068,126.95 to Texas Standard Construction, Ltd. in accordance with the terms and conditions of the contract as follows:

Street and Transportation Improvements Fund
Fund 4T22, Department STS, Unit S600, Activity TGTN
Object 4510, Program PB12S600, Encumbrance CT STS12S600H1
Vendor 508379 $802,986.70

SECTION 2. (continued)

Water Utilities Capital Construction Fund Fund 0102, Department DWU, Unit CW42, Object 4550 Program 717327, Encumbrance CT- DWU717327CP Vendor 508379	$ 265,091.25
Water Utilities Capital Construction Fund Fund 0102, Department DWU, Unit CW42, Object 3221 Program 717327X, Encumbrance CT- DWU717327EN Vendor 508379	$ 49.00
Total amount not to exceed	$1,068,126.95

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

AGENDA ITEM # 59

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing & Neighborhood Revitalization

CMO: Raquel Favela, 670-3309

MAPSCO: 46R

SUBJECT

A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property (list attached) to South Dallas Fair Park Innercity Community Development Corporation, under the House Bill 110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any - Revenue: $1,000

BACKGROUND

The House Bill (HB)110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, that it acquired from the Sheriff through tax foreclosure and which it holds, as a trustee, for itself and the other taxing jurisdictions, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed that includes a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that require the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records.

BACKGROUND (continued)

Prior to the approval of any sale, the Code requires that the City Council provide certain notices to the public and hold a public hearing to receive comments on the proposed sale of the land.

South Dallas Fair Park Innercity Community Development Corporation (ICDC) submitted a proposal to construct one single-family home with the home containing approximately 1,300 to 1,400 square feet on one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price of $95,000 to $105,000 with construction to begin in January 2018.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of one unimproved property to ICDC, and, at the close of the public hearing, authorizes the sale of the property to ICDC, by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 26, 2017, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation by Resolution No. 17-0688.

The Housing Committee will be briefed by memorandum regarding this matter on May 15, 2017.

FISCAL INFORMATION

Revenue - $1,000

OWNER

South Dallas Fair Park Innercity Community Development Corporation

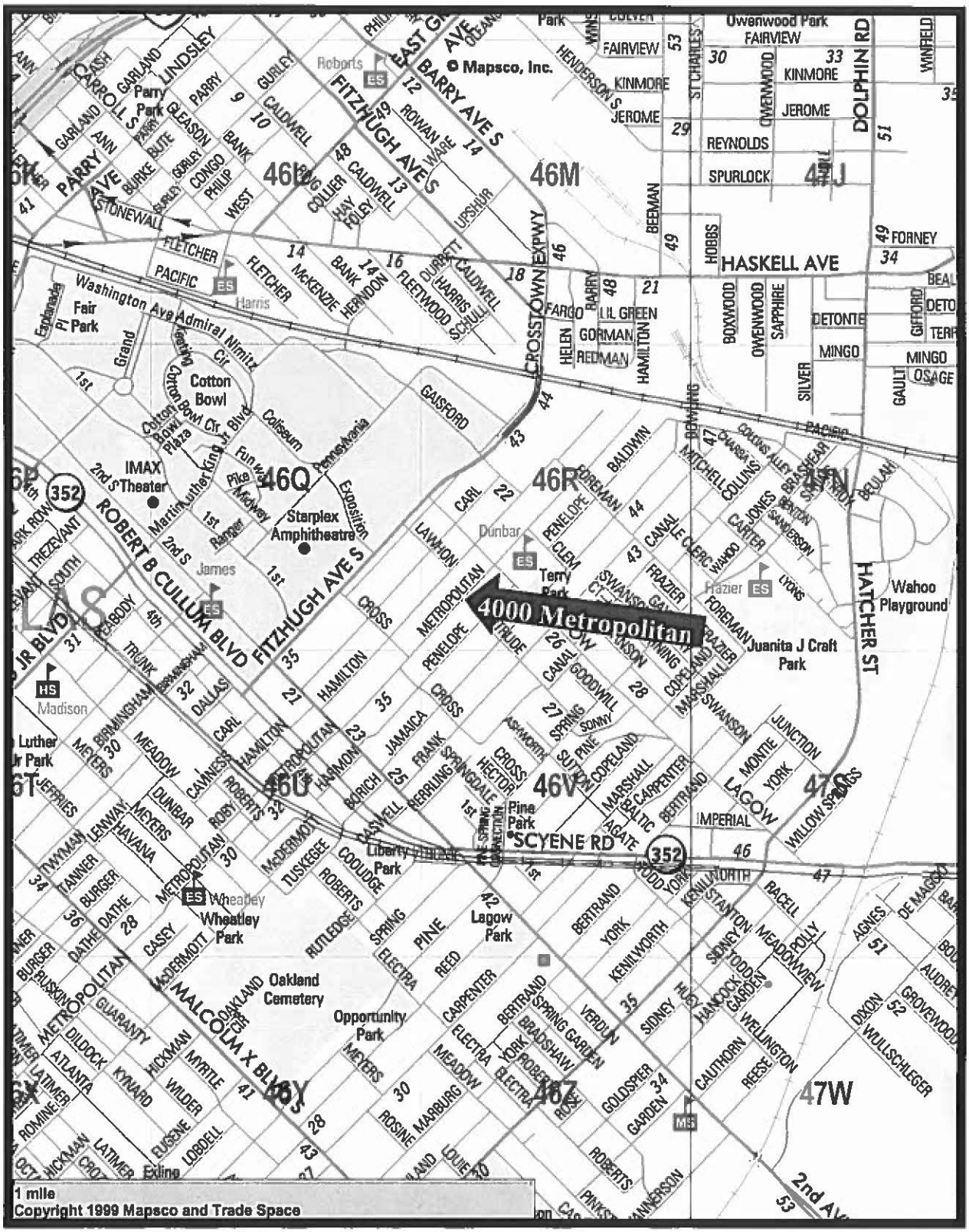
Diane Ragsdale, Managing Director

MAP

Attached

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning
1.	4000 Metropolitan	South Dallas Fair Park Innercity Community Development Corporation	46R	$5,000	$1,000	V	PD-595


4000 Metropolitan
ROBERT B CULLUM BLVD
FITZHUGH AVE S
HASKELL AVE
SCYENE RD
MALCOLM X BLVD
HATCHER ST
DOLPHIN RD
CROSSTOWN EXPWY
BARRY AVE S
PARRY AVE
Cotton Bowl
Coliseum
Fair Park
Starplex Amphitheatre
IMAX 2nd's Theater
Dunbar
Terry Park
Hazier
Wahoo Playground
Juanita J Craft Park
Pine Park
Liberty Park
Wheatley Park
Lagow Park
Opportunity Park
Oakland Cemetery
Roberts
James
Madison
Harris
Owenwood Park
Mapsco, Inc.
1 mile
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MAPSCO 46R

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, that it acquired from the Sheriff through tax foreclosure and which it holds, as a trustee, for itself and the other taxing jurisdictions, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the House Bill (HB)110 process of the City's Land Transfer Program must be sold by quitclaim deed that includes a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit' s receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that require the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council provide certain notices to the public and hold a public hearing to receive comments on the proposed sale of the land; and

WHEREAS, South Dallas Fair Park Innercity Community Development Corporation submitted a proposal to construct one single-family home with the home containing approximately 1,300 to 1,400 square feet on one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer at a proposed sales price of $95,000 to $105,000 with construction to begin in January 2018; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

Now, Therefore,

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

SECTION 1. That upon receipt of the requisite monetary consideration from South Dallas Fair Park Innercity Community Development Corporation (hereinafter the "non-profit organization") and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the property, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

SECTION 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

SECTION 3. That the non-profit organization's proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

SECTION 4. That the quitclaim deed shall contain:

(a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the non-profit organization develop the property in accordance with the proposal, including the timetable specified in the proposal.

(b) A possibility of reverter with right of re-entry if the Director for Housing and Neighborhood Revitalization determines that the non-profit organization:

(i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;

(ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;

(iii) is not developing the property in compliance with the timetable specified in the non-profit organization's proposal;

(iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;

(v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

SECTION 4. (continued)

(vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.

(c) Deed restrictions requiring the purchaser to:

(i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

(ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and

(iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.

(d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.

(e) A statement and acknowledgment that the quitclaim deed for the property is subject to all redemption rights provided by state law.

SECTION 4. (continued)

(f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

SECTION 5. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

SECTION 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

SECTION 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

SECTION 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

SECTION 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited in General Fund, Fund 0001, Department DEV, Balance Sheet 0519.

SECTION 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is hereby authorized to disburse proceeds of the sale of the property in accordance with Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**4000 Metropolitan** Lot 1, Metropolitan & Gertrude Addition Block 1846	South Dallas Fair Park Innercity Community Development Corporation	1	$1,000.00
TOTAL				**$1,000.00**

AGENDA ITEM # 60

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Mayor and City Council

CMO: T.C. Broadnax, 670-3297

MAPSCO: 45 F-G, K-L

SUBJECT

A public hearing to receive comments on and consideration of authorizing a public hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and a CA-1(A) Central Area District in an area generally bounded by Woodall Rodgers Freeway, North Central Expressway, San Jacinto Street, and St. Paul Street with consideration given to appropriate amendments to Planned Development District No. 145 and Planned Development District No. 708 and the expansion of Planned Development District No. 708 to include the property zoned CA-1(A) Central Area District, to include but not limited to use, development standards, and other appropriate regulations, enhancing pedestrian amenities, and providing for public art - Financing: No cost consideration to the City (via Councilmembers Kingston, Medrano, Gates, Deputy Mayor Pro Tem Wilson, and Mayor Pro Tem Alonzo)

BACKGROUND

In early 2015, a committee was formed to review the needs of the Dallas Arts District. It was identified that the Dallas Arts District Design Plan, prepared by Sasaki Associates, Inc., commonly known as the Sasaki Plan, which provides urban design guidance to the Arts District Planned Development Districts, was over 30 years old and in need of updating. NBBJ from Boston was awarded a contract in December 2015 to update and evaluate the Arts District. One of the strategies was to update the Sasaki Plan and amend Planned Development District No. 145 (the original Arts District PD) and Planned Development District No. 708 (the Arts District Expansion PD) as well as expand Planned Development District No. 708 to include property southeast of the existing Planned Development Districts.

The implementation is an eight to ten year plan. Reviewing the zoning is one of the first steps toward aligning the neighborhood with Downtown Dallas 360 Plan supporting a safe, multi-modal, pedestrian friendly neighborhood that will promote cultural and commercial economic growth.

BACKGROUND (continued)

Five City Councilmembers, in a memo dated April 20, 2017, requested this item be placed on the City Council agenda and advertised as a public hearing as required by 51A-4.701(a)(1) of the Dallas Development Code.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Memorandum

Date: April 20, 2017

To: The Honorable Mike Rawlings, Mayor

Subject: Request for Agenda Item for Authorized Hearing
Property generally located north of San Jacinto Street, south of Woodall Rodgers Freeway, east of St. Paul Street, and west of North Central Expressway

We respectively request that the following item be placed on the City Plan Commission agenda and advertised as required by 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and a CA-1(A) Central Area District in the above-mentioned location. Consideration is to be given to appropriate amendments to PD No. 145 and PD No. 708 as well as expanding PD No. 708 to include the property zoned CA-1(A), to include but not limited to use, development standards, and other appropriate regulations, enhancing pedestrian amenities, and providing for public art. A map of the area to be considered is attached.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Thank you for your attention to this matter.

Philip Kingston
Councilmember

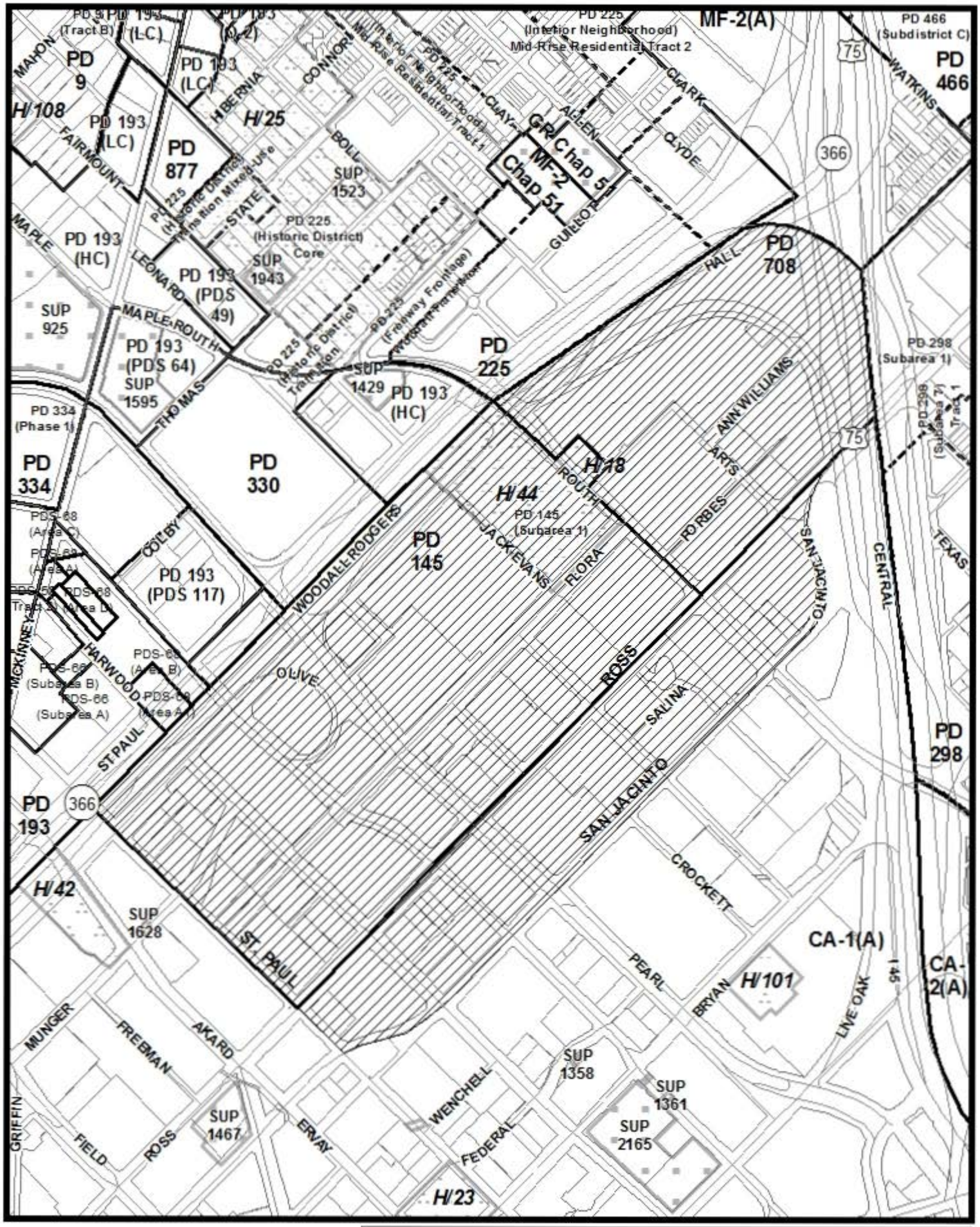
Adam Medrano
Councilmember

Erik Wilson
Councilmember

Mónica R. Alonzo
Councilmember

Jennifer S. Gates
Councilmember

cc: T.C. Broadnax, City Manager
Rosa Rios, City Secretary
Majed Al-Ghafry, Assistant City Manager
David Cossum, Director, Sustainable Development and Construction



1:6,000

Proposed Authorized Hearing
PD No. 145, PD No. 708 and CA-1(A) Central

May 24, 2017

WHEREAS, the Dallas Arts District is a premier destination for arts and culture in the city; and

WHEREAS, the Dallas Arts District area is zoned as Planned Development District No. 145, Planned Development District No. 708, a CA-1(A) Central Area District; and

WHEREAS, Planned Development District No. 145 was approved by the Dallas City Council on February 16, 1983; and

WHEREAS, Planned Development District No. 708 was approved by the Dallas City Council on March 9, 2005; and

WHEREAS, City Council finds that it may be in the public interest to consider proper zoning for the area.

Now, Therefore,

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

SECTION 1. That pursuant to Section 51A-4.701(a)(1) of the Dallas City Code, a public hearing is authorized to consider proper zoning on property generally bounded by Woodall Rodgers Freeway, North Central Expressway, San Jacinto Street, and St. Paul Street as depicted on the map attached to this resolution, with consideration to be given to appropriate amendments to Planned Development District No. 145 and Planned Development District No. 708 as well as expanding Planned Development District No. 708 to include the property zoned CA-1(A), to include but not limited to use, development standards, and other appropriate regulations, enhancing pedestrian amenities, and providing for public art.

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.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

Passed _____

AGENDA ITEM # 61

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office Of Environmental Quality

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

MAPSCO: 45 M

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Westdale Properties America I Ltd and 2713 Canton Ltd located near the intersection of Commerce and Henry Streets and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Westdale Properties America I Ltd and 2713 Canton Ltd by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicants, the designated property is underlain by a perched shallow groundwater bearing unit which is encountered at approximately 20 feet below ground surface (bgs) and extends to approximately 34 to 37 feet bgs where the Austin Chalk formation is encountered. The estimated thickness of the Austin Chalk formation in the area is approximately 300 to 500 feet thick and is composed primarily of light gray limestone chalk and marl and is considered an aquitard. The Austin Chalk formation is underlain by the Eagle Ford formation which is approximately 300 to 500 feet thick and consists of shale, limestone, clay and marl. The direction of groundwater flow beneath the Designated Property is generally to the south and east. This shallow groundwater has been affected by tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC) at concentrations above groundwater ingestion standards. The suspected onsite sources of these chemicals are from historical metal works, automobile motor repair, automobile parts manufacturing, pipe threading and cutting, and a tool sales/manufacturing/machine shop. However, based on the absence of these chemicals in soil and the distribution of chemicals in groundwater, impacts to groundwater may be partially or fully from an unknown offsite source.

BACKGROUND (continued)

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in June 2016 and is designated as VCP Facility ID No. 2816.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting was held on May 15, 2017 to receive comments and concerns. Notices of the meeting were sent to 782 property owners within 2,500 feet of the property and 73 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Commerce and Henry Streets including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the VCP supported by a MSD. Currently the designated property is a paved parking lot. The anticipated future use of the designated property is mixed use retail and residential.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

Westdale Properties America I Ltd

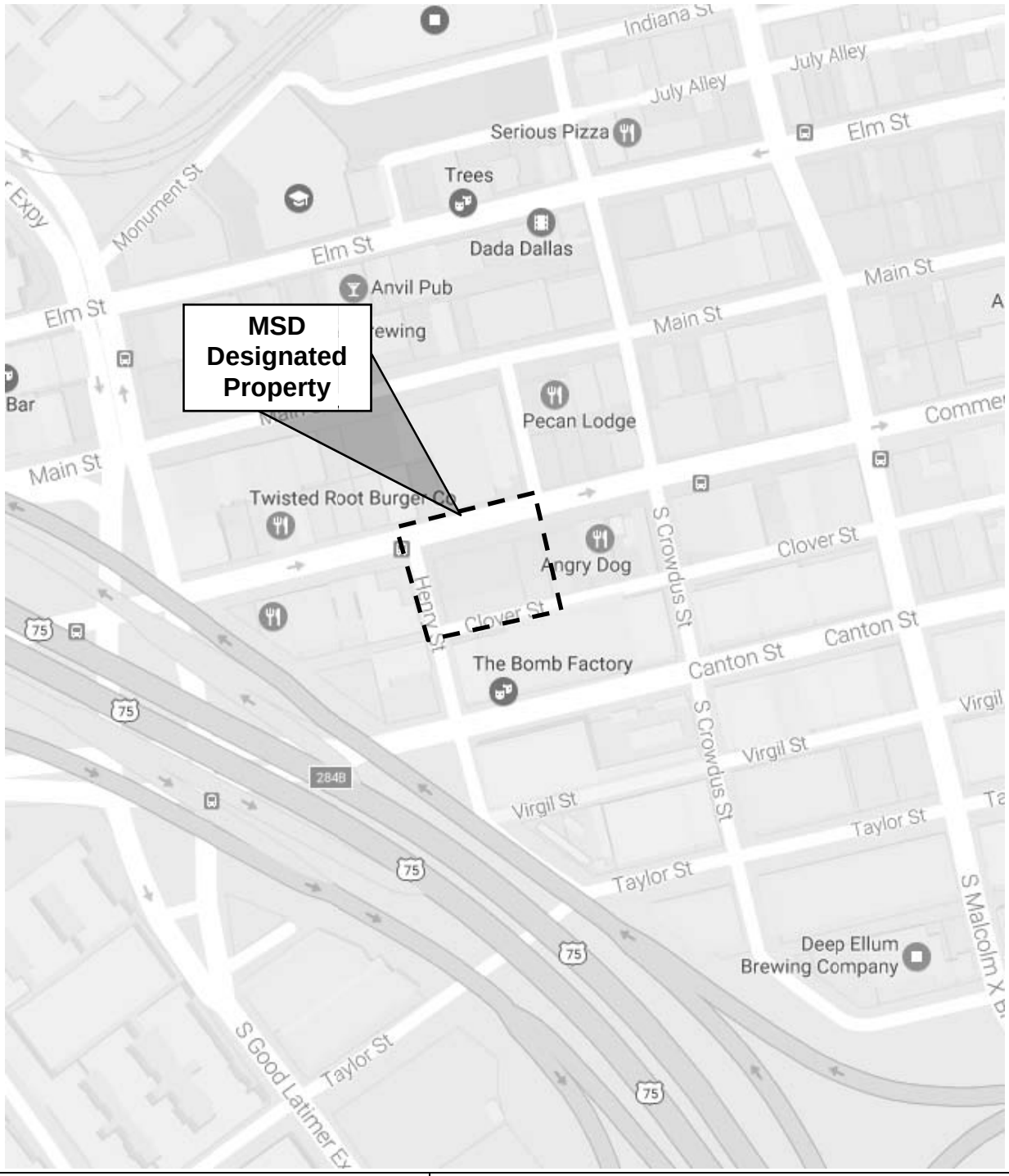
JGB Ventures I Ltd, General Partner
JGB Holdings, Inc., General Partner
Joseph Beard, President

2713 Canton Ltd

2713 Canton Bomb Factory, Inc.
Joe Beard, President

MAP

Attached



CITY OF DALLAS

Municipal Setting Designation
Designated Property Boundary Map
MSD Log OEQ0064
Applicant – Westdale Properties America I Ltd & 2713 Canton Ltd
Designated Property Address
2700, 2712, and 2718 Commerce Street
Dallas, TX 75226

5-9-17

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 2700, 2712, and 2718 Commerce Street and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the "designated property" means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, "designated groundwater" means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

(1) Human consumption or drinking.

(2) Showering or bathing.

(3) Cooking.

(4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

(1) The potable use of the designated groundwater from beneath the designated property is prohibited.

(2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.

(3) The portion of the designated property assigned VCP No. 2816 must receive a certificate of completion from the Texas Commission on Environmental Quality by no later than May 24, 2019.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

(1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than May 24, 2019. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

(1) allow additional time to address the non-ingestion protective concentration level exceedence zone;

(2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;

(3) recommend to the city council that this municipal setting designation ordinance be repealed;

(4) request additional information or documentation from the applicant; or

(5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed $2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

Passed _____

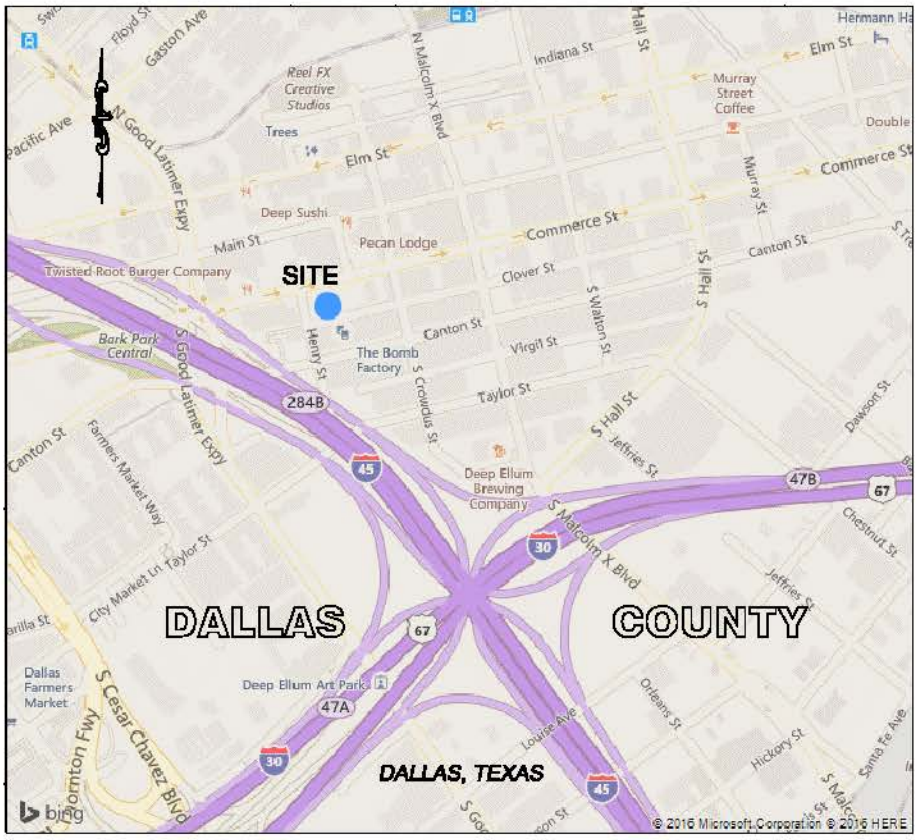
BOUNDARY SURVEY

FOR

MUNICIPAL SETTING DESIGNATION

AT

2700-2718 COMMERCE STREET
DALLAS, TX 75226

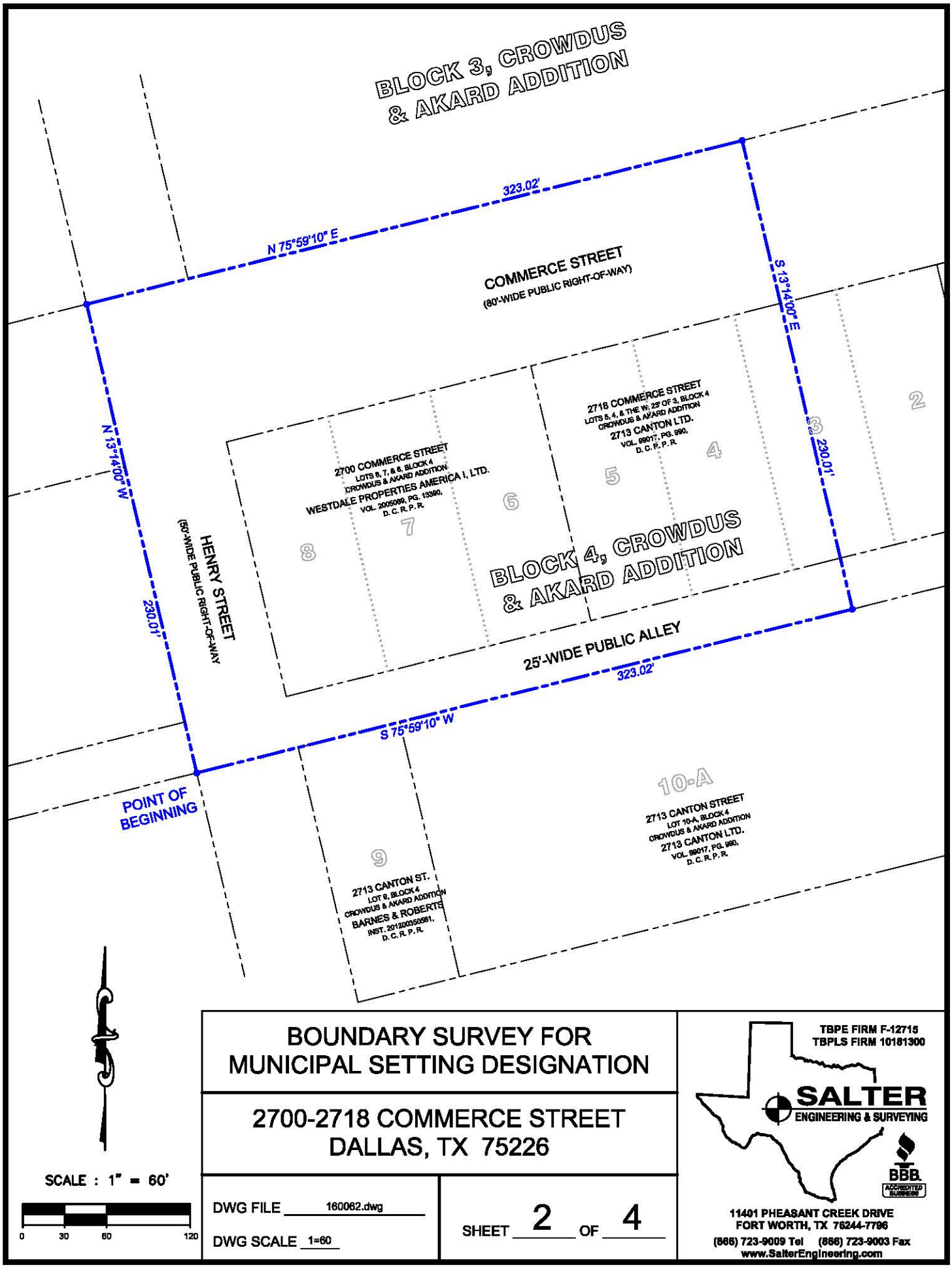


LOCATION MAP

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BOUNDARY SURVEY FOR MUNICIPAL SETTING DESIGNATION	
2700-2718 COMMERCE STREET DALLAS, TX 75226	
DWG FILE 160062.dwg DWG SCALE 1=60	SHEET 1 OF 4

TBPE FIRM F-12715
TBPLS FIRM 10181300
SALTER ENGINEERING & SURVEYING
11401 PHEASANT CREEK DRIVE
FORT WORTH, TX 76244-7796
(866) 723-9009 Tel (866) 723-9003 Fax
www.SalterEngineering.com



BOUNDARY SURVEY FOR MUNICIPAL SETTING DESIGNATION

2700-2718 COMMERCE STREET DALLAS, TX 75226

DWG FILE 160062.dwg

DWG SCALE 1=60

SHEET 2 OF 4

TBPE FIRM F-12715
TBPLS FIRM 10181300

SALTER
ENGINEERING & SURVEYING

BBB ACCREDITED BUSINESS

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GIS_Approved

LEGAL DESCRIPTION

A 1.71-acre tract out of the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas, being all of Lots 4 through 8 and the west 23 feet of Lot 3, Block 4, Akard & Crowdus Addition, an addition to the City of Dallas, Texas, as shown on that certain map or plat thereof recorded in Volume 3, Page 523, Dallas County Map Records, together with adjacent portions of Commerce Street, an 80-foot public right-of-way, Henry Street, a 50-foot public right-of-way, and a 25-foot public alley sometimes known as Clover Street, said 1.71-acre tract being more specifically described by metes and bounds as follows:

BEGINNING at the northeast corner of Lot 10, Block 5, of said Akard & Crowdus Addition being the point of intersection of the west right-of-way line of said Henry Street with the south right-of-way line of said Clover Street for the southwest corner and POINT OF BEGINNING of this tract;

THENCE NORTH 13°14'00" WEST 230.01 feet along the west right-of-way line of said Henry Street to its point of intersection with the north right-of-way line of said Commerce Street for the northwest corner of this tract;

THENCE leaving the west right-of-way line of said Henry Street, NORTH 75°59'10" EAST 323.02 feet along the north right-of-way line of said Commerce Street and the south line of Block 3 of said Akard & Crowdus Addition to a point lying 23.00 feet east of the southwest corner of Lot 8 of said Block 3 for the northeast corner of this tract;

THENCE leaving the north right-of-way line of said Commerce Street, SOUTH 13°14'00" EAST 230.01 feet to a point lying on the south right-of-way line of said Clover Street and on the north line of Lot 10-A of said Block 4 for the southeast corner of this tract;

THENCE SOUTH 75°59'10" WEST 323.02 feet along the south right-of-way line of said Clover Street and the north line of said Lot 10-A and of Lot 9 of said Block 4 to the POINT OF BEGINNING, and containing 1.71 acres, more or less.

BOUNDARY SURVEY FOR
MUNICIPAL SETTING DESIGNATION

2700-2718 COMMERCE STREET
DALLAS, TX 75226

DWG FILE 160062.dwg

DWG SCALE 1=60

SHEET 3 OF 4

TBPE FIRM F-12715
TBPLS FIRM 10181300

SALTER
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11401 PHEASANT CREEK DRIVE
FORT WORTH, TX 76244-7796
(866) 723-9009 Tel (866) 723-9003 Fax
www.SalterEngineering.com

LEGEND

BLDG. HEIGHT MEASUREMENT		FLAG POLE		PROPERTY LINE	
M.S.	MONUMENT SIGN	LIGHT POLE		PRIVACY FENCE	
TRAFFIC FLOW		BOL	PIPE BOLLARD	OTHER FENCE	
UNDERGROUND UTILITY BOX		PP	UTILITY POLE	OVERHEAD UTILITY	
CABLE PEDESTAL		PP	UTIL. POLE W/ GUY ANCHOR	UNDERGROUND UTILITY	
TELEPHONE PEDESTAL		E	ELECTRICITY METER	CONC. CURB & GUTTER	
WATER VALVE		W	WATER METER	BUILDING	
FIRE HYDRANT			MONITORING WELL	COVERED AREA	
IRRIGATION CONTROL VALVE			SIGN	CONCRETE SURFACE	
D	STORM SEWER MANHOLE		HANDICAP PARKING SPACE	ASPHALT SURFACE	
S	SANITARY SEWER MANHOLE	10	REGULAR PARKING SPACES	GRAVEL SURFACE	
T	TEL-COM MANHOLE	R.P.R.	REAL PROPERTY RECORDS	STONE SURFACE	
	SANITARY SEWER CLEAN-OUT	C.M.R.	COUNTY MAP RECORDS	WOODEN SURFACE	
T	POWER TRANSFORMER	C.D.R.	COUNTY DEED RECORDS	WATER SURFACE	

BASIS OF BEARINGS

N 13°14'00" W FOR THE WEST LINE OF SUBJECT PROPERTY PER PLAT OF RECORD...

SURVEYOR'S CERTIFICATION

To: THE VERTEX COMPANIES, INC.

I, Brian Salter, Registered Professional Land Surveyor, hereby certify that this survey of the property located at: 2700-2718 COMMERCE STREET DALLAS, TX 75226 and legally described hereon was made on the ground on this, the 5TH day of MAY, 2016, by me or under my supervision and correctly shows the boundary lines, dimensions, and area of the land, and all alleys, streets, rights-of-way, easements, and other matters of record which, to my knowledge, affect the property. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, protrusions, overlapping of improvements, easements, or rights-of-way except as shown hereon.

STATE OF TEXAS REGISTERED BRIAN SALTER 5597 PROFESSIONAL LAND SURVEYOR

BRIAN SALTER, PROFESSIONAL LAND SURVEYOR NO. 5597

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THIS SURVEY MAP IS ONLY CERTIFIED TO THE SPECIFIC PARTIES NAMED ABOVE.
UNAUTHORIZED USE AND/OR REPRODUCTION IS PROHIBITED, LIABILITY IS NOT TRANSFERABLE.
UNDER NO CIRCUMSTANCES SHALL THIS SURVEY MAP BE FILED IN THE PUBLIC RECORDS.

BOUNDARY SURVEY FOR MUNICIPAL SETTING DESIGNATION

2700-2718 COMMERCE STREET DALLAS, TX 75226

DWG FILE 160062.dwg

DWG SCALE 1=60

SHEET 4 OF 4

TBPE FIRM F-12715
TBPLS FIRM 10181300

SALTER ENGINEERING & SURVEYING

BBB ACCREDITED BUSINESS

11401 PHEASANT CREEK DRIVE
FORT WORTH, TX 76244-7796
(866) 723-9009 Tel (866) 723-9003 Fax
www.SalterEngineering.com

AGENDA ITEM # 62

KEY FOCUS AREA: E-Gov

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on the FY 2017-18 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds a series of public hearings to provide the citizens of Dallas the opportunity to speak on next year's budgets.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 10, 2017, City Council authorized the public hearing by Resolution No. 17-0751.

FISCAL INFORMATION

No cost consideration to the City.

AGENDA ITEM # 63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 24, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

CMO: Jody Puckett, 670-3390

MAPSCO: All

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 Collin County flood insurance study and accompanying flood insurance rate maps, as revised, which become effective on June 7, 2017, 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 Flood Insurance Rate Maps are an on-going process by Federal Emergency Management Agency (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.

Collin County, which includes incorporated areas of the City of Dallas, is scheduled to receive updated Flood Insurance Rate Maps (FIRMs) under the new FEMA digital mapping process. There are only two FEMA flood map panels in Collin County that include the City of Dallas proper, and these include a portion of White Rock Creek (Panel 365) and McKamy Branch, Stream 5B13, and Stream 5B14 (Panel 370.)

BACKGROUND (continued)

White Rock Creek flood elevations and floodplain mapping remain unchanged. Streams 5B13 and 5B14 maintain the previous flood elevations but the floodplain area is slightly reduced on the new maps because of more accurate topography used for mapping, thus there is a net decrease in the extent of mapped floodplain. McKamy Branch shows reductions in flood elevation on the order of one to three feet and a corresponding decrease in the extent of mapped floodplain as a result of a flood management project Dallas recently completed. The net result for City of Dallas properties is a reduction in the floodplain.

These new maps become effective June 7, 2017. This action will adopt the new maps as required by FEMA.

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 and Ordinance No. 17482.

O 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 and 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 and Ordinance No. 24085.

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

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 and 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 and 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 and 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 and 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 and 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 and 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 and Ordinance No. 29359.

FISCAL INFORMATION

No cost consideration to the City.